

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission (“Commission”) met on February 23, 2022 at 4:00 p.m. (local time) at the Perry County Commissioner’s Room pursuant to notice duly given and in accordance with the law and rules of the Commission.

The meeting was called to order by Jon Scheer, President. On call of the roll, the members of the Commission were present or absent as follows: Present: Jon Scheer, Paul Malone, David Etienne, Bill Dickerson, Carol Hagedorn and Tony Thomas. Absent: none. Also present were: Pam Goffinet, Perry County Auditor; Teresa Kanneberg, Perry County Administrator; Chris Goffinet, Perry County Attorney; Erin Emerson, Perry County Development Corporation; Ron Smith; Randy Cole; Kelly Harding; Julie Thomas; Courtney Casebolt; Jeff Casebolt; Jeff Pruitt; Heidi Dixon; Scott Dixon; various members of the public and representation from the Perry County News.

The agenda was presented for approval. It was noted the Discussion from the Perry County Development Corporation regarding the South Pad in Riverview West needs to be removed from the agenda. In its place the Appropriation Replacement for the Tell City Troy Township School Corporation Fire Alarm System was inserted. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda as presented. Upon motion duly made by Paul Malone and seconded by Carol Hagedorn, the agenda was approved.

The Commission then considered the minutes of the meeting of January 19, 2022. Paul Malone questioned the reference made to the possible use of ARP funds to establish a revolving loan fund. It was noted that would have to be created by resolution. With no further discussion and upon motion duly made by David Etienne and seconded by Carol Hagedorn, the minutes were approved as presented.

President Scheer reported on TIF balances as of this meeting as follows:

- Courthouse TIF Area - \$269,298.84
- Waupaca - \$227,208.20
- Webb Wheel - \$328,326.33
- Riverview West – \$3,434.60
- Tell City One - \$0
- Tell City Two - \$0

In 2021 funds from the Webb Wheel TIF district had been approved for use by the Tell City – Troy Township School Corporation for replacement fire alarm systems at both the elementary and junior-senior high school buildings. The school corporation cancelled the awarded contract for non-completion and now intends to solicit bids for a new contract and will be reaching back out to the Redevelopment Commission for that allocation. Estimated costs are \$70,000. The intent is to complete the project this summer. The result of the bid solicitation will be presented at the next Redevelopment Commission meeting.

There will be enough funds in the TIF District #4 to pay off the 2004 Webb Wheel bond. A resolution as prepared by bond council was presented. That resolution allows for a payoff amount not to exceed \$249,000 to be made once the bond holder has received its 45-day notice. Paul Malone motioned to approve Resolution No. 1-2022 as presented. David Etienne seconded and the motion carried.

Once the bond has been paid off the Commission has three options; to let funds accrue in the account; pass all or a portion of the funds accrued on; or to terminate the TIF district. Pass-through decisions are made in June. Terminating the district would require decisions by both the Redevelopment Commission as well as the Perry County Commissioners.

Ron Smith reported the downtown Tell City apartment project is progressing. Universal Design is to have finalized design plans within the next month. Meetings have been held with both the water and wastewater departments. The project will require the relocation of a sewer line and may require the installation of another water line. A delay with bank personnel resulted in a four-week delay with finalizing financing for the project. Since it was the bank's error, the bank has indicated it will hold the letter of commitment at the rate agreed upon. The tax abatement process has begun with the City of Tell City. Per Mr. Smith, once ground has been broken, the project will be completed in less than one year.

An invoice from Engineering and Associates in the amount of \$4,723 was presented. The invoice is for site planning and a topographic survey for the subdivision being planned for the northeast corner of the intersection of Highways 37 and 237. A meeting is scheduled for February 24th at 7:30 a.m. on site to meet with Brett Lutgring regarding moving dirt for the project. Carol Hagedorn motioned to approve and pay the Engineering and Associates invoice as presented. David Etienne seconded and the motion carried.

Discussion about the subdivision project ensued. A preliminary plan for the subdivision was shared. The subdivision will be referred to as Forest Canton Heights. Proposed street names are: Walter Tell Boulevard (in honor of William Tell's son who had the apple shot off of his head by his father); Dr. N. A. James Boulevard (in honor of the owner of the first hospital in Perry County; said hospital was closed as soon as Perry County Memorial Hospital opened for business); and Gotthard Pass (which is also the name of a pass in Switzerland). The site design includes 27 buildable lots and a park area. There could be two additional lots on the park area if needed.

Concerns were raised about the utilization of tax funds for the benefit of private businesses. It was noted that tax funds are regularly utilized as incentives for the benefit of industrial businesses. Housing developers are just smaller businesses. Further, the initiative is focusing on an identified economic need within the county for the continued benefit of not just the County, but the businesses therein as they are experiencing employee shortages.

The land's owner, Perry County Memorial Hospital, has indicated it intends to require local builders and subcontractors are utilized for development upon the site. It was asked of builders present in the audience that they share their thoughts regarding covenants and restrictions for the subdivision at next month's meeting. It was also reiterated that the intent is to design the project so it creates a long-term sustainable fund that could be utilized for future housing developments within the county.

It was shared that while this initiative has been started by the Redevelopment Commission, should a private developer want to take it over in its entirety, it would be considered. The goal of the Redevelopment Commission is merely to stimulate housing growth; not to become a developer.

Area developers will be invited to the March meeting to share their thoughts.

With no further items to be discussed it was noted the next meeting will be held March 23, 2022 at 4:00 p.m. Jon Scheer asked for a motion to adjourn. Paul Malone made the motion, which was seconded by David Etienne. Meeting was adjourned.