

MINUTES
Dearborn County Redevelopment Commission
July 14, 2022

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Thursday, July 14, 2022 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025.

Attending:

Board members Diane Bender, Jim Deaton, Allen Goodman, Jim Helms and Dave Deddens were present. Also attending the meeting were: Connie Fromhold, Treasurer for the Board, Andrea Ewan, Board Attorney, Mike Perleberg, One Dearborn and Gage Pace, One Dearborn as well as 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 May 12, 2022 meeting were presented. Jim Deaton motioned to approve the minutes with a second by Allen Goodman. All approved.

Claims & Review of Financials:

Claims were presented to pay Drake Lawn & Landscape \$1330.00 for mowing 8 times at Aurora Business Park property as well as mowing W. Harrison and Guilford properties each 4 times and spraying both once. \$10,000 for One Dearborn's 2nd quarter payment and \$100 to Hylant for an INDOT Blanket Bond regarding the I74 tree removal. Allen Goodman motioned to approve claims with a second from Jim Deaton. All approved.

The financials were passed out and reviewed. Connie Fromhold asked for permission to engage Baker Tilly to assist with TIF neutralizations again this year. Allen motioned for approval with a second by Jim Helms. All approved.

Old Business:

EDA with Mohr – Paperwork was presented at a County Council meeting as well as at a County Commissioners' meeting where it was approved unanimously at both. Last step is approval by DCRC Board. Allen Goodman motioned to finalize the EDA Agreement and to authorize Diane Bender to sign. This was seconded by Dave Deddens. All approved.

Guilford Properties Update – Contract not signed. Should be complete by next meeting.

West Harrison Billboards Update – Mike Perleberg researched and he's not sure a permit was ever issued. Mr. Stone thought it was verbal. Dave Deddens met with the an INDOT person from Indianapolis and they were going to have someone reach out to Dave. The main INDOT contact, Mark Brunner, passed away and information for driveways and signs is difficult to find. Dyke will not be making any further payments until the brush and trees are taken care of.

New Business

Annual Presentation to Taxing Units presented by Mike Perleberg, One Dearborn. By Statute DCRC is required to do a presentation updating the taxing units of activity in the TIF areas. Taxing units were invited to meeting but none were in attendance.

Engineering RFQ was sent out in June looking for a Civil Engineering firm for site improvements. 6 firms responded. These will be reviewed for a recommendation at next meeting. Tabled until next meeting.

SEI READI Match Letter – When awarding funds IEDC wants SEI READI to focus on areas where growth is or expected to be happening. They feel the W. Harrison Business Park is one of those areas. The READI program can fund economic development projects and One Dearborn has put together a project titled I74 West Harrison Business Park Acceleration Project that shows approximated two million dollars of projects that can be done in that area. There may be a chance to get help through the READI Grant. A local match is required and TIF money is available to do this. A commitment of up to \$500,000 from the W. Harrison TIF is being requested with this letter. Jim Deaton made a motion to earmark up to \$500,000 of W. Harrison TIF as match to apply for the READI Grant. Seconded by Dave Deddens. All approved.

Resolution DCRC-2022-001 Determination to Capture Tax Increment Revenues – Annual Resolution to alert taxing units all TIF money will be captured and not distributed. Allen Goodman made a motion for approval with a second by Jim Helms. All approved.

Ratify signature. A letter from June 1, 2022 regarding intent to capture tax increment revenues was signed by Diane Bender outside the meetings so deadlines were met. Motion made by Dave Deddens to ratify Diane's signature with a second by Allen Goodman. All approved.

2023 Budget was presented for approval. Jim Deaton motioned to approve budget with a second by Jim Helms. All approved.

One Dearborn Report

2022 First Half Progress Highlights:

1. Completed a \$15,000 Duke Energy Foundation Grant Program for digital inclusion to assist small businesses set up websites. Some were in the unincorporated area of Dearborn County.
2. Completed the first cycle of the Business Retention (BRE) Program. They held an Agri-Business Conference at the 4-H Fair which was well attended.
3. RFIs have been steady. They responded to 27 out of 53 received so far this year. 2022 only responded to a total of 35.

Attorney's Report - None

Other Business

Dave Deddens was approached about helping put connector road at Rosewood Acres where Civista, BP, etc. is at St. Leon. Board can consider it due to it being in TIF but they need more information.

Randall Ave. in Aurora – Mike had a conversation with Commissioner Rick Probst about the road, in DCRC's W. Aurora TIF, is in need of being resurfacing. This is something they are looking at for use of TIF funds.

Adjournment:

Next scheduled meeting is September 8, 2022

Adjourned at 9:47 a.m.

Approved:



Diane Bender, President DCRC