

**MINUTES**  
Dearborn County Redevelopment Commission  
March 14, 2023

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Tuesday, March 14, 2023 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. An Executive Session took place at 8:45 a.m. held at the same location.

**Attending:**

Board members Jim Deaton, Allen Goodman, Dave Deddens, Jim Helms, and Jim Mansfield were present at both meetings. The new non-voting school board member, Daryl Cutter was present. Also attending the meetings were Connie Fromhold, Treasurer for the Board, Andrea Ewan, Board Attorney, Mike Perleberg from One Dearborn. Sue Hayden, Minute Taker attended the public meeting.

Jim Deaton called the meeting to order at 9:00 a.m. and read the Title VI statement for compliance. He also read the following Memorandum for Executive Session into record:

**MEMORANDUM FOR EXECUTIVE SESSION – Held 3/14/23 at 8:45 a.m.**

*As indicated in the Notice of Executive Session this meeting was to discuss 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:**

None taken.

**Approval of Minutes:**

The minutes from the January 12, 2023 meeting were presented along with minutes from the Strategic & Planning meeting held on February 14, 2023. Allen Goodman motioned to approve the minutes with a second by Jim Helms. Approved

**Claims & Review of Financials:**

A claim in the amount of \$1625 was presented to pay Signarama for work done on the Johnson Fork/I-74 Billboard. Discussion took place about what work was done and if the amount was correct. Mike Perleberg will verify what was done and amount invoice should be. Allen Goodman motioned to allow Jim Deaton to approved the claim once it is corrected with a second by Dave Deddens. Approved. (Amount was reduced to \$1450.00)

The financials were passed out and reviewed.

Allen Goodman motioned to allow Baker Tilly to do the Fiscal Reporting in Gateway as well as the TIF Notifications. Dave Deddens seconded. Approved.

**New Business**

**Bayer Becker Task Orders** – B&B submitted two proposals:

1. Traffic Study - truck traffic has increased greatly in the West Harrison TIF area.
2. W. Harrison Business Park Driveway – Design and engineering new driveway to the 15-acre site.

Traffic study will help determine the driveway design. The data and map will help P&Z.

Allen Goodman motioned to proceed on the Traffic Study, Task 1 proposal with a second by Dave Deddens. Approved. This will be paid from TIFs 4304 and 4305, split equally.

Time line is approximately 60 days.

**Randall Avenue Enforcement Issue:** Nicole Daily, Director of Planning & Zoning visited the property and there is still an ongoing issue with junk cars. Last active enforcement was in 2018 and the property owners cleaned it up some but it has since reverted. She has reached out to State and is waiting to hear back to include them with a state violation. She will file in CODE Court once P&Z's attorney returns from vacation.

**Property in Bright:**

Four properties in Bright Business Center owned by BOC who would like to transfer them to DCRC to get them back on tax role. Discussion regarding the issues the board had when they took on the properties in Guilford. Tabled pending more information.

**2023 Mowing:**

Drake Mowing is willing to continue to do mowing in W. Harrison and Aurora. They will do topsoil repair at the Aurora property that was caused by the installation of fiber. Dave Deddens motions to approve using Drake with a second by Jim Helms. Approved. Andrea will send letter to fiber company once bill comes and try to recoup cost of repairs.

**West Harrison Farming Lease:**

Per Andrea this can wait until May meeting. Tabled

**Other Business:**

Raymond Grieshop approached the board regarding property he owns in the West Harrison TIF area. He gave a presentation of offering his parcel #5 in W. Harrison for a dollar amount plus the billboard on Johnson Fork. The board will take this under consideration.

**One Dearborn Report (Mike Perleberg)**

Whitewater Mill Bond Update. Wanted to let the board know there is money in the two TIF accounts to pay this down and save some money on interest. Per Connie, settlement in May so they may want to wait until that happens to decide to pay it off or not. This can be re-looked at in the July meeting.

Mike went over HOTIF site information. He had a meeting with county leadership to share and educate them.


**Attorney's Report**

None

**Adjournment:**

Adjourned at 10:06 a.m.

Approved:

  
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James Deaton, President DCRC