

MINUTES
Dearborn County Redevelopment Commission
Monday, November 10, 2025

A meeting of the Dearborn County Redevelopment Commission was held at 5:00 p.m. on Monday November 10, 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 4:30 in the same location.

Attending:

Board members Jim Deaton, Jim Mansfield, Dennis Kraus, Jr., Jordan Hoffman, Trevor Bischoff and Tom Tepe were present at both meetings. Also attending both meetings were; Connie Fromhold, Treasurer for the Board, Anthony Smart, Attorney for board, Mike Perlberg, One Dearborn and Sue Hayden, minute taker. Board member Doug Baker, 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 11/10/2025 at 4:30 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.

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 October 20, 2025 meeting were presented. Jordan Hoffman motioned for approval of the minutes with a second by Tom Tepe. All approved.

Claims:

Claims were presented for approval: BakerTilly \$12,250.00 for TIF Neutralization, Impact Analysis and Bond Scenarios; Bayer Becker \$8,276.25 for Task 5B Moore Dr. construction drawing & RoW survey; Amazon \$203.40 for For Sale signs; Smart Law \$6,240.00 for legal services Sept. 5 thru Nov. 5, 2025.

TOTAL \$26,969.65

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

Financials were reviewed.

PUBLIC HEARING: 2025 Whitewater Processing Allocation Area

Jim Deaton opened the public hearing and opened the floor for public comment. Hearing none public comment was closed. Public hearing closed with a motion by Trevor Bischoff and a second by Tom Tepe.

Old Business:

Confirmatory Resolution for Whitewater Processing TIF Allocation Area -

The Resolution 2025-DCRC-006 was presented. After a short discussion and questions by the board, a motion to approve the Confirmatory Resolution was made by Jordan Hoffman with a second by Jim Mansfield. All approved.

Declaratory Resolution for Clay Township Economic Development Area and Allocation Area-

Mike Perleberg gave background on why this allocation area is being presented and why it's a positive addition. Dennis Kraus, Jr. stated he just doesn't see a need for a TIF area at this time. Jim Mansfield felt that at least it is doing something to help the area schools and/or Lake Dilldear sewage problems. Several questions by the board were answered by Andrew Mouser, Baker Tilly. He explained that an Impact Statement will be done for the next meeting and will show the potential taxing impact. Mike Perleberg mentioned the SEI Communications Data Center being built right now is the reason the TIF is being considered at this time. Discussion regarding passing this Declaratory Resolution just gets the procedure moving. It would need to go to Plan Commission, the Board of Commissioners and then back to this board for a Confirmatory Resolution before TIF is established. It was explained that DCRC is stepping in and doing what the Town of Dillsboro wanted done and the Town Board did send a letter of support. Discussion regarding sewage capacity. Chris Mueller, Lawrenceburg Township addressed board regarding what she's heard at the Dearborn County Region Sewer District meetings. More discussion that the TIF could be used to help an issue with sewage.

Jim Mansfield motioned to approved the Declaratory Resolution 2025-DCRC-007 with a second by Trevor Bischoff. Approved with two nays: Dennis Kraus, Jr. and Jordan Hoffman.

TWG Development Purchase Agreement - Letter of Intent - Marissa Conatser, Senior Development Director, TWG Development, LLC. She runs the Indiana development team and presented a background on company TWG "Together We Grow" and the proposed project. Their project will be run through an IHCDa non- competitive application for an affordable and workforce housing development. If they are successful, they will be provided tax credits from IHCDa which they will sell to help fund the project. If the board signs the Purchase Agreement, the next step would be do environmental testing and put a plan together if there were any issues found, do a market study then submit the application. Once they are awarded the tax credits they start the design process, go through variance approvals with City of Lawrenceburg if needed and then close on property in 2026. Construction could then start and it might take 16-18 weeks. Their project will be a 110-unit multifamily workforce housing which will have 1-, 2- and 3-bedroom units. \$28 million dollar investment. They are committed to create affordable rents for a minimum of 40 years. If construction is completed in 2028 rent would stay affordable until 2068. Affordable rents mean residents that would not pay more than 30% of their income in rent and utilities. There would be a playground, pool, community room, outside exercise area as well as on site management. As part of the tax credit program the units have to be energy efficient. This would be called The Lofts at Ludlow Hill. Those that could live there would have income under \$70,000. There would be handicap units and special needs units.

Board question regarding City of Lawrenceburg is on board, which they are and there is a letter of support from the City of Lawrenceburg's Redevelopment Director Motion made by Trevor Bischoff to accept the Agreement for Purchase of Real Estate with TWG prepared by board attorney with a second by Dennis Kraus, Jr. All approved.

New Business

Request for Assistance - Dearborn County Planning & Zoning -

Kyla Potter, P&Z presented a request for \$5,000 to assist with the Indiana State Dept. Bike & Pedestrian Planning Grant. This ties in to the Health and Parks masterplan. Will be paid out of the general cash fund. Motion to approve funding made by Trevor Bischoff with a second by Tom Tepe. All approved.

Request for Assistance - Indiana Small Business Development Center SE -

Mike Fulkerson, Regional Director for ISBDC. Thanked board for past support. Submitted application and had information with application. Board is familiar with their services and feel it's a good program. Trevor Bischoff motioned to approve request with a second by Jim Mansfield. All approved.

Bayer Becker Updates - Mark Rosenberger

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

Task #5B – Moore Drive / Railroad crossing - He submitted documents to Tech Review at county and will be reviewed on Monday, November 17th.

Task #6 – Bright Business Center – Chris Manjo from St. E. sent email stating the sale is not going to go through. They are reluctant to allow the detention to be put on their property. Maybe a board member or county official can work better with them.

One Dearborn Report

READI 2.0 Grant Update - IEDC gave final approval of the \$250,000 READI 2 grant to support the Moore Dr. project. Should be a grant agreement with SEI READI at next meeting.

Sign Project - Signs were ordered and are put out.


Attorney's Report – nothing

Other Business - None

Public Comment – None

Adjournment – 6:20 p.m.

Approved:


James Deaton, President DCRC