

MINUTES
Dearborn County Redevelopment Commission
Monday, July 14, 2025

A meeting of the Dearborn County Redevelopment Commission was held at 5:00 p.m. on Monday July 14, 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 4:00 in the same location.

Attending:

Board members Jim Deaton, Jim Mansfield, Dennis Kraus, Jr., Tom Tepe, Jordan Hoffman, Trevor Bischoff and Doug Baker 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 Sue Hayden, minute taker. Daryl Cutter, non-voting school board member was absent.

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

MEMORANDUM FOR EXECUTIVE SESSION – Held 7/14/2025 at 4:00 p.m.

As 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.

Also 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).

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 – No action.

Approval of Minutes:

The minutes from the June 9, 2025 meeting were presented. Doug Baker motioned for approval of the minutes with a second by Jim Mansfield. All approved

Claims:

Claims were presented for approval: One Dearborn \$13,750.00 for 2nd quarter billing and Bayer Becker 2 invoices: \$956.25 for Task #4 (on ramp @I74), Task #7 (permitting) and meeting w/RR. \$3,397.50 for Task #4 (on ramp), Task #5A (Moore Dr. survey info) and site visit re drainage & prep for mtg and Drake Lawncare \$770.00 for mowing W. Aurora 5 times & W. Harrison 6 times. **TOTAL: \$18,873.75**

Tom Tepe motion to approve claims with a second by Trevor Bischoff. All approved.

Financials were reviewed.

Jim Deaton moved the Bayer Becker before of Old Business:

Bayer Becker Updates

Task #4 – West Harrison I-74 EB Ramp. Mark Rosenberger and Mike Perleberg talked with Jake from Barnes & Thornburg and are waiting for more information from him. Hoping Jake can talk to people at state to move project along.

Task #5 - Moore Drive / Railroad crossing – Mark received the construction cost document from railroad, \$225,913. Anthony Smart needs to review it.

Task #5B – Introduced a new task #5B. This task covers the Moore Drive improvement design, permitting, bidding, construction administration and survey for R/W dedication. Cost \$59,630. Trevor Bischoff moved to approve Task #5B with a second by Jim Mansfield. All approved.

Task #7 – Billboards permitting – Discussion regarding INDOT missing this billboard in their inventory and it's been around since 1960's. They will check into possibility of having it grandfathered – write a letter requesting this to INDOT. It was suggested to contact the ombudsman with the IEDC or State Legislators, or Seymour District head. Tabled until next meeting.

Downtown Bright Infrastructure - New Task Order Task #6A \$4,835.00 – Mark met with Dennis Kraus, Jr. on site at Professional Park Drive to address storm water. Considering putting in a detention but they need to reach out to St. Elizabeth as it's on their property. The two of them will make a call. County does not have an easement for one the pipes and that will need addressed as well. Tabled until next meeting.

Old Business:

US 50 Business Park Covenants – Reviewed by Anthony Smart, there are no covenants. Not a true business park.

Bright TIF Project – covered under Bayer & Becker

New Business

Planning & Zoning Dept Update on Randall Ave. Enforcement – Nicole Daily, Director of P&Z, let the board know that the Woliung property has been under enforcement since 2003. IDEM has found violations. Nicole will talk with attorney and this will probably be filed in Circuit Court.

Bright Meadows Park Project Update – Nicole reported that P&Z is helping with the IDNR application and the park's Master Plan. State is not taking applications until August of 2026. Looking at 2028 construction. She did thank the board on behalf of the Park Board for the donation.

Whitewater Processing TIF Allocation Area – Mike Perleberg opened a discussing about establishing an Allocation Area for the Whitewater Processing property which would require doing a re-TIF to amend the W. Harrison TIF. If the board would like to do this, it has to be done before the end of this year. This would extend the W. Harrison TIF out 25 years. There are other infrastructure needs in that area and this would equip the board to be able to take on projects in W. Harrison. Tom Tepe motioned to move forward with the re-TIF for the W. Harrison TIF with a second by Doug Baker. All Approved.

One Dearborn Report

READI 2.0 Grant Update – Mike reported that they can now move forward with a formal application for the grant. He will contact BOC and Council to get approval to apply as required for any grant applications.

Updated Cash Flows – Baker Tilly will do an annual update on the cash flow.

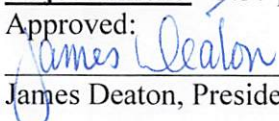
Attorney's Report – None

Other Business - None

Public Comment – None

Adjournment – 5:37 p.m.

Approved:


James Deaton, President DCRC