

**MINUTES**  
Dearborn County Redevelopment Commission  
Monday, March 10, 2025

A meeting of the Dearborn County Redevelopment Commission was held at 5:00 p.m. on Monday March 10, 2025 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. An Executive Session took place at 4:30 p.m. held at the same location.

**Attending:**

Board members Jim Deaton, Tom Tepe, Jordan Hoffman, Dennis Kraus, Jr. and new board member Trevor Bischoff were present at both meetings. Also attending both meetings were; Connie Fromhold, Treasurer for the Board, Anthony Smart, Attorney for board, Mike Perleberg, One Dearborn and Gage Pace, One Dearborn. Sue Hayden, minute taker attended the public meeting. Jim Mansfield, board member and Daryl Cutter, non-voting school board member were absent.

Note for the record that Trevor Bischoff is the new commissioner appointment for the position created when the board changed to seven members from five members.

Jim Deaton called the meeting to order at 5:00 p.m. The Title VI statement for compliance was read by Jim who also read the following Memorandum for Executive Session into record:

**MEMORANDUM FOR EXECUTIVE SESSION – Held 3/10/2025 at 4:30 p.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) (A).*

*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.*

**Actions from Executive Session:** No action from Executive Session.

**Approval of Minutes:**

The minutes from the February 11, 2025 meeting were presented. Tom Tepe motioned for approval of the minutes with a second by Jordan Hoffman. All approved.

**Claims:**

Claims were presented for approval: Bayer Becker \$2,280.00 for Task #7 and DOT Permitting Fee; Bayer Becker \$532.50 for Task #4 (missed invoice from October 2024); Intera for Development Impacts Evaluation February billing \$10,472.00; Baker Tilly \$3,550 for assisting with annual reports in Gateway and Baker Tilly \$3,575 for assisting with Project Fresh.

**TOTAL: \$20,409.35** Tom Tepe motion to approve claims with a second by Trevor Bischoff. All approved.

**Review of Financials:** Balances were reviewed. Mike Perleberg introduced a new form that has cash flow analysis for the board members to review each meeting.

**Old Business:**

**Meeting Decorum** – A Resolution of the Dearborn County Commission Adopting Rules of Decorum 2025-DCRC-002 was presented. Jordan Hoffman motioned to adopt the Resolution as presented with a second by Trevor Bischoff. All approved.

**INTERA Study** – Rhett Moore and Brad Schroeder gave a presentation on water use for Project Fresh, which is a Turkey Processing facility; Whitewater Processing. Spoke on: impact of water, Whitewater River, aquifer, discharge water, waste water, etc. Explained there will be minimal impact to any. Ray Kopp, owner of facility spoke about by products, environmental issues, disinfection. NOTE: INTERA Report and Slide Presentation is on the DCRC County webpage at [www.dearborncounty.org](http://www.dearborncounty.org). Click on GOVERNMENT tab; Boards & Commissions then Redevelopment Commission.

**Bright Meadows Park Pledge** - \$100,000 pledged toward the Bright Meadows Park project with Stellar Pathways. Per Jim Deaton this will be an item under Old Business until the money is needed to be allocated. Motion to table made by Dennis Kraus, Jr with a second by Trevor Bischoff. All approved.

**READI 2.0 Grant Information** – Mike Perleberg announced good news; he had gotten a vote in favor of a \$250,000 grant to aid in the Moore Drive Project to facilitate Project Fresh. There are some county processes that need to be followed and One Dearborn will assist with those.

**Revised EDA with Whitewater Processing (Project Fresh)** – Presented with a minor change regarding Whitewater Processing to do their permits. Trevor Bischoff motioned to approve EDA with a second by Tom Tepe. All approved.

**Payment of Professional Fees** – Discussion of which funds/accounts are used to pay invoices. These are handled when claims are done.

**Bayer Becker Updates**

**Task #4** - It had been brought to their attention that there were two slides at the interchange on ramp. This needs to be brought to the attention of INDOT. Jim Deaton signed a support letter to be sent to INDOT in hopes of speeding up the process. Mark Rosenberger will get this sent off to Becky Packer at INDOT.

**Task #5** - Moore Drive / Railroad crossing – Mark is on his 5<sup>th</sup> person with the railroad. He finally got an email from railroad and he and Todd Listerman, County Engineer told them what they were going to want for the railroad crossing, which is cross bucks and stop sign. He will update concept plan and send to railroad. He will ask the board to do a new task to engineer railway to Whitewater Processing when the time comes, probably at next meeting.

**Task #7** Billboards in the Harrison I-74 area. INDOT is reviewing. Permits were completed.

**New Business:**

**Working Meeting** – Discussion of holding a working meeting for the next meeting to bring the new members of the board up to speed on projects, TIFS, etc.

**2025 West Harrison Farming Lease Agreement with Tom Stone** – Discussion was held on the lease. Question regarding looking for other farmers, or bidding out the lease. Tom Tepe motioned to approved the 2025 agreement with Tom Stone with a second by Trevor Bischoff. All approved.

**Request from Bright Volunteer Fire Company**– Kendall Eberhardt approached the board to request assistance in paying for new radios that are needed in all vehicles, 3 ambulance and a chase medic unit. State of IN is upgrading and rebanding to encryption the radios used for Fire and EMS. This is being mandated by the State. A quote of \$26,160.08 was presented. This quote is for radios they did not have money in their budget. Per Jim Deaton, this would be an appropriate use of TIF money in W. Harrison or Whitewater Mill. Motion made by Dennis Kraus, Jr. to use TIF money from Whitewater Mill Fund 4305 to pay for the radio upgrade as needed. This was seconded by Jordan Hoffman. All approved.

**One Dearborn Report**

Mike Perleberg made the observation that the board members are swimming in paper. He mentioned receiving their meeting information in different ways. They could set up a Google Drive or file sharing. Nothing that needs action on now, just wanted to put it out there.

**Mowing Services** – 2025 Drake Lawncare was talked about. He reached out to Chris Drake and let him know DCRC was willing to use them again. He will keep same rate in place.

**Dearborn County Comprehensive Plan update** – wanted to mention he put a flyer in the packets as he feels the board should participate in this to weigh in on the process. Workshop/open house style will be April 24<sup>th</sup> 6-8 p.m.

**Bright TIF Master Plan** – An RFP was approved by the board last year. This has not been released to any professional planning firms because they knew the DC Comprehensive Plan update was going to happen. He wants to work with Plan Commission to see if it makes sense to proceed with it or not.

**Billboard Payments** - Wanted to mention one tenant has not paid. Discussion on how to proceed. Jim Deaton will reach out the tenant.


**Cushman Wakefield** continues to have monthly meetings for updates and wanted to remind the board the doors are open for them to participate.

**Attorney's Report** – None

**Other Business** – None

**Adjournment:** Adjourned at 6:15 p.m.

Approved:



James Deaton, President DCRC