

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission (“Commission”) met on March 30, 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; Steve Goodson, Tell City Building Inspector; Erin Emerson, Perry County Development Corporation; Wendi Rich, Perry County Chamber of Commerce; numerous area developers and subcontractors; and various members of the public.

The agenda was presented for approval. It was requested “Engineering Associates invoice for \$4,730” and “Drainage, Grading & Utility Plans” be added to the agenda. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda as amended. Upon motion duly made by Carol Hagedorn and seconded by David Etienne, the agenda was approved.

The Commission then considered the minutes of the meeting of February 23, 2022. With no discussion and upon motion duly made by Bill Dickerson and seconded by David Etienne, the minutes were approved as presented.

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

- Courthouse TIF Area - \$264,575.84
- Waupaca - \$227,208.20
- Webb Wheel - \$328,326.33
- Riverview West – \$3,434.60
- Tell City One - \$0
- Tell City Two - \$0

The Webb Wheel Bond is scheduled to be paid off with an April – May timeline. Jason Semler with Baker Tilly will be present at that meeting. The Commission will formally decide in June what its next steps will be with regard to that TIF district. It is also during that meeting that the Commission will decide if any pass-through funding might be put in place. At present the Courthouse TIF District is passing through 85% of its balance.

Engineering Associates has submitted its invoice in the amount of \$4,730 for Phase I of the Forest Canton Heights subdivision plan. This is less than the maximum amount of \$5,000 that had previously been appropriated by the Commission. Carol Hagedorn motioned to approve the invoice for payment. David Etienne seconded, and the motion carried.

A request was made for an additional appropriation for engineering work on the drainage, grading and utility plans for the Forest Canton Heights subdivision. Engineering Associates has indicated the maximum estimate for the work is \$20,000. Paul Malone inquired if feedback has been received about the ARP funds as a potential funding source for the expenditure. It was noted the applications for the program will be announced on April 12th, but this project did not fit within the parameters of that application process. Future ARP funding will likely be available. In the meantime, there are funds available for use out of the Courthouse TIF district account that could cover the cost of the expense if another funding source is not identified. Carol Hagedorn motioned to approve the expenditure of \$20,000 for a drainage, grading and utility plan for the subdivision. Bill Dickerson seconded, and the motion carried.

Ron Smith indicated his original funding source has stepped away from the downtown Tell City apartment project. Springs Valley Bank has committed to serving as the project's lending partner. Mr. Smith noted the supply chain restrictions and current economic conditions have added an estimated \$400,000 to the total cost of the project. Due to that additional cost, Mr. Smith asked what his options might be with regard to the project. Ground has not yet been broken on the site. He indicated that at this point in time, while he fully intends to proceed with the project, he would be willing to step back should another developer want to step in with the development of the site.

Numerous area developers and subcontractors were in attendance at the meeting to discuss the Forest Canton Heights project. It was shared that the project has been drafted and plans are ongoing for grading. The intent of the Redevelopment Commission is to have buildable lots in place early in 2023. A preliminary estimate for dirt-work is \$1,000,000. Outreach to utility partners has been ongoing. Ohio Valley Gas and Southern Indiana REC have indicated they will not charge for installation of infrastructure to each parcel. And Tro indicated the cost of infrastructure installation will be \$65 per linear foot. Perry Spencer Communications is still in the process of analyzing the site. The Tell City

Sewer Department has indicated there will be two options for the site; either utilizing a pump system or a gravity flow system. At this point the City is more strongly considering the gravity flow system. An application for rezoning the subdivision to an R-2 residential will be submitted to the Tell City Planning and Zoning department for consideration. Funding sources being pursued for the infrastructure installation include a REDI grant and possibly ARP funding. Should those fall through, Redevelopment Commission assets could be utilized. The Perry County Memorial Hospital Board of Directors has again committed its intent to proceed with the project by committing the land for its development.

Discussion ensued regarding the anticipated lot plans for the site. Parcel sizes will allow for 1,500 to 1,700 square foot homes. Due to the terrain, many will be slab homes, but some may also allow for basements. Two story homes will be allowed in the subdivision. Building covenants will be determined by the Redevelopment Commission for the purpose of creating a subdivision that will attract long-term residents to the Perry County community. This will include the construction of only one single-family home per lot and construction timeline restrictions once a lot has been purchased. Pole barns will not be allowed, and facades of outbuildings will match the facades of the house. Other factors discussed were the allowance of stone or siding, fencing, color restrictions, and the suggestion that perhaps a forgivable loan might be put in place to stimulate the completion of home construction within a certain timeline.

There will not be any restrictions on whom might be able to construct a home on the site. It was noted the City of Tell City has a listing of City-licensed subcontractors it can share.

It was reiterated the Redevelopment Commission's intent for the project is solely to stimulate housing development.

Those in attendance were thanked for attending and sharing their thoughts with regard to effective housing development. Each was encouraged to continue sharing thoughts and ideas with members of the Redevelopment Commission who will continue considering the building covenants that will guide the development of the subdivision. A sign-up sheet was made available for any who wish to be notified about the continued development of the subdivision project.

With no further items to be discussed it was noted the next meeting will be held in April and may be held at the Courthouse Annex due to the primary election voting. Jon Scheer asked for a motion to adjourn. Paul Malone made the motion, which was seconded by David Etienne. Meeting was adjourned.