

FERDINAND REDEVELOPMENT COMMISSION

MINUTES

APRIL 15, 2025

The monthly meeting of the Town of Ferdinand Redevelopment commission was called to order by President Dan Collignon at 5:30 p.m. April 15, 2025. Present were Dan Collignon, President; Ken Sicard, Vice President; Debbie Johnson, Secretary; Tammy Miller, Treasurer; Ron Weyer, Member; Nathan Schuler, non-voting Member and Town Attorney, Sharon Bohnenkemper. Tom Pitman joined the meeting via Zoom.

The Pledge of Allegiance was recited.

The minutes from the February meeting were read. Tammy motioned to approve the minutes as presented. Nate seconded the motion which was carried unanimously.

READI II Grant update: Tammy stated that there was still no news though, Maren from ROI did request marketing materials from PIC about a month ago in the event the grant is approved. PIC is working with a marketing person to develop this announcement.

Sharon reported that she and Debbie will meet Brian Tretter and their marketing person on Thursday, May 17th at PIC's office. The invitation was given by Brian Tretter. He stated that he wanted the Town to be aware of their marketing plans. Brian informed Debbie that PIC has also hired an architect to help with the design of the properties and define the building requirements for the planned development.

Dan asked Tom if he had any information as to the status of the IEDC with the new Governor and his agenda. Tom indicated that there is nothing that he is aware of that would affect the grant funding.

TIF does have a new allocation requirement of .4% to emergency services that serve a TIF area. This change was passed during the State's General Session. Tom did not feel that the Economic Development Agreement between the Town and PIC needed to be altered because of this change.

The proposed Economic Development Agreement between the Town and PIC was reviewed. Tammy stated that Page 3 of the agreement needs to have the READI grant amount changed to \$2,054,000.

Ken asked for clarification as to who is providing the four employees indicated on page 4 of the Economic Development Agreement. The Agreement states that there will be 3 permanent full-time jobs following completion of the project with salaries amounting to \$45,000-65,000. Tom will correct this to \$45,000-65,000 per employee per year. This language echoes the READI grant application information. The positions created will be a property manager and two facility employees which will be full-time employees for PIC.

These two changes will be made by Tom who will send both the corrected document and the expense reimbursement agreement to PIC.

The RDC asked Tom to send the amended agreement to PIC and asked that all questions from PIC should be directed to him. Tom asked if PIC has an attorney working for them. Sharon stated that we are not aware of any attorney who is working for them. Nick Lawrence from The Wheatley Group is managing the project for them. Tom will forward the agreements and manage any questions that may be asked by PIC in reference to it.

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There will eventually be other contracts that both the Town and PIC will be required to sign with the IEDC should the grant be awarded.

In other business, Tammy wanted a notation in these minutes that if we had a TIF in place right now there would be a report due today. However, we do not have a TIF currently and there is no report to submit. She must make this report each year when a TIF is established. Tom will work with Tammy in the future to prepare this report.

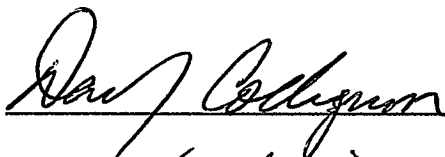
There being no further questions or business, Dan stated that the next meeting will be held on May 20th, 2025, at 5:30.

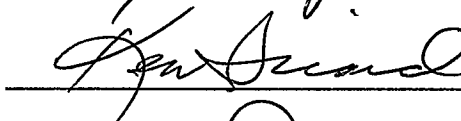
A motion was made to adjourn by Ron and seconded by Nate. All members were in favor.

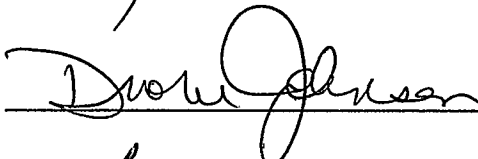
Meeting adjourned 6:01 p.m.

Debra Johnson

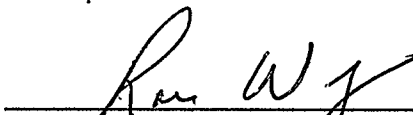
Secretary

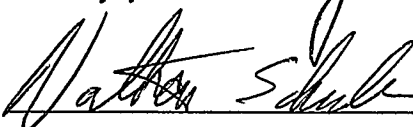
 Dan Collignon, President

 Ken Sicard, Vice-President

 Debbie Johnson, Secretary

 Tammy Miller, Treasurer

 Ron Weyer, Member

 Nathan Schuler, School Board Representative