

MINUTES
Dearborn County Redevelopment Commission
Monday, August 11, 2025

A meeting of the Dearborn County Redevelopment Commission was held at 5:00 p.m. on Monday August 11, 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, 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 and Gage Pace from One Dearborn and Sue Hayden, minute taker. Board member Dennis Kraus, Jr. 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. Jim also read the following Memorandum for Executive Session into record.

MEMORANDUM FOR EXECUTIVE SESSION – Held 8/11/2025 at 4:45 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 July 14, 2025 meeting were presented. Doug Baker motioned for approval of the minutes with a second by Jordan Hoffman. All approved

Claims:

Claims were presented for approval: Indiana & Ohio Railroad \$7,954.20 for Moore Lane Project Preliminary Engineering and Bayer & Becker \$23,927.50 for Task #4 Ramp / Task #5A Boundary Surveys/ Task #5A Geotech investigation / Task #5B Drawings / Attending meetings **TOTAL: \$31,881.70**

After discussion on who reviews bills before they are approved by board, a motion was made by Jim Mansfield to approve claims as presented with a second by Doug Baker. All approved.

Financials were reviewed.

Old Business:

Whitewater Processing TIF Allocation Declaratory Resolution

Mike Perleberg, One Dearborn presented TIF information. After discussion, a motion was made by Jim Mansfield to approve Resolution DCRC-2025-005 with the understanding that Doug Baker will inform County Council at Council's September 5, 2025 meeting regarding this Resolution. This was seconded by Trevor Bischoff. All approved.

New Business

Land Disposition Advertisement for 3.0 Acre Site, Campus Dr. Lawrenceburg

Mike Perleberg let the board know this property was listed once already with no interest. He presented an offering sheet for approval to list again. Motion made by Trevor Bischoff to approve offering sheet as presented seconded by Jordan Hoffman. All approved.

Bayer Becker Updates - Mark Rosenberger

Task #4 – West Harrison I-74 EB Ramp. – no updated information.

Moore Drive / Railroad crossing

Task #5A - finished

Task #5B – in Engineering phase now. Need the Construction Agreement with IORY approved. Anthony Smart spoke about an insurance provision in the agreement. Doug Baker made a motion to approve the agreement contingent on working out the insurance required by IORY. This was seconded by Jim Mansfield. All approved.

Task #6 – Bright Business Center – Dennis Kraus, Jr. and Mark talked with St. Elizabeth about on-site underground detention as they don't want to lose parking area. Hasn't heard back from heads of St. E.

Task #7 – Billboards permitting – Mark recommends putting this aside as it appears to be at a dead end.

One Dearborn Report

READI 2.0 Grant Update – Moore Drive project grant paperwork has been filled out. This will go to BOC on September 2nd and to Council September 5th. Jim Deaton will attend those meetings.

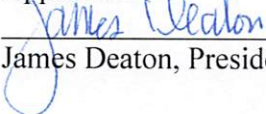
Attorney's Report – None

Other Business - Request from Sue Hayden for approval of a 3% increase for duties. This increases the 2026 budget by \$187.00. Motion to approve made by Doug Baker with a second by Tom Tepe. All approved.

Public Comment – None

Adjournment – 6:00 p.m.

Approved:



James Deaton, President DCRC