

**MINUTES**  
Dearborn County Redevelopment Commission  
September 8, 2022

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Thursday, September 8, 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, and Jim Helms were present at both meetings. Also attending the meetings were: Connie Fromhold, Treasurer for the Board and Mike Perleberg, One Dearborn. ~~Andrea Ewan, Board Attorney~~ participated via phone for Executive Session and Dave Deddens, board member called in for both meetings. Sue Hayden, Minute Taker attended the public meeting. Allen Goodman, board member and Jamie Graf, non-voting school board member were 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 9/8/22 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:**

Jim Deaton made a motion to give One Dearborn authority to obtain appraisals on properties discussed during the Executive Session. This was seconded by Jim Helms. All approved

**Approval of Minutes:**

The minutes from the July 14, 2022 meeting were presented. Jim Deaton motioned to approve the minutes with a second by Jim Helms. Approved.

**Claims & Review of Financials:**

A claim was presented to pay Drake Lawn & Landscape \$1150.00 for mowing 8 times at Aurora Business Park property as well as mowing W. Harrison 3 times and Guilford properties 5 times. Jim Helms motioned to approved the claim with a second by Jim Deaton. Approved.

The financials were passed out and reviewed.

**Old Business:**

**Guilford Properties** – Still waiting for closing to be scheduled. This should be done soon.

**I-74 Tree and Brush Removal Update** – Still working with State for permitting.

**Civil Engineering Services RFQ** – these have been narrowed down to 3 who will be invited to the next meeting on November 10, 2022.

**2023 Budget Update** – Jim Deaton motioned to increase Sue Hayden’s salary for Minute Taker the same 5% that County Council gave employees for 2023. This was seconded by Jim Helms. Approved

**New Business** – None

**One Dearborn Report**

Mike Perleberg reported that he and Gage had toured Dyke Industries in W. Harrison and it looks very good. They are still working on a ribbon cutting ceremony. If interest others can do a tour as well.,

Mohr Capital continues to market the site. They will be submitting a site plan to Planning & Zoning this week. Their out of state title company still is looking for answers to questions. Closing should take place soon after all their questions are answered.


Commissioner Rick Probst has brought up concern of condition of road on Randall Avenue. Gage and Mike met with County Engineer, Todd Listerman and got some estimates for resurfacing. Discussion on using TIF funds to help along with funds from highway. Moving forward DCRC should go to BOC to request using the County Engineer to manage the project. Cost sharing would need to be addressed. This will be discussed informally with BOC.

Dave Deddens brought up using St. Leon TIF money to help with a road between BP and Civista Bank. Mike mentioned this would be a good topic that the engineering firm could handle. The 3 companies from the RFQ’s will be at the next meeting.

**Adjournment:**

Next scheduled meeting is November 10, 2022  
Adjourned at 9:30 a.m.

Approved:

  
Diane Bender, President DCRC