

## MINUTES

Dearborn County Redevelopment Commission  
Tuesday, September 12, 2023

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Tuesday, September 12, 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 8:30 a.m. held at the same location.

### **Attending:**

Board members Jim Deaton, Jim Helms, Allen Goodman, and Jim Mansfield were present at both meetings along with Daryl Cutter, non-voting school board member. Also attending the meetings were, Andrea Ewan, Board Attorney, Connie Fromhold, Treasurer for the Board, Mike Perleberg and Gage Pace from One Dearborn. Sue Hayden, minute taker attended the public meeting. Dave Deddens, Board Member was absent.

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 7/11/23 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) (A).*

*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:** No Action

### **Approval of Minutes:**

The minutes from the July 11, 2023 meeting were presented. Jim Helms motioned for approval with a second by Jim Mansfield. All approved.

### **Claims:**

Claims were presented: Nuhring Appraisal Randall Ave. property \$550.00; Jeffrey Thomas Appraisal Randal Ave. property \$500.00; Bayer Becker Task #1 finished \$1,251.80; Bayer Becker Task #2 Driveway Concept \$3,346.25; Drake Lawn mowing Aurora property 7 times & mowing W. Harrison 6 times \$910.00; Signarama billboard banner/installation \$2,7000; Register Publication Offering sheet properties in Bright ran two times \$510.00 and Baker Tilly TIF Neutralizations \$3,700.00 TOTAL: \$13,538.45. Jim Mansfield motion to approve claims with a second by Jim Helms. All approved.

**Review of Financials:** Balances were reviewed.

**Old Business:** None

### **New Business**

#### **Bayer Becker West Harrison TIF Driveway Report:**

Mark Rosenberg gave an update of the driveway concept next to the Stone property. Documents were passed out for review. Engineer's estimates were at \$420K with 25% contingency. He noted that almost ½ of that amount is the utility construction. He mentioned this would be the numbers if the project were bid out. It would be less if done by private developer. He asked the board what they would like to do with this information. Jim Deaton discussed the amount of money and a developer doing the work themselves vs. the board spending their money. Allen Goodman felt they should save the information for future use. Mark mentioned there was a discrepancy with the flood plane. Currently DNR show property is out of FP but a

survey by Land Consultants shows a portion of the property is very close. It might be in the board interest to get this property totally off the FP maps. 50 to 60 % of the 14-acre track needs to be elevated. Bayer & Becker could do work, permitting and fill to get the property out of FP and file to get off the maps. Per Jim Helms they would like to know the cost. BB could develop a bulk rating plan and pass it off to a couple of contractors from BB and get an idea of cost. Motion to allow Bayer Becket to come to next meeting with an estimate of cost, so moved by Allen Goodman with a second by Jim Helms. All approved.

Mark also brought up their conversation with INDOT on how to proceed with the interchange at Harrison Brookville Road. Improvement is going to happen with INDOT installing a 3-way stop sign at WB off ramp. The on ramp still needs addressed. INDOT wants to have local jurisdiction (County Highway) come to them for small project fix. Jim Deaton thought a committee working with Todd Listerman, County Engineer would be next step. Jim Helms knows the area well and will help with this. Mike Perleberg will help facilitate meeting with Todd before boards meeting in November.

#### **Proposals to Clean up 4 Properties in Bright:**

Low bidder has been unresponsive. Chris Drake was next bidder. He does a good job with their other properties. Allen Goodman thought Drake is quality and didn't think his bid was out of line. Allen made a motion to accept Drake's bid with a second by Jim Mansfield. All approved.

#### **Sale of 1 Acre Property Aurora TIF**

This is the parcel at the entrance to the Aurora Business Park. Advertising may be confusing as there is already the sale of the Bright properties. Per Mike Perleberg the board could review the advertisement and then address it at the November meeting. Table until next meeting.

#### **Cushman Wakefield Listing Agreement**

Andrea will work on language with Cushman Wakefield. Jim requested that Andrea do this and send in emails for approval. Jim Helms motioned to allow Andrea to move forward with a second from Jim Mansfield. All approved.

#### **Payoff of Whitewater Mill Bonds:**

Connie Fromhold said the interest on the bonds is low and the Board needs to decide what project they want to do and may need the cash for those. Table until November meeting.

#### **Report of HOTIF Committee**

Mike Perleberg reminded the board this would be a single housing residential TIF and working with the Auditor's office for a parcel list. Nothing ready to review with board. Might need expert legal counsel. Motion to approve Andrea to get extra legal help if needed (Barnes & Thornburg) – so moved by Allen Goodman with a second by Jim Helms. All approved.

#### **One Dearborn Report (Mike Perleberg)**

READI 2 is here and the funding is 5 million for statewide for Economic Development projects. Proposals are due around February and funding announcements sometime in April. He will keep everyone posted.

#### **Attorney's Report**

None

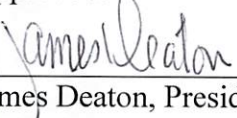
#### **Other Business**

None

#### **Adjournment:**

Adjourned at 9:40 a.m.

Approved:

  
James Deaton, President DCRC