

**MINUTES**  
**Dearborn County Redevelopment Commission**  
**Monday, October 20, 2025**

A meeting of the Dearborn County Redevelopment Commission was held at 5:00 p.m. on Monday October 20, 2025 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025.

**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, Mike Perlberg and Gage Pace from One Dearborn Gage Pace and Sue Hayden, minute taker. Board member Tom Tepe 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.

**Approval of Minutes:**

The minutes from the September 8, 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: Smart Law \$4,528 for legal services May 8 thru Sept 8; Bayer Becker - two invoices for Moore Dr. Task 5B (1) \$7,731.25 and (2) \$9,195; Drake Lawncare \$490.00 for mowing Harrison 4 times and Aurora 3 times; One Dearborn \$13,750 for 3rd qtr. Billing and Register Publications \$78.12 for public hearing ad running 2 times. TOTAL: \$ \$35,772.37

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** - Mike Perleberg gave an update of the process and timeline. There will be a public hearing on November 10, 2025 during the boards next meeting where a Confirmatory Resolution will be presented.

**Land Disposition Advertisement for 3.0 Acre Site, Campus Dr. Lawrenceburg** - Land was advertised at the average of two appraisal \$245,000. Deadline for offers was October 10, 2024. One qualifying offer was received from TWG Developments and met all requirements. They offered \$500,000 for the property and proposed a project to build a 110-unit rental property. This is in the City of Lawrenceburg so Mike spoke with the City's Redevelopment Director and they are intrigued by the proposal. The project will have to go through the city's processes. Tonight, the board has 3 options, to enter into negotiation with developer, deny offer or table it. After discussion Dennis Kraus motioned to move forward to allow Attorney, Anthony Smart to coordinate with developer and move forward with a purchase agreement. This was seconded by Jim Mansfield. All approved. Mike was instructed to let the City of Lawrenceburg know the board's decision.

**New Business**

**2026 TIF Spending Plan Proposal** - DLGF requires a TIF Spending Plan be approved by board and uploaded to Gateway. After discussion, Jim Mansfield motioned to accept as presented with a second by Doug Baker. All approved.

**Cushman & Wakefield 2026 Marketing Agreement** - The current contract is a 12-month agreement running through November 30th. Discussion was held on revisiting looking at other companies. Board will look at interviewing other earlier next year. Motion was made by Trevor Bischoff to continue with Cushman Wakefield with a second by Dennis Kraus. All approved.

**Declaratory Resolution for Clay Township Economic Development and Allocation Area** - Jim Deaton noted that SEI Data is building a new data center to the west of Dillsboro so the Town was going to annex out around Lake Dilldear and create a TIF area. With this annexation not happening, that now allows this board the opportunity to create a TIF in that same area. There is potential for development as a new sewer project is being put all along the proposed TIF area and there is plenty of electricity and open land. Jim went to the Town of Dillsboro and let them know of this proposal. The Town sent him a letter of support. Discussion was held regarding establishing the TIF area in Clay Township. If this is going to happen it should be done before the end of the year. Anthony Smart noted that the Auditor has issue with the list of parcels so the Resolution can't be passed tonight. This was considered informational and will be brought back up at November 10, 2025 meeting.

**Bayer Becker Updates** - Mark Rosenberger

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

**Task #5B – Moore Drive / Railroad crossing** - Certified Right of Way survey is complete and ready to be recorded. Mark will submit for tech review and then it can go out to bid. Plat is ready and will be dedicated to the Board of Commissioners.

**Task #6 – Bright Business Center** – Still on hold due to detention issue. Chris from St. Elizabeth has not gotten back with him regarding the sale of property.

**One Dearborn Report**

**READI 2.0 Grant Update** - Documents have been sent to State and is now in review.

**For Sale Signage for DCRC Properties** - There is only a need for one sign now that Campus Dr. has an offer. This sign will be for property on US 50 at Randall Avenue. Discussion held regarding cost and possibly getting signs to reuse. Dennis Kraus motioned to allow the current approved budget of \$250 be used for this property. Jordan Hoffman seconded and all approved.

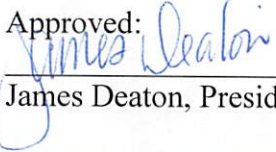
**Attorney's Report** – Nothing to report.

**Other Business** - Nothing.

**Public Comment** – None

**Adjournment** – 6:00 p.m.

Approved:

  
James Deaton, President DCRC