**MINUTES OF THE MEETING OF THE PERRY COUNTY**

**REDEVELOPMENT COMMISSION**

The Perry County Redevelopment Commission (“Commission”) met in a regular session meeting on October 25, 2023, at 4:00 p.m. (local time) in the Perry County Commissioners 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, David Etienne, Sherri Flynn, and Carol Hagedorn. Absent: Bill Dickerson and Tony Thomas. Also in attendance: Erin Emerson, Perry County Development Corporation; and Shiraz Mukarram, Perry County Development Corporation.

The agenda was presented. Item number 3, “TIF District Balances,” was removed as the balances were not available. With a majority of the members present, Jon Scheer entertained a motion to adopt and approve the agenda with the clarification. Upon motion duly made by Carol Hagedorn and seconded by Sherri Flynn, the agenda was approved as presented.

The Commission considered the minutes of the joint meeting with the Perry County Redevelopment Authority on October 4, 2023. With no discussion and upon motion duly made by David Etienne; seconded by Carol Hagedorn; and an abstention by Sherri Flynn; the minutes were approved as presented.

The Webb Wheel property mitigation documents have been filed correctly, allowing for the transfer of the property on which the facility sits.

Carol Hagedorn motioned to transfer the deed for the 54.34 acres on which the facility sits from the Perry County Redevelopment Commission to Webb Wheel. Sherri Flynn seconded the motion which carried.

There will be a $50 recording fee charged to the Redevelopment Commission to finalize the transfer.

The Waupaca Foundry property deed transfer process is still on hold pending feedback from the company’s new legal team. It was shared that while it does not yet own the land, the facility is moving forward with the planning process to run a rail spur around the existing building. The company also has shared it needs a new substation to handle additional electric loads.

Laying of binder along the subdivision streets is now complete at Forest Canton Heights (FCH). The topcoat of asphalt will follow after most homes have been constructed. The re-seeding at the site is also completed.

To finalize the county road and other associated costs, an additional estimated $140,000 is needed to be appropriated out of the Webb Wheel TIF. Sherri Flynn made the motion, which was seconded by Carol Hagedorn. The motion carried.

Jon Scheer reported some funding will be returned to the project via funds from both Southern Indiana Power plus proceeds from the sale of the lots. The net result should be only needing to use TIF funds to cover the costs of engineering for the project. In total, that expense has been approximately $50,000.

Continued marketing of the remaining FCH lots will continue. Two area developers have expressed an interest in purchasing lots and follow-up conversations will be held with developers who expressed an interest in the past, but who did not show up at the lot sale event.

Of the lots purchased at the lot sale event, four have been fully paid for and two have not. An update will be sent to all lot owners letting each know the binder is down and the lots are now ready for development.

The Perry County Development Corporation will continue social media notifications regarding lot availability and will investigate the possibility of securing drone footage of the site for further publicity outreach.

The information about the lottery will be removed from the County’s web site.

Perry County Memorial Hospital’s representation to the Board of Directors has indicated the Hospital would prefer waiting until at least 2024 for its payment for the land. It is also willing to wait until the Redevelopment Commission has received enough funding to pay for all the land at once.

Southern Indiana Power has requested permission to utilize approximately two acres of ground at Perry County Industrial Park South. The electric utility is planning to install a new power line and needs a staging area. The project will take less than a year and the utility has indicated it will install gravel and, when finished, will revert the site back to the Commission. Carol Hagedorn motioned to approve allowing Southern Indiana Power to utilize the designated area for its project. Sherri Flynn seconded the motion which carried.

Regarding the rear 90-acre parcel at Perry County Industrial Park South, it was noted the area has not been mowed in 2023.

Erin Emerson shared READI 2.0 is moving forward. She shared the Indiana Economic Development Corporation wants to be more involved in the process and wants each project awarded to be a part of an overall “Regional Development Strategy.” Per the Indiana Legislature, the funds must be spent on infrastructure or capital projects. Within the region in which Perry County falls, both housing and childcare are identified common issues within its Regional Development Strategy. Applications for the funds are due February 16, 2024. Awards will be announced in April 2024. A region can apply for up to $75 million and must demonstrate it can leverage $75 million in local government funding and $225 million in private funding. Perry County’s upcoming industrial investments will likely help immensely with our region’s private funding match.

The Redevelopment Commission members concurred its next steps will likely be a focus on developing multi-family and patio homes.

With no further items to be discussed it was noted the next meeting of the Perry County Redevelopment Commission will be held in November and will be announced at a later date. Jon Scheer asked for a motion to adjourn. David Etienne made the motion, which was seconded by Carol Hagedorn. The meeting was adjourned.