

MINUTES
Dearborn County Redevelopment Commission
April 12, 2018

A meeting of the Dearborn County Redevelopment Commission was held at 8:30 a.m. on Thursday, April 12, 2018 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025.

Attending:

Jim Deaton, John Rahe, Dave Deddens, Allen Goodman and Jim Helms were present. Board Attorney, Andrea Ewan, Sue Hayden, minute taker, and Terri Randall from One Dearborn also attended the meeting. Jamie Graf, non-voting school board member was absent and Connie Fromhold, Treasurer of Board dropped off financials but could not stay for meeting. Kevin McCord from Sign-A-Rama was present in audience.

Jim Deaton called the meeting to order at 8:30 a.m. and read the Title VI statement for compliance.

Approval of Minutes:

John Rahe motioned to approve the minutes from the March 8, 2018 meeting with a second by Jim Deaton. Approved.

Approval of Claims & Review of Financials:

TIF Fund Claim for Umbaugh's work on annual reports and TIF Neutralization was presented for approval to be split among all TIFs. Dave Deddens moved to approve the claim to be paid out of four TIF funds; West Harrison, St. Leon and West Aurora and Whitewater Mill. This was seconded by John Rahe. Approved.

Financials were reviewed.

Unfinished Business:

Aurora Industrial Sign Update: Terri Randall went over background to date regarding the sign being upgraded to improve the entrance of park. Kevin McCord from Sign-A-Rama joined the group at this time. Kevin presented a concept of a stone sign with an LED digital sign in center. The sign could be built with or without the LED portion. The LED feature would be for the benefit of the businesses in the park. Sign-A-Rama can install the sign and then manage the LED with the other businesses. The board wouldn't be required to pay for the LED, Sign-A-Rama can build the stone portion and have it wired to add LED later. Andrea Ewan voiced that there can be covenants to restrict what the business put on the LED sign. Terri mentioned a utility bill and Kevin said that could be added in the charge to the businesses. Andrea thought a lease agreement with Sign-A-Rama would be best practice.

Motion was made by John Rahe to spend up to \$30,000 on the construction of a stone sign and approve the concept as presented by Kevin McCord of Sign-A-Rama. Kevin can add a LED digital sign which would be between him and the other businesses to come up with that cost. Seconded by Dave Deddens. Approved.

Billboard Updates:

Dave Deddens talked with all the people on leases. Andrea will re-do leases with a one year renewal and shorten the termination clause.

Terri mentioned that some type of sign should be visible on 74 and also on 52. Kevin will go with Terri to look at property and give suggestion for signage. She felt a discussion with Hirlinger might be to the board's advantage for a corner parcel area. The board agreed to let Terri reach out to Ted Hirlinger.

Terri brought up using a portion of the Duke \$10,000 for the signs. John Rahe made a motion to authorize Terri to work on getting a sign in the West Harrison area to and to use some of the Duke \$10,000, seconded by Allen Goodman.

Conversation veered back to the Aurora Industrial Park sign. A 13 ft. wide easement is needed and Andrea will check that out. A variance is needed from BZA for the LED portion of the sign. Kevin checked with Nicole Daily about getting on May 9th BZA meeting agenda. He, Terri and Jim Deaton will attend the BZA meeting.

New Business: None

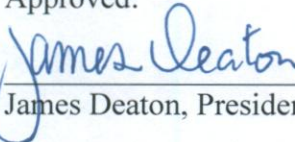
One Dearborn Report – Terri Randall: Project Scorpion looked at Tootles property. Property is still in the running, but there is concerned about fill needed. They haven't been ruled out. She feels that in the long run there are going to be problems with sites available in the West Harrison TIF area because the land isn't zoned. She's networking with realtors and hopefully they will encourage to get rezones done before the land sales. Nagle's has broken ground. Whitewater Mill TIF monies will continue to grow so the board may want to look into buying some property with that. Another idea she would like the board to consider is doing a virtual site building instead of a built spec building. It would be a computer profile of what the building would look like. This is very trend setting right now. Low risk way of marketing a building. Duke Site Readiness money could be used.

Attorney's Report: Billboard lease will stay the same, but with 30 day termination. She will email them to board for review. Dave can hand deliver them.

Other Business:

Adjournment: adjourned at 10:00 a.m.

Approved:


James Deaton, President DCRC