

**MINUTES**  
Dearborn County Redevelopment Commission  
March 10, 2022

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Thursday, March 10, 2022 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. An Executive Session took place at 8:00 a.m. held at the same location.

**Attending:**

Board members Diane Bender, Jim Deaton, Allen Goodman, Jim Helms and Dave Deddens were present at both meetings. Also attending the meetings were: Connie Fromhold, Treasurer for the Board, Andrea Ewan, Board Attorney and Mike Perleberg, One Dearborn. Sue Hayden, Minute Taker attended the public meeting. 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. She also read the following Memorandum for Executive Session into record:

**MEMORANDUM FOR EXECUTIVE SESSION – Held 3/10/22 at 8:00 a.m.**

*As 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).*

*Also 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:**

Dave Deddens made a motion to give authority to Diane Bender, Mike Perleberg and Andrea Ewan to negotiate and move forward with Project Teamwork and the bidding process for the 26 acres in W. Harrison when the second appraisal comes back. This was seconded by Jim Helms. All approved

**Approval of Minutes:**

The minutes from the January 13, 2022 meeting were presented. Allen Goodman motioned to approve the minutes with a second by Dave Deddens. Minutes were also presented from the February 2, 2022 meeting. Jim Helms motioned to approve them with a second by Allen Goodman All approved.

**Claims & Review of Financials:**

Claims were presented as followed: Jeffrey D. Thomas Appraisal Inc. \$375 for Guilford properties appraisal along with \$700 for Harrison Brookville Rd. appraisal; Nuhring Appraisal Services \$350 for Guilford properties appraisal. Dave Deddens made a motion to approve claims in the amount of \$1425.00 as presented with a second by Jim Deaton. All approved.

The financials were passed out and reviewed.

**Old Business:**

Guilford Properties – Mr. James Pessler, a resident that has adjoining property would like to buy the parcels and use them for an extended yard. He came to meeting to find out what the restrictions for its use and for buying the property.

Discussion took place regarding advertising the properties for sale. The board will check with Nicole on restrictions from the Blighted Program. Motion was made by Allen Goodman to initiate the bidding process and advertise to sell the properties for a minimum of \$6,000. Any restrictions will be included in the advertisement and along with the offer to purchase the properties would include a written summary of the proposed use of the properties. This was seconded by Jim Deaton. All approved.

**New Business** – None

**Other Business:**

Mike Perleberg discussed a need for a third access road for the approximate 15 acres parcel in the W. Harrison Business Park. This needs to be granted through the Plan Commission. He has received a quote from Land Consultants to manage this request, on Redevelopments behalf, in the amount of \$4200 for field survey, site layout plan and future traffic count. To make the 15 acres viable to market he is recommending this be done. Mike mentioned there is still \$4012 in the Duke Energy Site Readiness money. He will get Duke's blessings to use that money and if they agree the bulk of this work could be paid with that. Allen Goodman motioned to have Land Consultant do this work for \$4200 with an understanding that the board pay the remaining balance of \$188 if the Duke Readiness money can be used. The board will pay the full \$4200 if it can't. This was seconded by Jim Helms. All approved.

Billboard Lease – Dyke Industries would like to lease the billboard on the 15-acre parcel visible from the eastbound lanes on I74. This would be the 20x40 ft section and would be a two-year lease beginning April 11, 2022 for \$4800 the first year paid in two installments of \$2400. The second year would be a total of \$5400 paid in two installments of \$2700. Dave Deddens motioned to execute the lease with a second by Jim Deaton. All approved.

Mowing for 2022 season at Guilford, Aurora and W. Harrison. Motion made by Jim Helms to authorize Mike Perleberg to find and negotiate a suitable mower for these locations with a second by Allen Goodman. All approved.

**One Dearborn Report**

IEDC READI program and the SEI READI Initiative are still working through process to select the most impactful projects for the \$15 million awarded from the Economic Development Corp and Gov. Holcomb.

Dyke Industries in W. Harrison looks like it might open up sometime this summer. Mike is setting up a work force tour with Workforce One, Ivy Tech and local schools so Dyke can get acquainted with our resources in southern Indiana.

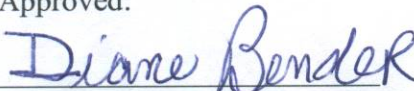
Business Retention and Expansion with Purdue Extension has met with all the business they had planned to meet with and next step is drafting a formal report outlining the BRE program which focused on food and agri-businesses in Dearborn County. This may be ready in June or July.

**Adjournment:**

Next scheduled meeting is May 12, 2022

Adjourned at 9:35 a.m.

Approved:

  
Diane Bender, President DCRC