

MINUTES OF THE MEETING OF THE PERRY COUNTY REDEVELOPMENT COMMISSION

The Perry County Redevelopment Commission (“Commission”) met on April 27, 2022, at 4:00 p.m. (local time) at the Perry County Courthouse Annex 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, David Etienne, Bill Dickerson, Carol Hagedorn and Tony Thomas. Absent: Paul Malone. Also present were: Teresa Kanneberg, Perry County Administrator; Chris Goffinet, Perry County Attorney; Erin Emerson, Perry County Development Corporation; Randy Cole, Ed Ress and Kelli Harding.

The agenda was presented for approval. It was requested “Approval of Invoices” be added to the agenda to address a Baker Tilly invoice along with an Engineering Associates invoice. 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 David Etienne and seconded by Carol Hagedorn, the agenda was approved with the additions.

The Commission considered the minutes of the meeting of March 30, 2022. With no discussion and upon motion duly made by David Etienne and seconded by Bill Dickerson, the minutes were approved as presented.

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

- Courthouse TIF Area - \$259,845.84
- 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 in May in an amount of just under \$300,000. The commission will decide in June what its next steps will be with regard to that TIF district.

The proof of financing that was to have been submitted to the Redevelopment Commission regarding the Downtown Apartment project has not yet been received. Further, an application for the needed rezoning has not yet been filed with the City of Tell City, nor have building plans been filed with

the State of Indiana. The contract put in place for the Downtown Apartment project had timelines that have not been met. Jon Scheer will request a meeting with the developer, Ron Smith, to discuss the status of the project further to allow the members of the Commission the opportunity to make any necessary decisions resulting from the breach of contract at the next meeting.

To move forward with the Forest Canton Heights Subdivision project there are two options. One is for the Perry County Memorial Hospital Board of Directors to deed the property to the Redevelopment Commission. This would mean the Redevelopment Commission would be the entity in charge of selling lots and administering the project. This would require property appraisals from two independent appraisers. The other option is to deed the property to a 501(c)(3) organization that would then be in charge of administering the project. That non-profit organization would then be the entity selling the lots. Either option is going to require that the Redevelopment Commission amend the County's Economic Development Plan to add the Forest Canton Heights Subdivision project. This process will need to be approved by both the Perry County Commissioners and the Perry County Council followed by a public hearing. The deadline for completing this is July 1st. The proposed amendment will be on next month's agenda. Randy Cole shared the conveyance of tax funds to a non-governmental entity such as a 501(c)(3) can be challenging.

Next steps for the Forest Canton Heights Subdivision include: rezoning the parcel which will require an application to the City of Tell City's Board of Zoning Appeals; completing and submitting a water run-off plan to the State; and continuing to source funding. A request for REDI funds has been made along with a preliminary request for ARP funding. Funds are also available via the Webb Wheel TIF District.

Options for restrictive covenants were shared with the board. The members of the Redevelopment Commission concurred the intent of the restrictive covenants is to protect each homeowner's investment while still allowing for freedom of individual lifestyles. Of the various restrictive covenants mentioned, many are addressed via existing Perry County ordinances. It was further clarified that since the property is within 2-miles of the Tell City city limits, the City's zoning code applies to the parcel.

Discussion ensued regarding permanent outbuildings of matching facades; long-term street parking; subdivision road responsibilities; concrete or asphalt driveways; business sign restrictions; and responsibilities for maintenance of common areas. Ed Ress pointed out there should also be some consideration given to the potential construction congestion and staging issues that may arise if several of the lots are being built upon at the same time.

Prior to the next meeting and for reference, Chris Goffinet will circulate to members of the Commission existing restrictive covenants from the Barkhamstead, Tipsaw Acres, and The Highlands subdivisions. In addition, information regarding the relevant County ordinances will be circulated.

Baker Tilly has submitted an invoice in the amount of \$1,800 for its services regarding the circuit breaker analysis. Engineering Associates has submitted an invoice in the amount of \$2,640 for additional engineering work for the Forest Canton Heights Subdivision. Bill Dickerson motioned to approve the additional appropriation of TIF funds for the payment of both invoices. Carol Hagedorn seconded the motion which carried.

With no further items to be discussed it was noted the next meeting will tentatively be held May 25th. Jon Scheer asked for a motion to adjourn. David Etienne made the motion, which was seconded by Bill Dickerson. The meeting was adjourned.