

MINUTES
Dearborn County Redevelopment Commission
Monday, September 8, 2025

A meeting of the Dearborn County Redevelopment Commission was held at 5:00 p.m. on Monday September 8, 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 4:15 in the same location.

Attending:

Board members Jim Deaton, Jim Mansfield, Dennis Kraus, Jr., 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, Gage Pace from One Dearborn and Sue Hayden, minute taker. Board member Tom Tepe, Daryl Cutter, non-voting school board member and Mike Perlberg, One Dearborn 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 9/08/2025 at 4:15 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 August 11, 2025 meeting were presented. Jordan Hoffman motioned for approval of the minutes with a second by Jim Mansfield. All approved.

Minutes from the Special Meeting held on August 25, 2025 were presented. Doug Baker motioned for approval of the minutes with a second by Jordan Hoffman. All approved.

Claims:

Claims were presented for approval: Register Publications \$280.62 for Notice of Land Disposition Ad; Drake Lawncare \$710.00 for mowing Harrison and Aurora properties 4 times each and spraying at billboards 2 times; Drake Lawncare \$420.00 for mowing Harrison 4 times and Aurora 2 times. TOTAL: \$1,410.62

A motion was made by Doug Baker to approve claims as presented with a second by Jordan Hoffman. All approved.

Financials were reviewed.

Old Business:

Whitewater Processing TIF Allocation Area - Baker Tilly Tax Impact Statement Presentation

Andrew Mouser, Baker Tilly gave an informational presentation on the tax impact of amending allocation area.

Land Disposition Advertisement for 3.0 Acre Site, Campus Dr. Lawrenceburg - Nothing to report for this meeting.

New Business - None

Bayer Becker Updates - Mark Rosenberger

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

Task #5B – Moore Drive / Railroad crossing - Construction Agreement with IORY needs signature. Moving forward with Cameron Smith with railroad. Mark showed drawings of the site area and what he is proposing to be done. By next meeting they should be ready to go out to bid. Those documents will be worked out with Anthony Smart. He'll work on a certified survey to get to Nicole Daily and then go through Tech Review. Dennis Kraus, Jr. mentioned submitting it to Planning and Zoning.

Task #6 – Bright Business Center – Mark spoke with Chris with St. E and was informed this property may be sold to another entity. Dennis Kraus, Jr. stated there is a need to do detention in that area and since there is no money in Bright TIF yet this could probably wait.

Task #7 – Billboards permitting – Nothing more for this.

One Dearborn Report

READI 2.0 Grant Update - Council approved READI application.

For Sale Signage for DCRC Properties - Board discussion and agreed signs should be on all properties for sale. Motion made by Jordan Hoffman for a \$250 limit to be put on signs with a second by Doug Baker. All approved.

Attorney's Report – Stated he's still working on Whitewater Processing allocation area documents.

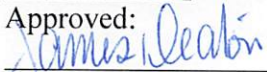
Other Business

Reschedule October 13th meeting - Due to Columbus Day and the county being closed there is a need to reschedule the DCRC's October 13, 2025 meeting. Dennis Kraus, Jr. motioned to reschedule for October 20, 2025 with a second by Doug Baker. All approved.

Public Comment – None

Adjournment – 5:45 p.m.

Approved:



James Deaton, President DCRC