

MINUTES
Dearborn County Redevelopment Commission
November 10, 2022

A meeting of the Dearborn County Redevelopment Commission was held at 9:30 a.m. on Thursday, November 10, 2022 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. An Executive Session took place at 8:00 a.m. held at the same location.

Attending:

Board members Diane Bender, Jim Deaton, Allen Goodman, and Jim Helms were present at both meetings. Also attending the meetings were Andrea Ewan, Board Attorney, Mike Perleberg and Gage Pace, both from One Dearborn. Connie Fromhold, Treasurer for the Board attended just the Executive Session. Sue Hayden, Minute Taker attended the public meeting. Dave Deddens, board member and Jamie Graf, non-voting school board member were absent.

Diane Bender called the meeting to order at 9:30 a.m. and read the Title VI statement for compliance. She also read the following Memorandum for Executive Session into record:

MEMORANDUM FOR EXECUTIVE SESSION – Held 11/10/22 at 8:00 a.m.

As indicated in the Notice of Executive Session this meeting was to discuss interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects by the Indiana economic development corporation, the office of tourism development, the Indiana finance authority, an economic development commission, a local economic development organization (as defined in IC 5-28-11-2(3), or a governing body of a political subdivision which is classified confidential by state and federal statutes under 5-14-1.5-6.1(b)(4).

Also indicated in the published Notice of Executive Session, the discussions during the Executive Session dealt with issues deemed confidential subject to Indiana Code IC 5-14-1.5-6.1(b) (2) (D) which pertains to discussing strategy with the respect to the purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.

This Memorandum certifies that no other matters except for those which this Executive Session was called for were discussed during the Executive Session.

Action from Executive Session:

Jim Deaton made a motion to authorize board attorney to respond to Mohr Capital amendment to the sale agreement in the matter that was approved by Board President to be presented later. This was seconded by Jim Helms. All approved

Approval of Minutes:

The minutes from the September 8, 2022 meeting were presented. Jim Helms motioned to approve the minutes with a second by Jim Deaton. Change made striking Andrea Ewan as participating via phone. Approved with corrections made.

Claims & Review of Financials:

Claims were presented to pay Drake Lawn & Landscape \$700.00 for mowing Aurora Business Park property 5 times, mowing W. Harrison 3 times and Guilford properties 2times. One Dearborn's 2022 3rd quarter payment for \$10,000. Baker Till \$2,145 for TIF Neutralization and review of Whitewater Mill bonds and Ewan Law Offices \$4,012.50 for legal services July 1st through October 25, 2022. Allen Goodman motioned to approved the claim with a second by Jim Helms. Approved.

The financials were passed out and reviewed. Checks were received (1) Tom Stone \$2500 for farming and (2) Norton \$1603.50 for billboard rental.

Old Business:

None

New Business

1. Ginni Galler – Indiana Small Business Development Center gave an overview of what she does for the 6 County region that she covers. She requested funding assistance/contribution from the board in the amount of \$5,000. Consensus from board discussion was favorable. Andrea Ewan will investigate how this could be funded. Board thanked Ginni for all she does and they will decide at their next meeting in January.
2. Mohr Capital's Amendment to W. Harrison 26.9-acre Purchase Agreement – Handled in Executive Session.
3. 2023 One Dearborn Contract – Mike Perleberg approached board requestion a \$10,000 increase in the agreement. Board discussion that they have been very pleased with One Dearborn and Mike Perleberg specifically and feel the increase is merited. Allen Goodman made a motion to increase the One Dearborn Contract for 2023 to \$50,000 with a second from Jim Helms. Approved.
4. Andrea Ewan requested an increase in her fees from \$150 per hour to \$175 per hour starting January 1, 2023. Allen Goodman motioned for the increase to \$175 per hour with a second from Jim Helms. Approved.
5. DCRC Officers for 2023. Diane Bender has resigned. Board of Commissioners will need to appoint a new board member to replace her. The board will handle the Election Officers at the January 12, 2023 meeting. Discussion of meeting schedule took place regarding having meetings quarterly. They will do that at January meeting also.

One Dearborn Report

Discussion about having a "retreat" or a brainstorming meeting about what direction the board is going or wants to go; ideas for TIF money; where new TIF's might be or HOTIF's; collaboration with other like boards.

Gage Pace spoke about project he is working on. I74 Regional Economic Development Model which is a Statewide program. Set up in regions with counties doing their own initiatives working with ag businesses to see if there are any supply chain issues and work force struggles. He has also been working on a workforce development highlight video. This will show Dearborn County's workforce pipeline and show that Dearborn County wants to mitigate the concerns of this issue.

Attorney's Report

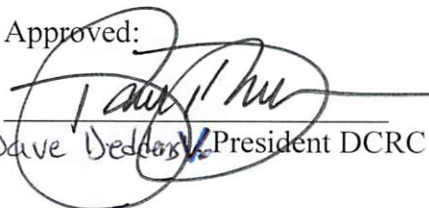
None

Adjournment:

Next scheduled meeting is January 12, 2023

Adjourned at 10:45 a.m.

Approved:


Dave Deddens, President DCRC