

MINUTES
Dearborn County Redevelopment Commission
November 10, 2021

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Wednesday, November 10, 2021 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. A Public Hearing was held for the dissolution of the Skally's TIF Allocation Area & Amendment of West Harrison TIF Allocation Area/ED Plan.

Attending:

Board members Diane Bender, Jim Deaton and Allen Goodman were present at the meeting. Dave Dedden and Jim Helms participated via phone. Also attending the meeting were: Connie Fromhold, Treasurer for the Board, Andrea Ewan, Board Attorney, Mike Perleberg, One Dearborn and Sue Hayden, Minute Taker. Jamie Graf, non-voting school board member was absent.

Diane Bender called the meeting to order at 9:00 a.m. and read the Title VI statement for compliance.

Approval of Minutes:

The minutes from the September 9, 2021 meeting were presented. Jim Deaton made a motion to approve the minutes with a second by Allen Goodman. Approved.

Claims & Review of Financials:

Claims presented as follows: \$98.62 to Register Publications for Public Hearing Ad; \$10,000 to One Dearborn for third quarter billing; \$3,800 to Baker Tilly for services re: dissolution of Skally's TIF and expanding W. Harrison TIF; \$1,680 for TIF Neutralization; \$840 to Drake Lawn mowing 12 times. Jim Deaton made a motion to approve claims as presented with a second by Allen Goodman. Approved.

Financial were reviewed.

Meetings: 2022 will be the same as last year. The second Thursday of every other month at 9:00 a.m.

PUBLIC HEARING: To Confirm Dissolution of the Skally TIF Allocation Area and Amend the West Harrison TIF Allocation Areas/ED Plan

Open Public Hearing - 9:10 a.m.

On September 9, 2021 a Declaratory Resolution was signed dissolving the Skally's TIF. The Plan Commission and BOC have heard their request and approved it. Now a vote on the Confirmatory Resolutions need to take place.

Public Comments Opened. None

Public Comments Closed.

Motion to approve Resolution 2021-DCRC-0006 confirming the dissolution of Skally's TIF Allocation Area was made by Jim Deaton seconded by Allen Goodman. Roll Call: Dave Deddens, yes; Jim Helms, yes; Allen Goodman, yes and Jim Deaton, yes. All approved.

Motion to approve Resolution 2021-DCRC-007 confirming the expansion of the West Harrison TIF Allocation and ED Plan was made by Allen Goodman seconded by Dave Deddens. Roll call: Jim Helms, yes; Dave Deddens, yes; Allen Goodman, yes and Jim Deaton, yes. All approved.

Public Hearing was closed.

Old Business:

Billboards – Dyke Industries is interested in leasing another side of a billboard. Jim Deaton motioned to allow Dave Deddens to contract with someone to get vegetation/trees cleared and to contract with Dyke Industry to lease one side of billboard for \$400 the first year and \$450 the second year. Allen Goodman seconded and all approved.

New Business:

None

One Dearborn Report:

1. Dyke Industries: the foundation for their building has been poured and the walls are up. Mike Perleberg met with the County Assessor on how the building will be assessed. It has to be 40% complete before assessed.
2. Property in Guilford: top soil has been spread and most of the weeds have been cut down. Contractor will be back out to seed and soil. Mike will keep an eye on it.
3. Tom Stone: Mike met with him recently regarding the Farming Lease. Tom is asking that the access road for the billboard, being discussed to lease to Dyke's, be shifted to the west, or left up against the property line with DCRC and Dyke. Allen Goodman made a motion to approve the change to adjust the access path to billboard as discussed by Mike Perleberg with a second by Jim Deaton. Approved.
4. Remaining Acreage 15 & 26 at West Harrison Business Park: Mike wanted to open a discussion regarding utilizing the services of a broker to market the remaining acres. The board is favorable and are willing to explore this option. Mike will set up talks with brokers and between he and Diane narrow a list to have them come to future meetings.
5. New Marketing Video: Mike emailed this to board members. The video will be marketed on the I-74 Biz.com website, sent as email marketing and placed on other social media to raise awareness that there's plenty of opportunity along I-74 in Indiana.
6. SE READI – They've submitted and the presentation is November 29, 2021 to the Steering Committee to IEDC. 30-minute presentation then Q's & A's. He may be one of three to tell the story behind the proposal.

Attorney Report

None


Other Business:

None

Adjournment:

Adjourned at 9:40 a.m.

Approved:


Diane Bender, President DCRC