

MINUTES
Dearborn County Redevelopment Commission
Monday, June 9, 2025

A meeting of the Dearborn County Redevelopment Commission was held at 5:00 p.m. on Monday June 9, 2025 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. An Executive Session was held before the meeting at 4:45 in the same location.

Attending:

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

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

MEMORANDUM FOR EXECUTIVE SESSION – Held 6/09/2025 at 4:45 p.m.

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.

Approval of Minutes:

The minutes from the April 14, 2025 meeting were presented. Jim Mansfield motioned for approval of the minutes with a second by Trevor Bischoff. All approved

Claims:

Claims were presented for approval: Drake Lawn Service -3 invoices totaling \$3,355.00 for mowing and work on W. Harrison and Aurora properties: Smart Law \$4,460.00 for legal service Feb 1 thru April 14; Bayer & Becker \$240 for working w/Railroad; Indiana & Ohio Railroad \$1,621.50 for Moore Lane Project; Intera \$24,526.80 for Whitewater Turkey Processing Project TOTAL: \$36,788.30

Doug Baker motion to approve claims with a second by Jordan Hoffman. All approved.

Financials were reviewed.

Old Business:

Bright TIF Project – Jim Deaton ~~gave~~ gave a short background of the reason for the establishment of the Bright TIF and read a list of improvement recommendations to Professional Park Drive. Next step would be to have Bayer Becker to do a task order to accomplish the improvements. Mark Rosenberger from Bayer & Becker passed out an estimate for recommendations. Some items talked about in 1st task would be tack coating road, clean up drains & catch basins and straighten curve at Merrilees. Dennis Kraus, Jr. mentioned changes in legislation and HB1037 deregulating any property under an acre not having to require detention. Dennis and Mark will relook at this and bring back information to board. Dennis Kraus, Jr. motioned to table with a second by Doug Baker. All approved.

Bright Meadows Park Pledge – Resolution 2025-DCRC-004. This formally authorizes the board to contribute the money to the park. Jim Mansfield motioned to approve the resolution with a second by Tom Tepe. All approved.

New Business

Letter & Resolution for Capturing 2026 Tax Increments – Resolution 2025-DCRC-003. Trevor Bischoff motioned to approve resolution with a second by Tom Tepe. All approved.

Cushman & Wakefield Presentation – Tom McCormick, Jeff Bender and Bowie Bender addressed the board. Jeff Bender passed out a marketing brochure and gave a presentation on what Cushman & Wakefield does for DCRC. PowerPoint Presentation attached.



Cushman &
Wakefield - Powerp

US 50 Business Park Covenants – will be handled by Anthony Smart at July meeting.

Bayer Becker Updates

Task #4 – West Harrison I-74 EB Ramp. Mark Rosenberger had a call with INDOT, County Engineer, Todd Listerman, a person from the Seymour District and Mike Perleberg. This is now on INDOT's maintenance by 2040 but is on the list for 2030. Mike reminded the board they had committed 10% of the funds to INDOT in hope to help move the project along.

Task #5 - Moore Drive / Railroad crossing – Mark. Jim Deaton and Todd Listerman met with a representative for the railroad, Benesch. He's waiting for an updated cost from the railroad.

Task #5A – Boring, Geotech, boundary & topographic surveys – This will keep the project moving as these items have to be completed. A revised copy will be sent to reflect that none of the engineering, bidding, permitting or construction administration are included. Time line is about a month. Jim Mansfield motioned to approve Task #5A and to give Jim Deaton authorization to sign the revised document with a second by Doug Baker. All approved.

Task #7 – Billboards permitting – It's been found that we have no permits for the two billboards. The original goal was to clear the brush around the billboards and that can't be done without permits. 3 options to think about: keep trying to get the permits, leave them as they are or demolish them. Mark will reach out to Norton to see if they have any permit info. This can be readdressed at next meeting.

One Dearborn Report

Annual Presentation to Taxing Units - Mike Perleberg gave the required annual presentation. Copy of PowerPoint attached.



DCRC June 9, 2025
Annual Public Repo

Attorney's Report – None

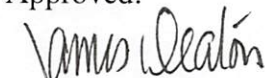
Other Business

2026 Budget – Sue Hayden presented the 2026 Budget as they are due to Auditor's office on July 3, 2025. Only changes suggested was to increase legal services line item and decrease professional expert fees line item. Keep budget at around \$100,000. Doug Baker motioned to approve the 2026 budget with a second by Jim Mansfield. All approved

Public Comment – None

Adjournment – 6:37 p.m.

Approved:



James Deaton, President DCRC



CUSHMAN &
WAKEFIELD

WEST HARRISON BUSINESS PARK

MARKETING UPDATE

June 9, 2025

Better never settles

BROCHURE



WEST HARRISON



BUILD-TO-SUIT OPPORTUNITY

80,000 - 400,000 SF
CLASS A INDUSTRIAL/DISTRIBUTION BUILDING

HARRISON BROOKVILLE ROAD, WEST HARRISON, IN

JOFF BISHOP, BCL, CCIM
Executive Vice President
H 317.763.3045
jbishop@cushwake.com

TONY BLOOMFIELD, BCL, CCIM
Managing Director
H 317.763.3026
tbloomfield@cushwake.com

LINA WESSEL
Vice President
H 317.638.0451
lwessel@cushwake.com



WEST HARRISON



PROPERTY OVERVIEW

- 80,000 - 400,000 SF BTS Opportunity
- All utilities with robust capacity in place at each site
- Moderate I-2 Zoning
- Sites can be purchased together or separately
- High visibility from Interstate 74 with over 35,000 vehicles per day
- Signage facing I-74 traffic
- 2 miles from Exit 169 near the Indiana-Ohio state line
- Close to restaurants, hotels and workforce in Harrison, OH
- 30 minutes to CVG International Airport
- Sites located in a TIF district
- Sites are also located in a pre-established tax abatement (Economic Revitalization Area), giving flexibility on incentive options

**WE DIDN'T
COME THIS FAR
JUST TO COME
THIS FAR.**

ELECTRONIC MARKETING

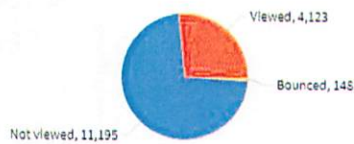


Executive Summary - West Harrison LAND

Sent 04 Jun 25 12:00 PM
Recipients 15,466
Subject INDUSTRIAL SITE FOR SALE - 15 - 28 Acres of Industrial Distribution Land in West Harrison, IN

Date the eblast was last sent:
 June 4, 2025
 12:00 PM

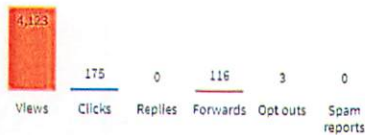
Recipient Statistics



Statistic	Unique	Rate
Viewed	4,123	26.92%
Not viewed	11,195	73.08%
Bounced	145	0.95%
Sent	15,466	

Less than 1% bounced

Interaction Statistics



Statistic	Unique	Total	% of Recipients	% of Viewers
Views	4,123	6,437	26.92%	100%
Clicks	175	1,494	1.14%	4.24%
Replies	0	0	0%	0%
Forwards	116	197	0.76%	2.81%
Opt outs	3	3	0.02%	0.07%
Spam reports	0	0	0%	0%

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 THIS FAR.**

COSTAR MARKETING



4 Separate Postings:

- BTS For lease: 80,000 - 180,000 SF
- BTS for lease: 200,000 - 400,000 SF
- Land for sale: 15 Acres
- Land for Sale: 26 Acres

Harrison Brookville Rd - Land

For Sale | Price Not Disclosed | Active | 1 Lot | 26.00 AC | Secure Info Registration

Contacts: Jeffrey Bender, Tom McCormick, Luke Wessel SDR

MANAGE NOTICES

Days Since Last Update

13

[Edit Listing](#)

[Confirm up-to-date](#)

Want to improve?

90 Day Views

4,664

Want to improve?

Marketing Quality

Excellent

Want to improve?

Marketing Tools

☒ Leads

☒ Create Email Campaign

☒ Create Flyer

☒ Listing Performance

Exposure Level

Silver

Realizing exposure in 200m and Loosely

[Get More Exposure](#)

VIEW SALE INFO REMOVE LISTING

1350 Harrison Brookville Rd - BTS - Industrial

For Lease | 1 Space | Rent Withheld | 220,000 - 400,000 SF Avail | 400,000 SF Max Contig

Contacts: Jeffrey Bender, Tom McCormick, Luke Wessel SDR

MANAGE PROSPECTS

Days Since Last Update

13

[Edit Listing](#)

[Confirm up-to-date](#)

Want to improve?

90 Day Views

1,468

Want to improve?

Marketing Quality

Good

Want to improve?

Marketing Tools

☒ Leads

☒ Create Email Campaign

☒ Create Flyer

☒ Listing Performance

Exposure Level

Basic

Realizing exposure in 200m and Loosely

[Get More Exposure](#)

Activity Summary

Summary of everyone that has seen your property.

1 Year

17,567

Total Views

8,174

Unique Prospects

21s

Average Time on Page

354

Detail Page Views

2.0

Frequency

1h 48m 13s

Total Time on Page

Costar statistics for one listing:

**WE DIDN'T
COME THIS FAR
JUST TO COME
THIS FAR.**

11 YEAR HISTORY MARKET STATISTICS



NET ABSORPTION - DELIVERIES - VACANCY (Q1 2025)



**WE DIDN'T
COME THIS FAR
JUST TO COME
THIS FAR.**



YOUR TEAM



Jeff Bender
EXECUTIVE VICE CHAIR



Tom McCormick
MANAGING DIRECTOR



Ben McNab
MANAGING DIRECTOR



Dave Kelly
MANAGING DIRECTOR



Seattle Stein
DIRECTOR



Lindsay Hartmann
ASSOCIATE



Bowie Bender
BROKERAGE COORDINATOR



Jarrett Hicks
RESEARCH MANAGER



Rachel Dennis
MARKETING MANAGER

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Better never settles



CUSHMAN & WAKEFIELD LOCATIONS



ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWI) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services.

It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.

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DEARBORN COUNTY REDEVELOPMENT COMMISSION

ANNUAL PRESENTATION TO TAXING UNITS - 2024 SUMMARY
AS REQUIRED BY IC 36-7-25-8

MONDAY, JUNE 9, 2025, 5:00 P.M.

DEARBORN COUNTY GOVERNMENT CENTER
HENRY DEARBORN ROOM
165 MARY STREET, LAWRENCEBURG, IN 47025

Special thanks to Dearborn County Auditor's Office
and Baker Tilly Municipal Advisors

Presentation prepared by



INDIANA REDEVELOPMENT COMMISSION REPORTING REQUIREMENTS

TRANSPARENCY

Indiana statute has, for several years, required Redevelopment Commissions to be transparent in reporting their activity, income, expenditures, etc.

ANNUAL REPORTING ONLINE

Reports are electronically filed in accordance with statutory annual deadlines through the Indiana Gateway transparency portal. The public can view the reports at

<http://gateway.ifionline.org/TIFviewer/>

THIS REPORT

In addition to the public document portal, a new Indiana statute enacted in 2018 requires Redevelopment Commissions to invite the taxing units located in the allocation areas under their scope of responsibility to a public presentation that includes:

- The financial budget, revenues and expenditures in each allocation area.
- Long term plans for the allocation area.
- The impact the allocation area has on the taxing units.



DEARBORN COUNTY REDEVELOPMENT COMMISSION

WHO ARE THEY?

Commissioners:

- Jim Deaton, president
- Jim Mansfield, vice president
- Dennis Kraus Jr, secretary
- Tom Tepe, member
- Jordan Hoffman, member
- Trevor Bischoff, member
- Doug Baker, member
- Darryl Cutter, non-voting school board member

Employees:

- Sue Hayden, Dearborn County Administrator

Economic development services consultant

- One Dearborn, Inc.

Engineering services

- Bayer Becker

Note: In early 2025, the Dearborn County Board of Commissioners passed a resolution to expand the Redevelopment Commission from 5 voting members to 7.

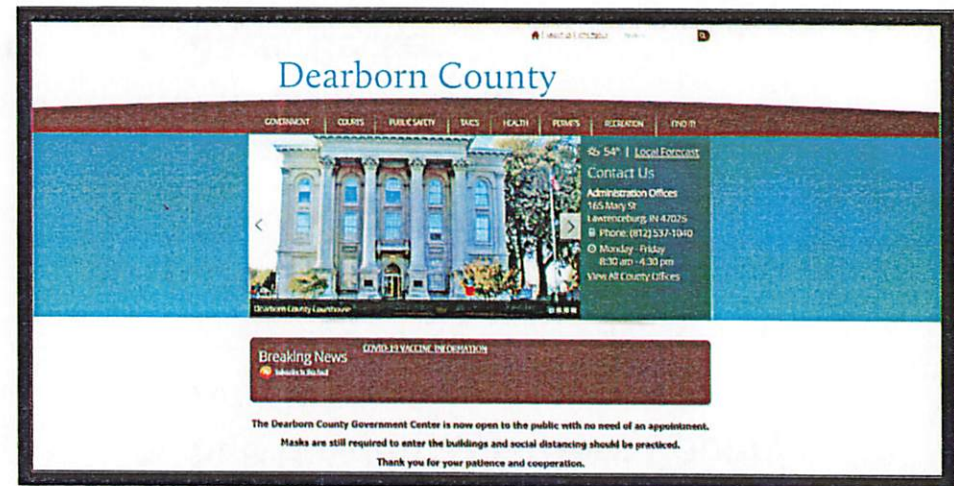


DEARBORN COUNTY REDEVELOPMENT COMMISSION MEETINGS

The Dearborn County Redevelopment Commission meetings are:

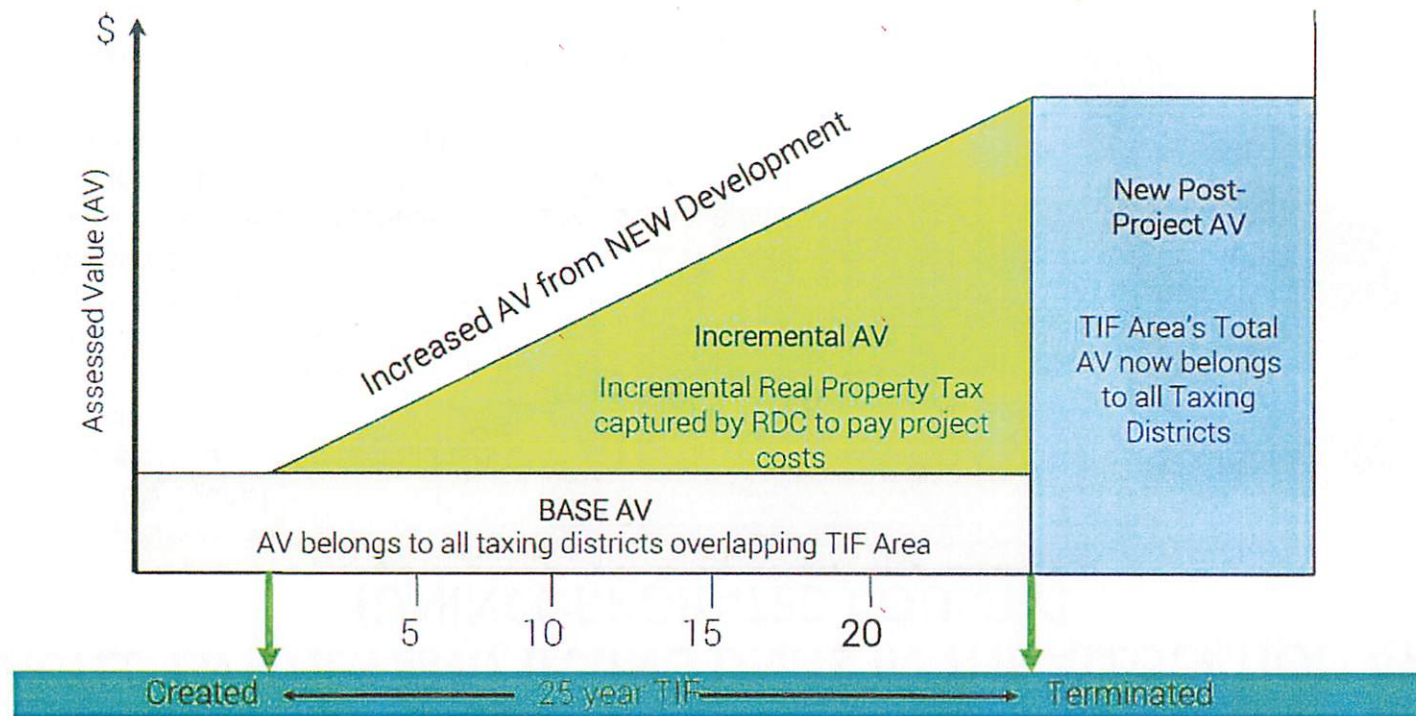
- open to the public.
- advertised in advance.
- typically held on the 2nd Monday of every other month at 5:00 p.m. unless noted otherwise.
- Some special meetings do occur with required public notice

The meeting schedule can be obtained by contacting the Dearborn County Administrator and checking the Dearborn County Government website www.dearborncounty.org.



TAX INCREMENT FINANCE (TIF) MECHANICS

Model courtesy of Baker Tilly Municipal Advisors



IMPACTED ENTITIES AND TAXING UNITS IN THE ALLOCATION AREAS (UNINCORPORATED COUNTY)

- Dearborn County Council
- Dearborn County Board of Commissioners
- Dearborn County Auditor
- Kelso Township Board of Trustees
- Harrison Township Board of Trustees
- Washington Township Board of Trustees
- Town of St. Leon Council
- Sunman Dearborn Community School Corporation School Board
- South Dearborn Community School Corporation School Board
- Lawrenceburg Public Library Board of Directors
- Aurora Public Library Board of Directors
- Dearborn County Solid Waste Management Board of Directors



Each of the Taxing Units noted above were previously mailed a letter inviting them to attend this report presentation. Additionally, the units were reminded about their option to request a representative from the Dearborn County Redevelopment Commission to attend one of their meetings, as required by IC 36-7-25-8.

Taxing units wishing to have this report presented at one of their meetings should contact the Dearborn County Administrator Sue Hayden at shayden@dearborncounty.in.gov.

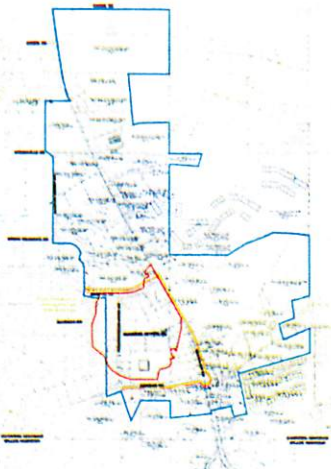


IMPACT OF THE ALLOCATION AREAS ON TAXING UNITS

- On a project-by-project basis, when Bonds are issued or Incentives provided, the Redevelopment Commission engages an actuary to prepare a required Financial Impact Statement.
 - The statement is public record and distributed to the Taxing Units for review and questions at the time of the action.
 - If interested, copies of Tax Impact Projections for past projects (that involved incentives or revenue bonds) are on file with the County. These files are public record.
- Projects in the TIF Districts have a long-term, positive economic impact on the Taxing Units:
 - Attract new residential development near the jobs (new Assessed Value and tax revenue).
 - Attract more businesses to the area.
 - Grow future students in our area schools, and help support long term tax base growth.
 - Bring construction dollars to the trades in Dearborn County.
 - Provide citizens with local job opportunities.



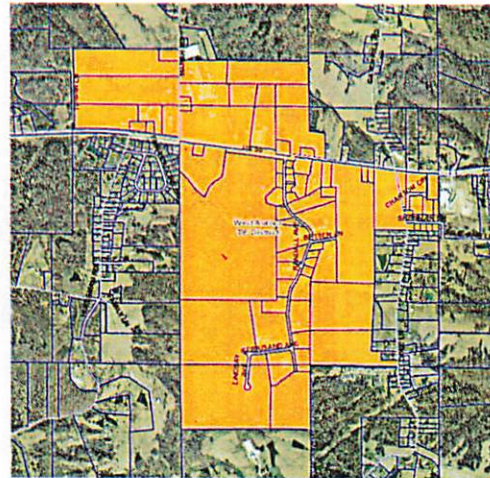
DEARBORN COUNTY ALLOCATION AREAS (UNINCORPORATED AREA, DCRC JURISDICTION ONLY)



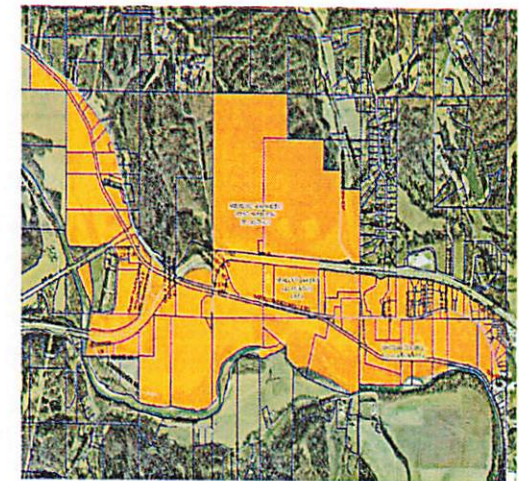
Bright



Kelso Township



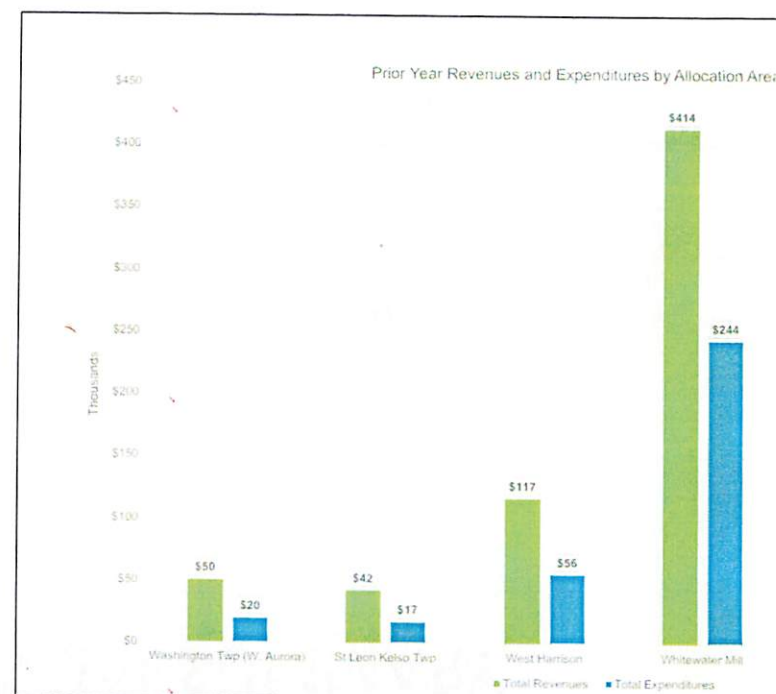
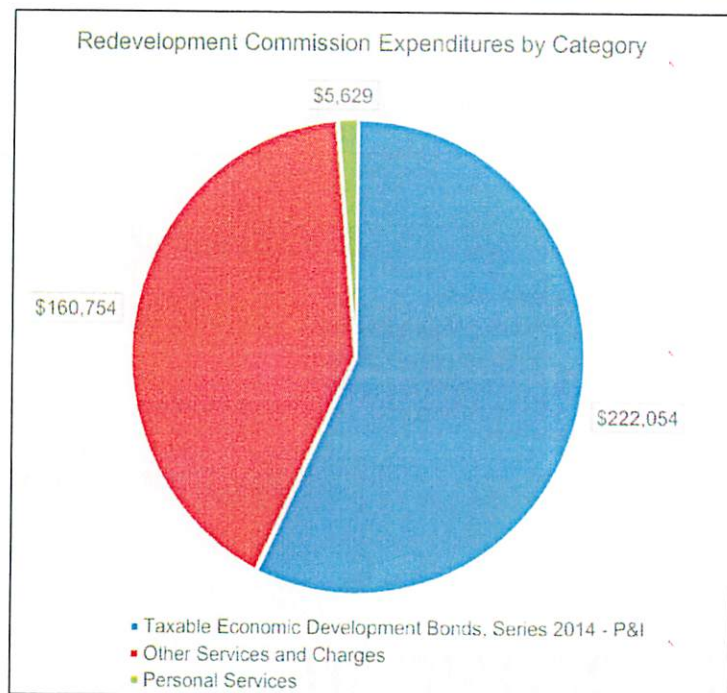
West Aurora, Washington Twp



West Harrison and Whitewater
Mill, Harrison Twp



DEARBORN COUNTY REDEVELOPMENT COMMISSION TIF DISTRICT FINANCIAL SUMMARY



Note: The Personal Services expenditures were made from the Redevelopment Commission's general fund (Fund #4931) and not from the TIF Allocation accounts.

DEARBORN COUNTY REDEVELOPMENT COMMISSION

TIF DISTRICT FINANCIAL SUMMARY

UND BALANCES SECTION

und Balances as of December 31, 2024:

TIF Area Name	Fund Name	Balance
Washington Twp (W. Aurora)	4301 TIF Washington Twp (W. Aurora)	\$318,295.78
St Leon Kelso Twp	4302 TIF St Leon Kelso Twp	\$396,038.78
West Harrison	4304 TIF West Harrison	\$495,901.43
Whitewater Mill	4305 TIF Whitewater Mill	\$1,170,519.31

DEBT PAYMENTS MADE SECTION

links to Debt Management in Gateway

TIF Area Name	Debt Name	Split/Adjust Pmt. (Portion of P&I paid from TIF)	Total P&I Outstanding	P&I Paid on Debt
Whitewater Mill Allocation Area	Taxable Economic Development Revenue Bonds, Series 2014	\$222,054.30	\$909,044.96	\$222,054.30



DEARBORN COUNTY REDEVELOPMENT COMMISSION TIF DISTRICT FINANCIAL SUMMARY

Additional Notes

- The retirement benefits and salary expenditures were made from the Redevelopment Commission's general fund and not from the TIF Allocation accounts.
- The "Fund 4391 Redevelopment Commission" had revenues of \$5,200.00, expenditures of \$50,916.34, and a balance of \$540,877.15 as of December 31, 2024. The fund cannot be linked to one TIF Area and thus, is not shown in the Total Revenues and Expenditures by TIF Area or Fund Balances Sections. The expenditures are shown in the Redevelopment Commission Expenditures section.



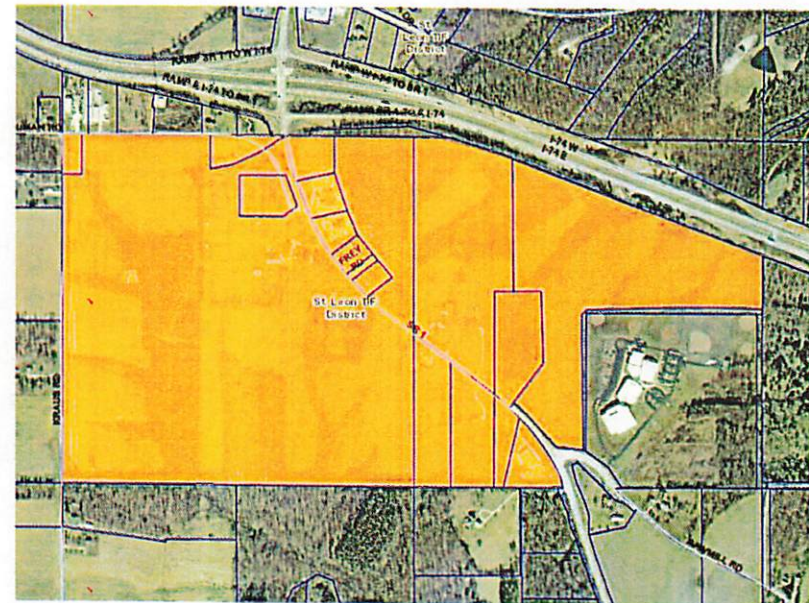
KELSO TWP. ALLOCATION AREA

General location:

- State Route 1 near the St. Leon exit of I-74

Taxing units with territory in the allocation area:

- Dearborn County
 - Kelso Township
 - Sunman-Dearborn Community School Corporation
 - Lawrenceburg Public Library District
 - Town of St. Leon
 - Dearborn County Solid Waste Management District
-
- Established 1/30/2006
 - Expires 1/30/2036



[Indiana Gateway link to the current Economic Development Plan for the St. Leon Kelso Township Allocation Area](#)



KELSO TWP. ALLOCATION AREA PARCEL LIST

St. Leon Kelso

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
15	15-02-13-200-006.000-010	R	Lobenstein, Jeffrey A (1/3), Kimberly S	17,800	17,800	0	17,800
15	15-02-14-100-004.000-010	R	Dawson, Earl L & Janet M, Co-Trustees Li	415,200	289,920	171,069	148,361
15	15-02-14-100-004.001-010	R	Dawson, Bradley Earl & Michelle Rae	81,900	81,900	11,573	81,900
15	15-02-14-100-004.002-010	R	Bush, Sara J Trustee: The Sara J Bush R	232,600	113,480	74,743	0
15	15-02-14-100-006.002-010	R	Burger-Ziegler Properties, LLC	46,700	46,700	0	46,700
15	15-02-14-100-026.000-010	R	Bischoff, Anthony C & Clara Jean	100,000	100,000	97,222	100,000
15	15-02-14-100-027.000-010	R	Bischoff, Anthony C & Clara Jean	435,900	435,900	0	435,900
15	15-02-14-200-001.000-010	R	Niese, Dennis E, Trustee Of Dennis	142,500	17,740	0	0
15	15-02-14-200-002.000-010	R	Rosewood Family Limited Partnership	393,600	287,800	77,700	192,315
15	15-02-14-200-002.001-010	R	St Leon Properties LLC, an Ohio Limited	500	500	0	500
15	15-02-14-200-003.001-010	R	Dearborn County Board of Commissioners	0	0	0	0
15	15-02-14-200-003.005-010	R	Deddens Development, LLC	620,900	620,900	971	620,900
15	15-02-14-200-007.000-010	R	Rosewood Family Limited Partnership	12,000	12,000	0	12,000
15	15-02-14-200-008.000-010	R	Frey, Beatrice A, Trustee of the Beatric	279,800	142,800	89,861	0
15	15-02-14-200-009.000-010	R	St Leon Properties LLC, an Ohio Limite	394,000	394,000	215,193	178,807
15	15-02-14-200-028.000-010	R	Civista Bank	658,800	658,800	288,584	370,216
15	15-02-14-200-029.000-010	R	Maxwell Properties I, Inc	122,400	122,400	0	122,400



KELSO TWP. ALLOCATION AREA PROJECTS AND STRATEGY

DESCRIPTION OF PROPOSED PROJECTS

- Improve the marketability of the Area
- Actively market the property to businesses and respond to requests for information from developers. This will include providing possible incentives.
- Continue its efforts to obtain land that is marketable for building sites.
- Evaluate sites based on total investment necessary to get the site graded and filled to a buildable status.
- Work with the Town of St. Leon on their economic development goals in the surrounding area, partner in marketing and developing inventory.
- Analyze sites and identify top three or four parcels with the most potential for development with costs in considered.
- Estimated cost of \$20,000 up to \$40,000, not including land acquisition costs which are handled on case-by-case basis.

ECONOMIC DEVELOPMENT STRATEGY

- Infrastructure
- Financial support of projects
- Enhance cultural attractiveness
- Enhance public safety
- Professional services
- Marketing and land negotiation
- Workforce and labor demographics



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WEST AURORA ALLOCATION AREA PARCEL LIST

West Aurora							
County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
15	15-11-02-300-036.000-023	R	Aurora Casket Co, Inc	13,400	13,400	0	13,389
15	15-11-02-300-038.000-023	R	Aurora Casket Co, Inc	731,600	731,600	345,898	385,305
15	15-11-02-300-045.000-023	R	Aurora Casket Co, Inc	447,000	447,000	409,287	30,798
15	15-11-02-300-046.000-023	R	Studer, Timothy C (3/10), Eric J Studer	4,000	4,000	0	3,996
15	15-11-02-300-049.000-023	R	Aurora Casket Co, Inc	2,312,700	2,312,700	2,419,025	0
15	15-11-02-300-050.000-023	R	Aurora Casket Co, Inc	172,800	172,800	158,221	11,906
15	15-11-02-300-051.000-023	R	Zimmer Commercial Properties LLC	800	800	0	799
15	15-11-02-300-052.001-023	R	Aurora Lodge No. 1464 Loyal Order of Moo	36,600	36,600	0	0
15	15-11-02-300-054.000-023	R	Aurora Casket Co, Inc	453,300	453,300	492,714	0
15	15-11-03-400-024.001-023	R	Kittle, Steven L & Diana L	284,700	176,300	101,286	61,696
15	15-11-03-400-024.002-023	R	Kittle, Leo C & Evelyn J	274,000	142,640	0	21,524
15	15-11-03-400-024.003-023	R	Kittle, Steven L & Diana L	18,800	18,800	0	18,780
15	15-11-10-100-006.000-023	R	Aurora 15 LLC	47,100	47,100	38,517	47,029
15	15-11-10-100-007.000-023	R	State Of Indiana	0	0	0	0
15	15-11-10-100-008.000-023	R	Calvert, James D & Dolores F	0	0	0	0
15	15-11-10-100-024.000-023	R	Ranshaw, George	164,300	58,060	26,741	2,310
15	15-11-10-100-026.000-023	R	RS Investment & Construction Group LLC	204,100	204,100	101,886	81,106
15	15-11-11-100-029.000-023	R	Dennerline, Rhett R Trustee of the Rhet	195,000	195,000	187,978	5,111
15	15-11-11-100-031.000-023	R	Walston, David E & Gary W Jnt Tnts R/O/S	22,200	22,200	22,303	22,168
15	15-11-11-100-032.000-023	R	Brooks, Michael K	114,700	114,700	104,577	7,863
15	15-11-11-100-033.000-023	R	Dennerline, Rhett R & Richard R Dennerli	9,400	9,400	0	9,390
15	15-11-11-100-034.000-023	R	Specialty Group, An Ohio Partnership	9,100	9,100	0	9,088
15	15-11-11-100-035.000-023	R	Aurora Hilltop Self Storage, Inc A In Co	300,400	300,400	398,810	0
15	15-11-11-100-036.003-023	R	Gregory, Dennis W & Charlotte R	389,100	389,100	362,531	21,697
15	15-11-11-100-037.000-023	R	Gregory, Dennis W & Charlotte R	7,700	7,700	0	7,690
15	15-11-11-100-038.000-023	R	Gregory, Dennis W & Charlotte R	700	700	0	699
15	15-11-11-100-046.000-023	R	RS Investment & Construction Group LLC	256,700	128,580	69,330	12,158
15	15-11-11-100-047.000-023	R	Gregory, Dennis W	43,200	43,200	43,706	43,141
15	15-11-11-100-050.000-023	R	Lawrenceburg Gas Company % Tax Division	4,500	4,500	0	4,494
15	15-11-11-100-051.000-023	R	Sheneman, John C	3,400	3,400	0	3,395
15	15-11-11-100-053.000-023	R	Heffelmire, Larry G & Marilyn L	2,900	2,900	0	2,896
15	15-11-11-100-054.000-023	R	Berry, Tina L	238,300	114,500	58,254	7,240
15	15-11-11-100-055.000-023	R	Enneking, Steven J & Cheryl L	172,600	74,760	39,185	4,635
15	15-11-11-100-056.000-023	R	Robbins, Helen	190,900	190,900	114,931	65,119
15	15-11-11-100-057.000-023	R	Deiker, Shane W & Sarah D	197,300	90,820	50,571	6,446
15	15-11-11-100-059.000-023	R	Sheneman, John C	260,000	110,520	90,630	7,720
15	15-11-11-100-060.000-023	R	Gable, Terry Lynn & Ron Paul	201,300	94,460	49,028	9,429
15	15-11-11-100-061.000-023	R	Hildebrand, Randy H & Frances D	221,900	104,340	23,345	45,550
15	15-11-11-100-062.000-023	R	Blueber, Terry L	221,100	103,860	55,822	6,825
15	15-11-11-100-063.000-023	R	White, Gary A & Trudy A	161,600	68,160	32,740	4,405
15	15-11-11-100-064.000-023	R	Lindsten, Scott	235,900	126,380	46,757	37,483
15	15-11-11-200-001.000-023	R	Aurora Casket Co, Inc	260,100	135,700	66,105	23,419
15	15-11-11-200-002.000-023	R	Aurora Casket Co, Inc	16,800	16,800	0	16,777
15	15-11-11-200-014.000-023	R	Zimmer Commercial Properties LLC	861,400	861,400	787,160	60,627
15	15-11-11-200-018.000-023	R	Messner, Steve H	1,452,800	1,452,800	563,961	720,005
15	15-11-11-200-024.000-023	R	Van Volkenburgh, Clint L	221,400	221,400	218,190	2,126
15	15-11-11-200-025.000-023	R	Van Volkenburgh, Clint L	5,700	5,700	0	5,694
15	15-11-11-200-025.000-023	R	Van Volkenburgh, Clint L	22,200	22,200	22,461	22,174



WEST AURORA ALLOCATION AREA PARCEL LIST Continued

15	15-11-11-200-026.000-023	R	Dearborn County Redevelopment Commission	0	0	0	0
15	15-11-11-200-027.000-023	R	Dearborn County Redevelopment Commission	0	0	0	0
15	15-11-11-200-039.000-023	R	Wilson, Michael T & Olga L	83,500	83,500	78,730	3,712
15	15-11-11-200-040.000-023	R	G & N Properties, Inc	131,200	131,200	130,636	168
15	15-11-11-200-041.000-023	R	Wollung, John K & Janice S	117,000	117,000	128,792	0
15	15-11-11-200-042.000-023	R	Wollung, John K & Janice S	5,700	5,700	0	5,692
15	15-11-11-200-043.000-023	R	Wollung, John K & Janice S	24,500	24,500	0	24,467
15	15-11-11-200-044.000-023	R	Integration Realty LLC	245,500	245,500	233,202	9,603
15	15-11-11-200-048.000-023	R	Integration Realty LLC	43,200	43,200	42,281	43,141
15	15-11-11-200-058.000-023	R	Kaiser Properties Indiana LLC	40,100	40,100	39,539	40,045
15	15-11-11-200-110.000-023	R	City of Aurora	0	0	0	0
15	15-11-11-300-045.002-023	R	Valas, Daniel J & Lani J	95,500	95,500	87,723	6,351
15	15-11-11-300-045.003-023	R	Craig Distributing Co Inc	128,000	128,000	126,208	1,463
15	15-11-11-300-045.004-023	R	Monfort Supply Company	8,800	8,800	0	8,788
15	15-11-11-300-089.000-023	R	Decagon, Inc	561,300	561,300	512,592	38,145
15	15-11-11-300-098.001-023	R	Board Of Commissioners Of Dearborn Count	0	0	0	0
15	15-11-11-300-098.800-023	R	Dearborn County Board Of Commissioners	0	0	0	0
15	15-11-11-300-111.000-023	R	Board Of Commissioners Of Dearborn Count	0	0	0	0
15	15-11-11-300-112.000-023	R	Brands U Love Inc.	209,300	209,300	4,800	208,981
15	15-11-11-300-113.000-023	R	Wayne, Randy	191,800	191,800	227,637	0
15	15-11-11-300-114.000-023	R	Monfort Supply Company, The	14,900	14,900	0	14,880
15	15-11-11-300-115.000-023	R	Monfort Supply Company, The	11,700	11,700	10,834	11,684
15	15-11-11-300-116.000-023	R	Monfort Supply Company, The	225,700	225,700	224,318	1,128
15	15-11-11-300-117.000-023	R	Board Of Commissioners Of Dearborn Count	0	0	0	0
15	15-11-11-400-075.000-023	R	Craig Distributing Co Inc	236,800	236,800	236,910	0
15	15-11-11-400-099.002-023	R	Hughes, James & Mary Lou, Timothy Hughes	26,000	26,000	346	25,972
15	15-11-11-400-099.003-023	R	Luhres, Kelly R	9,800	9,800	0	9,789
15	15-11-11-500-004.000-023	R	Wollung, John K & Janice S	64,800	64,800	59,472	24,806
15	15-11-11-500-004.001-023	R	Aurora Lodge No. 1464 Loyal Order of Moo	74,100	0	0	0
15	15-11-11-500-004.003-023	R	Living Word Apostolic Church, Inc	266,500	0	0	0
15	15-11-11-500-023.000-023	R	Aurora Lodge No. 1464 Loyal Order of Moo	16,600	16,600	18,010	16,577
15	15-11-11-500-028.000-023	R	SHRI SUN, INC	252,300	252,300	375,531	0
15	15-11-11-600-003.000-023	R	Jefferson, Austin	247,400	247,400	41,474	247,355
15	15-11-11-600-065.000-023	R	Kaiser Properties Indiana LLC	249,500	249,500	221,885	22,148
15	15-11-11-700-072.000-023	R	E & D Development LLC	340,800	340,800	351,169	0
15	15-11-11-700-081.000-023	R	United Telephone Co Of Indiana Attn Tax	114,700	114,700	114,627	0
15	15-11-11-700-086.000-023	R	United Telephone Co Of Ind, Inc Attn Tax	60,000	60,000	54,755	59,918
15	15-11-11-700-091.000-023	R	United Telephone Company Of Indiana Attn	68,100	68,100	62,356	4,691
15	15-11-11-800-030.000-023	R	Dennerline, Rhett R & Richard R Dennerli	9,500	9,500	0	9,490
15	15-11-11-800-071.000-023	R	E & D Development LLC	25,100	25,100	16,211	25,066
15	15-11-11-900-045.001-023	R	Specialty Group, An Ohio Partnershi	79,500	79,500	80,055	0
15	15-11-11-900-049.000-023	R	Specialty Group, An Ohio Partnershi	842,900	842,900	771,344	56,510
15	15-11-12-200-052.001-023	R	Kaiser Properties Indiana LLC	1,292,300	1,292,300	950,792	341,361
15	15-11-14-200-001.001-023	R	Craig Distributing Co Inc	1,054,500	1,054,500	1,223,235	0
15	15-11-14-200-001.800-023	R	Dearborn County Board Of Commissioners	0	0	0	0
15	15-11-14-200-007.000-023	R	Vanvolkenburgh, Clint & Joe Trentman	100,000	100,000	93,256	5,507
15	15-11-14-200-061.000-023	R	Monfort Supply Company	9,200	9,200	0	9,187
15	15-11-14-200-062.000-023	R	Monfort Supply Company	278,500	278,500	239,317	31,998



WEST AURORA ALLOCATION AREA PARCEL LIST

15	15-11-11-500-004.001-023	R	Specialty Group, An Ohio Partnershi	853,400	853,400	764,945	88,455
15	15-11-11-200-110.000-023	R	Kaiser Properties Indiana LLC	1,128,700	1,128,700	923,673	205,027
15	15-11-11-300-098.001-023	R	Craig Distributing Co Inc	1,075,200	1,075,200	997,600	77,600
15	15-11-02-300-036.000-023	R	Dearborn County Board Of Commissioners	0	0	0	0
15	15-11-02-300-038.000-023	R	Vanvolkenburgh, Clint & Joe Trentman	100,000	100,000	93,132	6,868
15	15-11-11-900-045.001-023	R	Monfort Supply Company	9,200	9,200	126	9,074
15	15-11-12-200-052.001-023	R	Monfort Supply Company	278,500	278,500	244,898	33,602
Totals:				<u>\$18,964,600</u>	<u>\$17,130,440</u>	<u>\$13,853,254</u>	<u>\$3,277,186</u>



WEST AURORA ALLOCATION AREA PROJECTS AND STRATEGY

DESCRIPTION OF PROPOSED PROJECTS

- Respond to opportunities to improve the marketability of the Area.
- Actively market the property to businesses and respond to requests for information from developers. This will include providing possible incentives.
- Partner with developer(s) to expand existing businesses, locate sites, evaluate the cost and viability of making the sites shovel ready, identify any infrastructure in need of improvement and actively partner with appropriate firms and individuals to make investments that have a significant impact on raising the professionalism and attractiveness of the Area.
- The estimate of cost to complete this work on behalf of the Area is:
 - \$15,000 to purchase equipment necessary for growth of existing businesses.
 - \$20,000 to \$60,000 to assist existing businesses with Site analysis and investment in infrastructure or site improvements.

ECONOMIC DEVELOPMENT STRATEGY

- Infrastructure
- Financial support of projects
- Enhance cultural attractiveness
- Enhance public safety
- Professional services
- Marketing and land negotiation
- Workforce and labor demographics



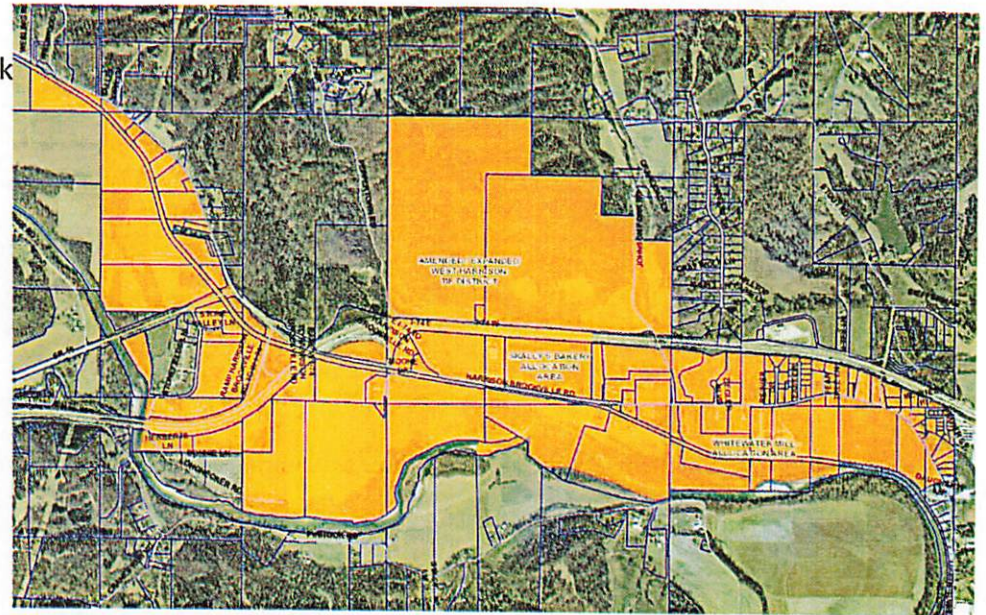
WEST HARRISON ALLOCATION AREA

General location:

- Harrison-Brookville Road and US 52 at West Harrison/Brookville exit of I-74

Taxing units with territory in the allocation area:

- Dearborn County
- Harrison Township
- Sunman-Dearborn Community School Corporation
- Lawrenceburg Public Library District
- Dearborn County Solid Waste Management District
- West Harrison Allocation Area
 - Established 1/30/2006
 - Expires 1/30/2036
- West Harrison Expanded Allocation Area
 - Established 11/12/2015
- West Harrison 2021 Expanded Allocation Area
 - Established 9/9/2021



[Indiana Gateway link to the current Economic Development Plan for the West Harrison Allocation Area](#)



WEST HARRISON ALLOCATION AREA PARCEL LIST

West Harrison							
County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
15	15-01-03-300-044.003-006	R	Brown, William P & Roxanne	111,300	111,300	107,613	2,533
15	15-01-04-400-008.000-006	R	Fussess LLC	401,700	401,700	125,938	246,702
15	15-01-10-200-002.000-006	R	Anderson, Ronald G & Kathy; Randy L & Am	191,000	74,960	44,264	0
15	15-01-10-200-002.002-006	R	Boehringer, Darrell	76,600	76,600	51,381	66,931
15	15-01-10-200-006.003-006	R	Strobl, Richard A	42,200	42,200	0	42,184
15	15-01-10-200-006.004-006	R	Harden, Dale & Elizabeth A McGee Harden	6,900	6,900	0	6,897
15	15-01-10-200-009.000-006	R	Davis, Sandra K	204,200	91,280	52,358	10,413
15	15-01-10-200-010.000-006	R	Boatright, Patricia	439,900	439,900	273,382	150,714
15	15-01-10-200-012.000-006	R	Turner, James A & Bonnie A	166,500	71,900	51,842	0
15	15-01-10-200-016.000-006	R	Gregory, Annette R	39,700	39,700	0	39,681
15	15-01-10-200-018.000-006	R	J P Silvertown Industries, Limited Partne	33,300	33,300	0	33,287
15	15-01-10-200-018.001-006	R	Lynch, Brian A	8,700	8,700	0	8,697
15	15-01-10-200-022.000-006	R	J P Silvertown Industries, Limited Partne	204,800	204,800	205,217	0
15	15-01-10-200-025.000-006	R	Lynch, Brian A	91,600	91,600	107,881	0
15	15-01-10-200-026.000-006	R	Lynch, Brian A	62,900	62,900	62,958	0
15	15-01-10-300-027.000-006	R	Hampson, Daniel P	48,500	48,500	47,942	48,481
15	15-01-10-300-028.000-006	R	Stone, Thomas J	143,300	143,300	253,656	4,300
15	15-01-10-300-028.001-006	R	Heartland Land Trust, Ryan Stroud Truste	321,900	321,900	291,094	26,072
15	15-01-10-300-028.002-006	R	Soca, LLC	176,000	176,000	0	175,914
15	15-01-10-400-033.000-006	R	4K Real Estate, LLC	92,300	92,300	375,675	5,800
15	15-01-10-400-033.001-006	R	Flag Building LLC	467,600	467,600	0	467,370
15	15-01-10-800-007.000-006	R	Kater, Joyce A, Trustee	700	700	0	700
15	15-01-11-300-006.008-006	R	Hiringer Motors Inc	2,213,300	2,213,300	515,670	1,524,499
15	15-01-11-300-007.000-006	R	Shelton Properties West Harrison Indiana	1,114,700	1,114,700	873,898	215,026
15	15-01-11-300-008.000-006	R	Shelton Properties West Harrison Indiana	171,600	171,600	155,707	14,190
15	15-01-11-400-006.010-006	R	Dearborn County Redevelopment Commission	0	0	0	0
15	15-01-11-400-006.011-006	R	Dearborn County Redevelopment Commission	0	0	0	0
15	15-01-11-400-006.014-006	R	Dearborn County Redevelopment Commission	0	0	0	0
15	15-01-11-400-006.015-006	R	Stone, Thomas J	109,700	109,700	0	109,640
15	15-01-11-400-006.016-006	R	Stone, Thomas J	300	300	0	300
15	15-01-11-400-006.017-006	R	Stone, Thomas J	239,200	118,280	0	3,565
15	15-01-11-400-006.018-006	R	DI- Dearborn Properties LLC	4,431,300	886,260	0	750,293
15	15-01-11-400-006.019-006	R	Dearborn County Board of Commissioners	0	0	0	0
15	15-01-11-400-006.800-006	R	Dearborn County Board of Commissioners	0	0	0	0
15	15-01-11-600-001.000-006	R	Farmer, Norbert & Mary Catherine Tr Revoc	302,500	302,500	284,293	22,400
15	15-01-11-700-010.000-006	R	Viel, Rita C	58,900	58,900	0	58,900
15	15-01-11-900-006.000-006	R	Stone, Thomas J (1/2) & Carol J Smith (1	318,200	318,200	267,981	47,826
15	15-01-11-900-006.001-006	R	Stone, Thomas J	115,100	115,100	189,258	0
15	15-01-12-300-031.002-006	R	Burger-Ziegler Properties LLC	165,700	165,700	147,643	16,258
15	15-01-12-300-031.003-006	R	Burger-Ziegler Properties, Llc	966,700	966,700	1,103,062	0
15	15-01-12-300-031.004-006	R	Burger-Ziegler Properties, Llc	532,700	532,700	526,798	5,314
15	15-01-12-300-031.005-006	R	Burger-Ziegler Properties, Llc	305,500	305,500	242,954	55,447
15	15-01-12-300-031.802-006	R	Dearborn County Commissioners	0	0	0	0
15	15-01-12-300-032.000-006	R	West Harrison Pentecostal Tabernacle	295,000	0	0	0
15	15-01-12-300-033.000-006	R	Noppert, Joseph L & Tracy L	600	600	0	600



WEST HARRISON ALLOCATION AREA PARCEL LIST Cont.

15	15-01-12-300-033.001-006	R	Schaefer, Carl R & Katherine F	210,900	97,740	98,179	0
15	15-01-12-300-033.002-006	R	Grace, Eric R	193,600	87,360	88,433	0
15	15-01-12-300-033.003-006	R	Hendrix, Jerry W & Teresa	168,200	75,320	74,340	0
15	15-01-12-300-033.004-006	R	Prater, Bill & Meagan Prater	180,900	79,740	86,394	0
15	15-01-12-300-033.005-006	R	Reinier, Omar & Sharon	129,100	42,220	0	42,171
15	15-01-12-300-033.006-006	R	Newkirk, Donald R & Darlene R	4,200	4,200	0	4,198
15	15-01-12-300-034.000-006	R	Reinier, Omar Jr & Aimee	132,700	39,540	55,329	0
15	15-01-12-300-035.000-006	R	Zimmer, Clifford R & Reva	8,000	8,000	0	7,996
15	15-01-12-300-038.000-006	R	French, James F & Lori A	171,700	81,860	85,435	0
15	15-01-12-300-039.000-006	R	Hamon, Robert E & Rita Jo	260,600	144,920	160,566	0
15	15-01-12-300-042.000-006	R	Hamon, Robert E & Rita Jo	5,700	5,700	0	5,697
15	15-01-12-300-042.001-006	R	French, James F & Lori A LIFE EST: Norm	166,100	75,300	80,570	0
15	15-01-12-300-043.000-006	R	French, James F & Lori A LIFE EST: Norm	5,800	5,800	0	5,797
15	15-01-12-300-044.000-006	R	Nash, Robert III & Chaillee Moore	146,500	59,740	64,828	0
15	15-01-12-300-047.000-006	R	Wilson, Julia & Charles	16,500	16,500	0	16,491
15	15-01-12-300-050.000-006	R	Hillman, John R & Judy A	5,700	5,700	0	5,697
15	15-01-12-300-051.000-006	R	Noppert, Joseph L & Tracy L	30,400	30,400	0	30,385
15	15-01-12-300-052.000-006	R	Noppert, Joseph L & Tracy L	1,500	1,500	0	1,499
15	15-01-12-300-053.000-006	R	Dressman, Edward D & Kylee N	3,800	3,800	0	3,798
15	15-01-12-300-054.000-006	R	Waugh, Alice M & Alan G Waugh	135,800	52,680	60,451	0
15	15-01-12-300-055.000-006	R	Wilson, Julia & Charles	152,700	62,820	74,897	0
15	15-01-12-300-057.000-006	R	Noppert, Joseph L & Tracy L	215,600	108,280	85,882	7,520
15	15-01-12-300-058.000-006	R	Dressman, Edward D & Kylee N	155,200	67,600	72,503	0
15	15-01-12-300-059.000-006	R	Cornett, Joy E & Dale L Cox % Joy E Corn	154,100	154,100	144,794	8,120
15	15-01-12-300-060.000-006	R	Hillman, John R & Judy A	144,400	57,840	64,512	0
15	15-01-12-300-061.000-006	R	Newkirk, Donald & Darlene	154,000	68,640	75,146	0
15	15-01-12-400-037.000-006	R	Wilhelm, Harry T & Shirley, Trustees of	325,200	217,800	159,708	52,169
15	15-01-12-400-040.000-006	R	Lunsford, Venoy	69,400	69,400	73,263	0
15	15-01-12-400-041.000-006	R	Stapleton, Sarah	900	900	0	900
15	15-01-12-400-045.000-006	R	Lunsford, Venoy	390,600	390,600	461,104	0
15	15-01-12-400-048.001-006	R	Kocher, Marcella	180,400	74,720	57,894	5,097
15	15-01-12-400-048.002-006	R	Harden, Dale & Elizabeth A McGee Harden	145,600	145,600	0	145,529
15	15-01-12-400-048.003-006	R	JMG Property, LLC	102,900	102,900	0	102,850
15	15-01-12-400-049.000-006	R	Lunsford, Venoy	150,500	150,500	0	150,427
15	15-01-12-400-056.000-006	R	Orschell, Kevin	75,100	75,100	91,516	0
15	15-01-12-400-062.000-006	R	Stapleton, Sarah	260,300	127,380	93,173	0
15	15-01-12-400-063.000-006	R	Shuler, Gary William & Theresa G Rossi	72,900	72,900	11,318	72,866
15	15-01-12-400-063.000-006	R	Shuler, Gary William & Theresa G Rossi	5,400	5,400	0	5,397
15	15-01-12-400-064.000-006	R	Shuler, Gary William & Theresa G Rossi	8,700	8,700	0	8,696
15	15-01-12-400-067.000-006	R	Calvert, John & Brandy	167,400	167,400	42,916	167,332
15	15-01-12-400-068.000-006	R	City Of Harrison, Ohio	0	0	0	0
15	15-01-12-400-070.000-006	R	Cross Point Church of St Leon, Inc	379,400	0	0	0
15	15-01-12-400-074.000-006	R	Cross Point Church of St Leon Inc	22,900	22,900	0	22,889
15	15-01-12-400-075.000-006	R	Harrison American Homes, Inc	20,200	20,200	0	20,190
15	15-01-12-400-076.000-006	R	Harrison American Homes, Inc	19,400	19,400	0	19,391
15	15-01-12-400-077.000-006	R	Hogback, Cameron	194,600	89,200	61,425	0
15	15-01-13-100-004.000-006	R	City Of Harrison, Ohio	0	0	0	0
15	15-01-13-101-001.000-006	R	JMG Property LLC	47,900	47,900	43,583	47,877
15	15-01-13-101-002.000-006	R	Noes, Bradley W	120,200	120,200	122,294	0



WEST HARRISON ALLOCATION AREA PARCEL LIST Cont.

15	15-01-13-101-002.001-006	R	Noes, Bradley W	7,500	134,838	0	7,496
15	15-01-13-101-003.000-006	R	Rowland, Johnny & Thoria	164,300	82,406	0	26,765
15	15-01-13-101-004.000-006	R	Jackson, Clifford D & Karen	105,200	36,000	0	0
15	15-01-13-101-005.000-006	R	Rogers, Madison Ashley & Jasmen Nicole F	108,000	37,680	0	0
15	15-01-13-101-006.000-006	R	Bennett, Jessica Nicole	110,800	9,800	0	9,795
15	15-01-13-101-008.000-006	R	Horn, Danny Dale	9,800	0	0	0
15	15-01-13-101-009.000-006	R	City Of Harrison, Ohio	0	0	0	0
15	15-01-13-101-010.000-006	R	Back, Daryl E Jr	194,400	23,616	0	31,520
15	15-01-13-101-011.000-006	R	Horn, Clinton	111,300	37,980	0	24,224
15	15-01-13-101-012.000-006	R	Farmer, Norbert Trustee 1/2 Interest & F	5,300	0	0	5,297
15	15-01-13-101-013.000-006	R	Noes, Bradley W	10,900	13,029	0	10,895
15	15-01-13-101-014.000-006	R	Ohmer, Robert J Jr & Lisa R	123,000	99,568	0	21,267
15	15-01-13-101-015.000-006	R	Farmer, Norbert Trustee 1/2 Interest & F	133,200	38,720	0	0
15	15-01-13-101-016.000-006	R	Noes, Bradley W	113,600	101,129	0	11,099
15	15-01-13-101-017.000-006	R	Young, Nicholas G	125,400	49,720	0	3,827
15	15-01-13-101-019.000-006	R	Ross, Michael A	54,100	39,349	0	54,074
15	15-01-13-101-020.000-006	R	Noes, Bradley W	13,100	47,179	0	13,094
15	15-01-13-101-021.000-006	R	Akemon, Dakota	107,600	27,367	0	0
15	15-01-13-101-022.000-006	R	Bowling, John & Luann Trustees: Bowling	2,600	0	0	2,599
15	15-01-13-101-026.000-006	R	Rowland, Mickey	150,300	62,580	0	0
15	15-01-13-101-027.000-006	R	Bowling, John & Luann Trustees	166,200	71,360	0	54,872
15	15-01-13-101-028.000-006	R	Ross, Michael A	3,900	0	0	0
15	15-01-13-101-029.000-006	R	Ross, Michael A	234,900	216,819	0	3,898
15	15-01-13-101-030.000-006	R	Ross, Gary L & Brenda S	137,900	133,009	0	16,020
15	15-01-13-101-031.000-006	R	Ross, Michael A	161,000	155,288	0	4,404
15	15-01-13-101-032.000-006	R	Ross, Michael A	150,300	150,502	0	5,143
15	15-01-13-101-033.000-006	R	Orschell, Thomas E & Sharon M Jnt L R/O/	93,300	107,272	0	0
15	15-01-13-101-034.000-006	R	Orschell, Thomas E & Sharon M Jnt R/O/S	3,300	0	0	3,298
15	15-01-13-101-035.000-006	R	Dassauer, David J & Cheryl C Co-Trustee	114,400	119,077	0	0
15	15-01-13-101-036.000-006	R	Harden, Dale & Elizabeth A McGee Harden	30,800	0	0	30,785
15	15-01-13-200-001.001-006	R	Jonas, Gerald L & Tamara F	201,100	222,104	0	0
15	15-01-13-200-001.002-006	R	Murphy's Gas Company, Inc. An Indiana Co	437,900	319,088	0	116,659
15	15-01-13-200-001.800-006	R	Dearborn County Commissioners	0	0	0	0
15	15-01-14-100-003.000-006	R	Beckham, Stuart W & Carol A	362,000	218,840	0	52,705
15	15-01-14-100-012.002-006	R	Viel, Rita C, Trustee of the William A V	90,400	160,138	0	90,362
15	15-01-14-200-001.000-006	R	Farmer, Norbert & Mary Catherine Tr Revo	0	0	0	0
15	15-01-14-500-002.000-006	R	Viel, Rita C	40,000	0	0	40,000
15	15-01-15-100-002.000-006	R	Kater, Joyce A, Trustee	356,900	173,915	0	56,362
15	15-01-15-100-003.000-006	R	Summe, Carl E Trustee 1/2 & Sarah J Trus	11,500	0	0	11,496
15	15-01-15-100-004.000-006	R	4K Real Estate, LLC	45,100	0	0	45,100
15	15-01-15-100-004.001-006	R	Flag Building LLC	91,900	0	0	91,900
15	15-01-15-200-001.000-006	R	Herbert, Robert E Jr Trustee	42,300	0	0	42,300
15	15-01-15-200-001.003-006	R	Kleckner, Tim	28,600	0	0	28,589
15	15-01-15-200-001.004-006	R	Hensley, Paul Joseph & Deborah Sue	89,000	13,164	0	7,418
				38,536	33,012		21,623



WEST HARRISON ALLOCATION AREA PROJECTS AND STRATEGY

DESCRIPTION OF PROPOSED PROJECTS

- Respond to opportunities to improve the marketability of the Area.
- Actively market the property to businesses and respond to requests for information from developers. This will include providing possible incentives.
- Obtain land that is marketable for building sites.
- Evaluate sites based on total investment necessary to get the site graded and filled to a buildable status to ensure they are marketable and can be expedited for the right project.
- Execute recommendation of the 2017 Duke Energy Site Readiness program.
- Evaluate best practices in construction and marketing of speculative, shell buildings to get some building inventory in the mix and attract development interest in the Area.
- The estimate of cost to complete this work on behalf of the Area is:
 - \$20,000 to \$50,000 not including the cost of any land purchases or investment in a possible speculative building which are handled on a case-by-case basis.

ECONOMIC DEVELOPMENT STRATEGY

- Infrastructure
- Financial support of projects
- Enhance cultural attractiveness
- Enhance public safety
- Professional services
- Marketing and land negotiation
- Workforce and labor demographics



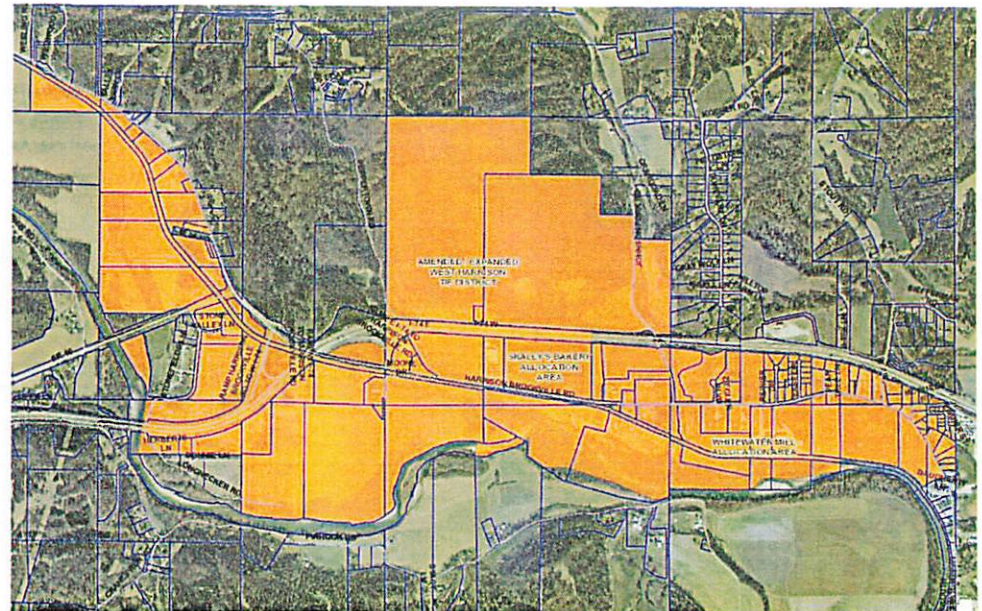
WHITEWATER MILL ALLOCATION AREA

General location:

- Between Whitewater River and Harrison-Brookville Road from approximately Johnson Fork Road to Pear Tree Lane.

Taxing units with territory in the allocation area:

- Dearborn County
- Harrison Township
- Sunman-Dearborn Community School Corporation
- Lawrenceburg Public Library District
- Dearborn County Solid Waste Management District
- West Harrison Allocation Area
 - Established 9/16/2013
 - Some areas begin expiring 3/27/2039



[Indiana Gateway link to the current Economic Development Plan for the Whitewater Mill Allocation Area](#)



WHITEWATER MILL ALLOCATION AREA PARCEL LIST

Whitewater Mill

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
15	15-006-0003-00	P	Whitewater Mill Llc	8,711,540	8,711,540	0	8,711,540
15	15-01-12-400-066.000-006	R	Rudicil, William G Trustee:William G Ru	8,900	8,900	6,874	2,023
15	15-01-13-100-003.000-006	R	Rudicil, William G Trustee: William G Ru	18,200	18,200	20,003	3,800
15	15-01-13-100-007.000-006	R	Rudicil, William G Trustee:William G Ru	5,500	5,500	6,102	1,100
15	15-01-13-200-001.000-006	R	B & D Ltd, An Indiana Partnership	37,500	37,500	46,446	7,200
15	15-01-13-200-001.801-006	R	Dearborn County Commissioners	0	0	0	0
15	15-01-13-200-001.900-006	R	B & D Ltd, An Indiana Partnership	300	300	111	189
15	15-01-13-200-002.000-006	R	Whitewater Mill, LLC a Delaware Limited	2,093,800	2,093,800	6,083	2,084,199
15	15-01-13-200-002.001-006	R	Whitewater Mill, LLC a Delaware Limited	9,839,500	9,839,500	326	9,822,055
15	15-01-13-200-002.600-006	R	H. Nagel & Son Co.	1,591,000	1,591,000	0	1,588,189



WHITEWATER MILL ALLOCATION AREA PROJECTS AND STRATEGY

DESCRIPTION OF PROPOSED PROJECTS

- Application of Tax Increment Revenues from the Whitewater Mill Allocation Area to pay principal and interest on bonds to be issued on behalf of Whitewater Mill, LLC.
 - Estimated cost: bonds in the approximate amount of \$2,100,000.
- Acquisition of approximately 43 acre parcel in Whitewater Mill Allocation Area.
 - Estimated cost: \$500,000
- Acquisition of approximately 16.21 acre parcel in Whitewater Mill Allocation Area.
 - Estimated cost: \$225,000
- Acquisition of public infrastructure throughout Economic Development Area.
 - Estimated cost: \$400,000

ECONOMIC DEVELOPMENT STRATEGY

- Continually seek opportunities to improve the available inventory and marketability of the Area
- Marketing and land negotiation
- Respond to requests for information
- Incentives
- Land Development
- Infrastructure
- Professional Services
- Workforce Development



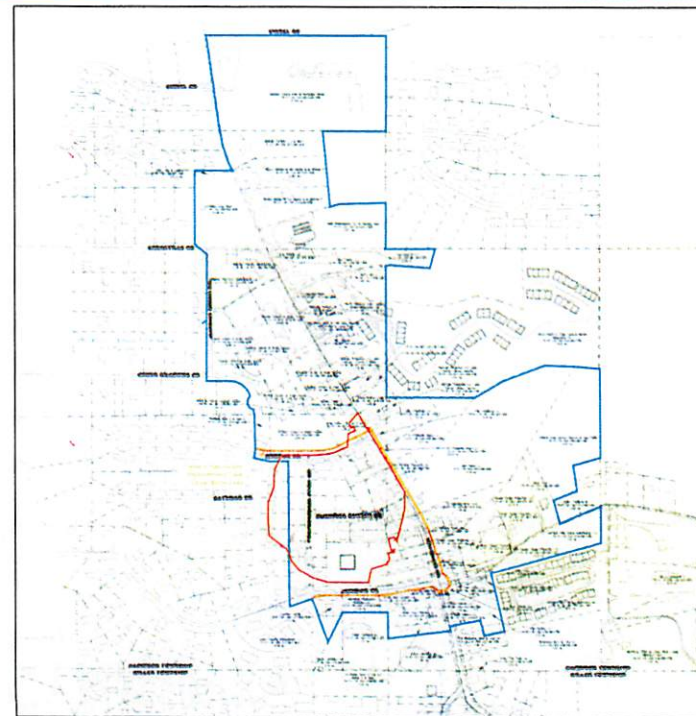
BRIGHT ALLOCATION AREA

General location:

- Between Einsel Road and ending just before First Financial Bank south of Jamison road. Slightly west of Garden Green Drive to 1100 feet east of the State Line Road and Jamison Road intersection.
- Only within Harrison Township (does not cross into Miller or Logan townships)

Taxing units with territory in the allocation area:

- Dearborn County
- Harrison Township
- Sunman-Dearborn Community School Corporation
- Lawrenceburg Public Library District
- Dearborn County Solid Waste Management District
- Bright Allocation Area
 - Established 12/10/2024



[Indiana Gateway link to the current Economic Development Plan for the Bright Allocation Area](#)



BRIGHT ALLOCATION AREA PARCEL LIST

Parcel Number	Zoning	Property Type Code	Taxpayer Name	GIS Area	Gross Assessed Value	Notes
15-01-34-401-003.000-006	B1	69 - Exempt	Hubbard Property Management LLC	1.099	649,600.00	Alt. PID: 15-01-34-401-008.000-006
15-01-34-401-042.000-006	B1	82 - Residential	Andry, Linda L & Carl Andry	0.829	149,800.00	
15-01-34-401-054.000-006	B1	82 - Residential	PMC Properties LLC	0.349	4,400.00	
15-01-34-401-054.001-006	B1	82 - Residential	GT Properties Bright LLC	0.349	100.00	
15-01-34-404-001.001-006	B1	69 - Exempt	Saint Elizabeth Medical Center Inc	0.229	67,000.00	
15-01-34-404-001.002-006	B1	69 - Exempt	Dearborn County Redevelopment Commission	0.229	67,000.00	Alt. PID: 15-01-34-404-001.008-006
15-01-34-404-001.003-006	B1	69 - Exempt	Dearborn County Redevelopment Commission	0.223	67,000.00	
15-01-34-404-001.004-006	B1	67 - Commercial	MRDrew Properties LLC	0.852	315,600.00	
15-01-34-404-001.005-006	B1	67 - Commercial	Moorwessel, Mark P & Kathy L	0.324	149,700.00	
15-01-34-404-001.007-006	B2	67 - Commercial	Rauen, Michael P	0.307	67,700.00	
15-01-34-404-002.000-006	B1	82 - Residential	Boardwalk Bright LLC	1.091	478,500.00	
15-01-34-404-002.002-006	B1	69 - Exempt	Berean Baptist Church	0.346	3,200.00	
15-01-34-404-002.003-006	B1	69 - Exempt	Dearborn County Redevelopment Commission	0.229	67,000.00	
15-01-34-404-002.004-006	B1	69 - Exempt	Dearborn County Redevelopment Commission	0.229	67,000.00	
15-01-34-404-002.005-006	B1	67 - Commercial	Pennington, Regina	0.536	92,900.00	
15-01-34-404-002.006-006	B1	67 - Commercial	Boardwalk Restaurant Holdings Inc	0.314	79,300.00	
15-01-34-404-002.007-006	B1	67 - Commercial	Boardwalk Restaurant Holdings Inc	0.330	70,700.00	
15-01-34-404-002.008-006	B1	67 - Commercial	Performance Electric LLC	0.483	178,200.00	
15-01-34-404-004.000-006	B1	69 - Exempt	Trustees, Berean Baptist Church	0.633	112,900.00	
15-01-34-404-006.000-006	B1	67 - Commercial	DSDREW Properties	0.048	15,300.00	
15-01-34-404-006.001-006	B1	82 - Residential	Kelly's Beauty Salon Inc	0.012	300.00	
15-01-34-404-008.001-006	B1	67 - Commercial	Long, Edward Jr MD	0.244	151,300.00	
15-01-34-404-008.002-006	B1	69 - Exempt	Saint Elizabeth Medical Center Inc	0.306	435,200.00	
15-01-34-404-008.003-006	B1	69 - Exempt	Saint Elizabeth Medical Center Inc	0.229	67,000.00	
15-01-34-404-008.004-006	B1	69 - Exempt	Saint Elizabeth Medical Center Inc	0.229	67,000.00	
15-01-34-404-008.005-006	B1	67 - Commercial	Rauen, Michael P	0.289	74,900.00	
15-01-34-404-008.006-006	B1	67 - Commercial	Long, Edward Jr MD	0.122	42,300.00	
15-01-34-404-014.000-006	R	67 - Commercial	Lunsford, Venoy	0.730	154,500.00	
15-01-34-404-015.000-006	B1	67 - Commercial	Boardwalk Restaurant Holdings LLC	0.553	330,000.00	
15-01-34-404-049.000-006	B1	67 - Commercial	Maxwell Holdings Inc	2.419	103,320.00	
15-01-34-404-050.000-006	B1	67 - Commercial	Bright Enterprises, LLC	2.419	55,870.00	
15-01-35-302-002.001-006	B1	67 - Commercial	PMC Properties LLC	1.279	504,900.00	



BRIGHT ALLOCATION AREA PARCEL LIST

15-01-35-302-002.062-006	B1	82 - Residential	GT Properties Bright LLC	2.236	43,100.00	
15-01-35-303-001.000-006	B1	69 - Exempt	Trustees, Berean Baptist Church	0.404	162,900.00	
15-01-35-303-002.000-006	B1	67 - Commercial	Team Hatoway Properties LLC	0.606	168,100.00	
15-01-35-303-003.000-006	B1	82 - Residential	MDG Bright LLC	0.543	138,400.00	
15-01-35-303-004.000-006	Ag	82 - Residential	Burger-Ziegler Properties, LLC	2.164	193,300.00	
15-01-35-303-005.000-006	Ag	82 - Residential	Meyer, Ryan	1.020	225,100.00	
15-01-35-303-007.000-006	N/A	69 - Exempt	Tri Township Water Corp	1.508	306,400.00	
15-01-35-303-010.000-006	B1	67 - Commercial	DSDREW Properties	0.448	90,900.00	
15-01-35-303-010.001-006	B1	67 - Commercial	Kelly's Beauty Salon Inc	0.395	184,500.00	
15-01-35-303-011.000-006	N/A	67 - Commercial	Burger-Ziegler Properties, LLC	1.233	146,600.00	
15-01-35-303-014.000-006	B1	69 - Exempt	Tri Township Water Corp	0.328	100,000.00	
15-01-35-303-016.000-006	B1	67 - Commercial	Allen Daniels Holdings LCC	0.533	469,900.00	
15-01-35-303-017.000-006	Ag	82 - Residential	Burger-Ziegler Properties, LLC	0.801	29,500.00	
15-01-35-303-018.000-006	B1	67 - Commercial	Hipsky, Timothy & Jennifer L	0.383	130,800.00	
15-01-35-303-019.000-006	B1	67 - Commercial	Bright Enterprises, LLC	0.364	82,500.00	
15-01-35-303-020.000-006	B1	67 - Commercial	Burger-Ziegler Properties, LLC	0.220	112,900.00	
15-01-35-303-020.001-006	B1	67 - Commercial	Gilman Family LLC	0.473	225,600.00	
15-01-35-303-021.000-006	B1	67 - Commercial	Burger-Ziegler Properties, LLC	0.265	61,700.00	
15-01-35-303-023.000-006	B1	67 - Commercial	Bright Enterprises, LLC	0.515	358,700.00	
15-01-35-303-024.000-006	B1	67 - Commercial	Bright Enterprises, LLC	0.073	28,000.00	
15-01-35-303-025.000-006	B1	67 - Commercial	United Dairy Farmers Inc	0.418	95,300.00	
15-01-35-303-027.000-006	B1	67 - Commercial	United Dairy Farmers Inc	0.215	62,900.00	
15-01-35-303-028.000-006	B1	67 - Commercial	Yash Indiana LLC	0.091	15,500.00	
15-01-35-303-029.000-006	B1	67 - Commercial	Yash Indiana LLC	0.055	20,500.00	
15-01-35-303-030.000-006	B1	67 - Commercial	Yash Indiana LLC	0.667	314,000.00	
15-01-35-303-031.000-006	B1	67 - Commercial	United Dairy Farmers Inc	1.106	747,300.00	
15-01-35-303-033.000-006	B1	67 - Commercial	Yash Indiana LLC	0.284	74,500.00	Alt. PID: 15-01-35-303-032.000-006
15-01-35-303-034.000-006	B1	67 - Commercial	Yash Indiana LLC	0.714	266,400.00	
15-01-35-303-036.000-006	B1	67 - Commercial	De Bruler, Brian D Life Est: George D & Mary J De Bruler	0.585	176,700.00	



BRIGHT ALLOCATION AREA PARCEL LIST

15-01-35-303-035.000-006 B1	67 - Commercial	Yash Indiana LLC	0.273	70,900.00
15-01-34-104-008.000-006 R	82 - Residential	Friendship State Bank	3.160	59,900.00
15-01-34-104-007.001-006 B1	67 - Commercial	Rauen, Melissa M aka Malisa M & Michael P	2.369	150,100.00
15-01-34-104-010.000-006 R	82 - Residential	Rauen, Melissa M aka Malisa M & Michael P	2.259	196,500.00
15-01-34-104-010.001-006 R	67 - Commercial	Held Development, Inc An Indiana Corp	4.008	84,000.00
15-01-34-401-004.000-006 B1	67 - Commercial	Sony Empire LLC	0.641	132,500.00
15-01-34-401-005.000-006 B1	67 - Commercial	Sony Empire LLC	1.295	81,300.00
15-01-34-401-011.000-006 R	82 - Residential	SMITH, AMY L	1.025	249,700.00
15-01-34-401-002.000-006 R	67 - Commercial	HUBBARD PROPERTY MANAGEMENT LLC	1.241	204,800.00
15-01-34-104-001.000-006 R	69 - Exempt	Dearborn County Park & Recreation Board	14.836	0.00
15-01-34-104-007.000-006 R	82 - Residential	SCHENK, THOMAS J II & AMY L	2.578	260,600.00
15-01-34-104-008.001-006 R	82 - Residential	Noel, Gary & Cynthia	0.108	2,400.00
15-01-35-302-001.000-006 R	82 - Residential	Sony Empire LLC	0.739	152,400.00
15-01-35-303-030.001-006 B1	67 - Commercial	Jamison Place Owners Association Inc	0.104	13,900.00
15-01-34-401-013.000-006 B1	67 - Commercial	SLS Management LLC	0.573	198,500.00
15-01-34-401-012.000-006 B1	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	2.788	5,543,800.00
15-01-34-401-015.000-006 R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	2.734	100.00
15-01-34-401-018.000-006 R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	0.880	116,200.00
15-01-34-401-029.000-006 R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	0.989	120,000.00
15-01-34-401-036.000-006 R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	0.992	5,000.00
15-01-34-401-031.000-006 B1	82 - Residential	CHRISTIAN CHURCH OF BRIGHT	0.459	121,600.00
15-01-34-401-037.000-006 B1	82 - Residential	CHRISTIAN CHURCH OF BRIGHT	0.439	137,300.00
15-01-34-401-039.000-006 R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	0.192	2,100.00
15-01-34-401-039.001-006 B1	82 - Residential	Garrison, Brent C	0.811	129,300.00
15-01-34-401-044.000-006 R	82 - Residential	Theobald, Mark A & Julie A	0.528	180,400.00
15-01-34-401-043.000-006 R	69 - Exempt	CHRISTIAN CHURCH OF BRIGHT	1.991	240,000.00
15-01-34-401-017.000-006 B1	82 - Residential	Reynolds, Katelynn & Jacob W Beall	0.573	111,900.00



BRIGHT ALLOCATION AREA PARCEL LIST

15-01-34-401-020.000-006 B1	82 - Residential	Cox, Jason David & Lisa Jean, Trustees of The Cox	0.573	119,100.00	
15-01-34-401-023.000-006 B1	82 - Residential	FEY, KENNETH	1.015	142,000.00	
15-01-34-401-011.001-006 R	82 - Residential	South Pointe at Piper Landing Owners Association I	1.473	0.00	
		HENINGER PROPERTIES, LLC LAND			
15-01-34-401-027.000-006 B1	82 - Residential	CONTRACT: JEROME D W	1.111	156,400.00	Alt. PID: 15-01-34-401-028.000-006
15-01-34-401-038.000-006 B1	82 - Residential	PEINE, PATRICK EDGAR	0.527	154,600.00	
		Heninger Properties, LLC : LAND CONTRACT:			
15-01-35-302-006.000-006 B1	82 - Residential	Wilker, Jerome	0.201	3,800.00	
		Heninger Properties, LLC : LAND CONTRACT:			
15-01-34-401-041.000-006 B1	82 - Residential	Wilker, Jerome	0.432	103,200.00	
15-01-35-302-004.000-006 Ag	65 - Agricultural	Jimenez, Hilda Jimena Palacios & Tyler Costa	5.407	3,500.00	
15-01-35-303-015.000-006 Ag	82 - Residential	Schroder Real Estate Investments LLC	2.481	129,400.00	
15-01-35-303-020.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.082	0.00	
15-01-35-303-011.800-006 B1	82 - Residential	Dearborn County Board of Commissioners	0.048	0.00	
15-01-35-303-026.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.019	0.00	
15-01-35-303-024.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.003	0.00	
15-01-35-303-023.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.054	0.00	
15-01-35-303-019.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.040	0.00	
15-01-35-303-014.800-006 B1	69 - Exempt	Dearborn County Board of Commissioners	0.039	0.00	
15-01-35-303-007.800-006 B1	69 - Exempt	Dearborn County Board of Commissioners	0.020	0.00	
15-01-35-303-016.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.084	0.00	
15-01-35-303-028.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.061	0.00	
15-01-35-303-020.801-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.324	0.00	
15-01-35-303-029.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.012	0.00	
15-01-35-303-027.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.043	0.00	
15-01-35-303-031.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.081	0.00	
15-01-35-303-036.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.585	0.00	
15-01-35-303-021.800-006 B1	82 - Residential	Dearborn County Board of Commissioners	0.034	0.00	
15-01-35-303-017.800-006 Ag	82 - Residential	Dearborn County Board of Commissioners	0.017	0.00	



BRIGHT ALLOCATION AREA PARCEL LIST

15-01-35-303-030.800-006 R	67 - Commercial	Dearborn County Board of Commissioners	0.027	0.00
15-01-35-303-033.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.058	0.00
15-01-35-303-035.800-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.060	0.00
15-01-35-303-030.801-006 B1	67 - Commercial	Dearborn County Board of Commissioners	0.102	0.00
15-01-34-401-032.000-006 B1	82 - Residential	Heninger Properties, LLC Land Contract: Jerome D Wilker	0.000	15,600.00
15-01-34-401-032.001-006 B1	82 - Residential	Heninger Properties LLC LAND CONTRACT: Jerome D Wilker	0.000	108,600.00



BRIGHT ALLOCATION AREA PROJECTS AND STRATEGY

DESCRIPTION OF PROPOSED PROJECTS

- Tax increment revenues from the Allocation Area or other sources of funds available to the Commission may be used to finance the cost of infrastructure improvements in or serving the Area (as well as demolition, in, serving or benefiting the Allocation Area), including without limitation;
 - (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, rail crossings and spur track improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, signage, parking lot improvements, and site improvements including landscape buffers;
 - (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, lift stations, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements;
 - (3) public park improvements and recreational equipment;
 - (4) job training and assistance as permitted under I.C. 36-7-14-39(b)(3)(K) and I.C. 36-7-25-7;
 - (5) eligible efficiency projects as permitted under I.C. 36-7-14-39(b)(3)(L); and
 - (6) all projects related to any of the foregoing projects and all other purposes permitted by law. Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental.
- All other projects and purposes permitted by law.

ECONOMIC DEVELOPMENT STRATEGY

- Infrastructure
- Financial Support of Projects
- Projects to Enhance Cultural Attractiveness
- Projects to Enhance Public Safety
- Professional Services
- Marketing and Land Negotiation
- Workforce and Labor Demographics



Estimate of the Cost of Acquisition and Economic Development

The Commission has prepared the following estimate of costs for implementation of this plan:

PROJECT TYPE	COST ESTIMATE
Infrastructure	\$1,000,000
Property Acquisition	\$500,000
Public Safety	\$250,000
Public Amenities	\$250,000
Incentives	\$750,000
All Others	\$100,000
TOTAL	\$2,850,000

Table found on page 8 of the Bright TIF resolution. Full document can be found at https://gateway.ifionline.org/public/contract-search/Documents.aspx?unit_code=398&unit_year=2016