

MINUTES

Dearborn County Redevelopment Commission
Tuesday, November 14, 2023

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

Attending:

Board members Jim Deaton, Jim Helms and Jim Mansfield were present at both meetings. 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. Allen Goodman, Dave Deddens, Board Members were absent as well as Daryl Cutter, non-voting school board member.

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:

Jim Helms motioned to proceed with advertising the Randall Avenue properties for bids with a second by Jim Mansfield. All approved.

Approval of Minutes:

The minutes from the September 12, 2023 meeting were presented. Jim Helms motioned for approval with a second by Jim Mansfield. All approved.

Claims:

Claims were presented as followed: Drake Lawncare \$3200.00 for clearing Bright properties; Bayer Becker \$153.75 for completion of Task #2 Driveway Concept; One Dearborn \$12,500.00 for 3rd quarter billing; Drake Lawncare \$700.00 for mowing Aurora property 4 times & mowing W. Harrison and road ditch each 3 times TOTAL: \$16,553.75 Jim Mansfield motion to approve claims with a second by Jim Helms. All approved.

Review of Financials: Balances were reviewed.

Old Business:

Properties Owned by Mr. Gresham

Mr. Gresham was in attendance along with Realtor, Debbie Hornsby. Jim Deaton had them present under Old Business. Debbie let the board know there are two lot on Pear Tree Lane, lots 5 & 6 they will be discussing. She passed out documents and noted that the first proposal is for lot #6, approximately .879 acres and has an appraisal for \$109,000. City sewer line is getting repaired. Both lots are zoned commercial. Second proposal is for lot #5, approximately .98 acres and runs right along I-74. It has a billboard on the property. Mr. Gresham is offering that for \$149,000 with the billboard included and \$109,900 without the billboard. All of the utilities are there and ready. They wanted to give the board notice that these lots are in the hands of a realty now. Jim Deaton thanked them for the information and the board will take all of this under advisement.

Bright Business Center Land Sale Advertisement Proposals

The board did receive two non-qualifying offers. Because they are non-qualifying, they have to wait 30 days to decide. Jim Mansfield made a motion to tabled this item until their next meeting with a second from Jim Helms. All approved. Tabled.

Aurora US 50 and Randall Avenue

This was handled under "Action from Executive Session".

Whitewater Mill bond payoff

Discussion on investments and pros/cons of paying off these bonds. The bonds are at 4% interest which is really a good rate. Jim Mansfield felt they should not pay it off because they may need the money later for another project. Board agreed and it will be left alone.

New Business

Cushman Wakefield Listing Agreement

Cushman asked to have some language removed from the agreement, specifically reducing their commission of 6% if they bring a project/lead to 3% if someone else does. They want all projects to be 6%. By removing it may increase their motivation to bring a buyer. A motion to allow Jim Deaton to move forward to with Cushman Wakefield to accept the agreement with the language removed regarding the 3% commission was made by Jim Mansfield with a second by Jim Helms. All approved.

Bayer Becker – Mark Rosenberg

TASK #3 – Cost \$4,900. Mass grading plan on the 15-acre lot. 1/3 of the property, or about 5 acres would need to be raised to get it out of the flood plain map. This doesn't necessarily need to be done because a buyer might come in and need to different grading for their purposes. This task would provide a design and come up with a cost to do the work. Mark also noted that they could use existing dirt that is there to take the area out of the FP. Motion was made by Jim Mansfield to allow Bayer Becket to move forward with Task #3 – the Mass Grading Plan with a second by Jim Helms. All approved.

TASK #4 – Cost \$24,200. On ramp at I-74 & US 52. After meeting with committee of Mike Perleberg, Jim Helms, Todd Listerman and Mark Rosenberg they discussed plans for ramp improvement. This would be a long-term project with INDOT. If there is pre-engineering done and financial support INDOT will acknowledge local participation. This needs to be done if the land along US 52 is going to be developed. Jim Mansfield motioned to move forward with Task #4 with a second by Jim Helms. All approved.

TASK #5 – Cost \$7,200. Improving intersection of Harrison Brookville Road on Moore Drive and bringing it out of FP. This will support "Project Fresh" and the Farmer property. Jim Mansfield motioned to move forward with Task #5 with a second from Jim Helms. All approved.

2024 One Dearborn Agreement – No changes except dates. Jim Helms motioned to approve agreement with a second by Jim Mansfield. All approved.

One Dearborn Report (Mike Perleberg)

State Route 1 Corridor Plan should be release today (Nov. 14, 2023) for the St. Leon area.

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. Meetings have started and they will be launching a Request for Projects.

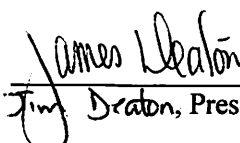
There has been a request from property owners in W. Harrison for a support letter for their USDA Grant. This is for "Project Fresh". Jim Helms motioned to sign the letter with a second by Jim Mansfield. All approved.

Attorney's Report None

Other Business None

Adjournment: Adjourned at 10.10 a.m.

Approved:


Jim Deaton, President DCRC