

## MINUTES

### Dearborn County Redevelopment Commission

Tuesday, February 14, 2023

A Special Work Session for Strategy and Planning meeting of the Dearborn County Redevelopment Commission was held at 8:00 a.m. on Tuesday, February 14 at 8:00 a.m. in the meeting room located at Dyke Industries, 1360 Harrison-Brookville Road, West Harrison, IN 47060. The meeting was advertised as no business (voting) to be conducted.

#### Attending:

Board members Jim Deaton, Jim Helms, Jim Mansfield, and non-voting school board member Daryl Cutter. Also attending the meeting were Mike Perleberg and Gage Pace from One Dearborn, as well as Mark Rosenberger and Tanner Alley from Bayer Becker. Board members Dave Deddens and Allen Goodman were absent. Redevelopment Commission legal counsel Andrea Ewan was asked not to attend.

Jim Deaton called the meeting to order at 8:00 a.m. Mr. Deaton said this working meeting for planning had been called for the Redevelopment Commission to discuss general strategies for promoting economic development within its TIF districts. Mr. Deaton reminded the members that no business, or voting, was to be conducted at the meeting.

The Commission first discussed the West Harrison TIF district and potential infrastructure needs to improve marketability of the sites owned by the Commission. Mark Rosenberger with Bayer Becker offered to draft a task order for a new driveway and utility extensions onto the 15-acre Commission-owned parcel on Harrison-Brookville Road. Rosenberger also offered to have Bayer Becker draft a task order for conducting a traffic study of the Harrison-Brookville Road I-74 corridor. Mike Perleberg agreed to reach out to county engineer Todd Listerman and the Indiana Department of Transportation regarding a potential traffic study.

The Commission then discussed the St. Leon Kelso Township TIF District. Mike Perleberg briefed the commission on the State Road 1 Corridor Plan project funded by the Indiana Economic Development Corporation READI Program and that the Plan could advise the Commission on strategies for this TIF district.

The Commission then discussed the West Aurora TIF District. Mr. Deaton said he and Mike Perleberg would discuss the enforcement violation at the junkyard on Randall Avenue with the planning and zoning director. Mr. Helms said he would attempt to reach the owner of Craig Distributing regarding disposition of the one acre parcel the Commission owns at Randall Avenue and U.S. 50.

The Commission then discussed potential acquisition of four parcels totaling approximately one acre on Professional Park Drive in Bright. Mike Perleberg said he would contact Dearborn County Commissioner Jim Thatcher to understand the Board of Commissioners' potential desire for the Redevelopment Commission to acquire the properties with a goal of returning to private ownership.

Mike Perleberg shared research on potential residential development sites in the unincorporated area of Dearborn County which could be targeted for establishment of a Single Family Residential TIF District. Mr. Deaton discussed how this could catalyze residential housing development in the county. Mr. Mansfield and Mike Perleberg will meet with county elected leaders to discuss their appetite for potential implementation of Single Family Residential TIF.

Mr. Helms had to leave the meeting at this time.

At approximately 9:48 a.m., remaining meeting attendees ended the strategy portion of the meeting and received a tour of the new Dyke Industries facility from general manager Pat Doyle. The talking tour ended at approximately 10:10 a.m. and the special meeting ended without official adjournment action.

Minutes respectfully submitted by Mike Perleberg, One Dearborn, Inc.

Approved:



James Deaton, President DCRC