

MINUTES
Dearborn County Redevelopment Commission
July 12, 2018

A meeting of the Dearborn County Redevelopment Commission was held at 8:30 a.m. on Thursday, July 12, 2018 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025.

Attending:

Jim Deaton, John Rahe, Allen Goodman, Dave Deddens and Jim Helms were present along with Jamie Graf, non-voting school board member. Connie Fromhold, Treasurer for the Board, Andrea Ewan, Board Attorney and Sue Hayden, minute taker attended the meeting. Terri Randall and Matt Zimmerman from One Dearborn were also at the meeting.

Jim Deaton called the meeting to order at 8:30 a.m. and read the Title VI statement for compliance.

Approval of Minutes:

Allen Goodman motioned to approve the minutes from the June 7, 2018 meeting with a second by John Rahe. Approved.

Approval of Claims & Review of Financials:

TIF Fund claim of two quarter payments for One Dearborn was presented. The amount was \$20,000 (\$10,000 per quarter) and will be split equally between the West Aurora, St. Leon and West Harrison TIF Funds. Allen Goodman motioned to approved claim with a second by Dave Deddens. Approved.

A TIF Fund claim in the amount of \$62,904.50 was presented. This is a lump sum payment to Whitewater Mill for their semiannual distributions. There were to be six (6) payments starting in 2015 through 2017 in the amount of \$10,484.09 each to be compliant with the revenue bonds agreement. This amount was designated from the tax increment revenues generated by their depreciated personal property per the agreement. The lump sum payment will be paid out of the Whitewater Mill TIF Fund. John Rahe made a motion to approved payment with a second by Dave Deddens. Approved.

Payment in the amount of \$37,411.30 for the first installment on the Stone Property purchase was due June 1, 2018 per an amortization chart in the Loan Agreement. The payment was made prior to this meeting and a claim was presented to confirm payment. The payment was split equally to be paid out of the Commission Match Fund and the Growth and Development Fund. John Rahe made a motion to confirm this payment with a second by Dave Deddens. Payments for the same amount on this loan are due on June 1st and December 1st of each year through 2027. A motion to allow remaining payments to be made in a timely manner, without bringing each to a meeting, was made by Allen Goodman with a second by John Rahe. Approved.

A claim for Andrea Ewan was present in the amount of \$2,762.50 for Legal Services for the period of July 26, 2017 thru June 7, 2018. This will be paid out of the General Fund. A motion to pay claim was made by Allen Goodman with a second by Jim Helms. Approved.

Financials were passed out for review.

Unfinished Business:

Cushman Wakefield Proposal: Terri Randall joined the table and presented the Cushman Wakefield proposal for them to market the Stone property. She gave a background on Cushman Wakefield and an overview of the proposal and several suggestions regarding the site. Nothing would be paid upfront and you only pay them if a project is landed. Their commission is 6% for sale of land under 6 acres and 5% for 20 acres or more. One other their suggestions was to name it and start referencing it different than the "Stone Property". They felt it might do better to be marketed as a "park" instead of one parcel but not to divide the land incase a larger project is interested. Further discussion on the proposal took place. Allen Goodman and Dave Deddens feel it would be good to meet and talk directly with the Cushman Wakefield team prior to engaging with them. Terri will email the proposal to the board so it can be reviewed closer. A meeting will be called for either July 26 or August 9 at 8:30 depending on when Cushman Wakefield can attend.

School Superintendent Meeting Update: Terri Randall, John Rahe, Jim Deaton and Jamie Graf attended a meeting with a Dr. Jackson, Superintendent for Sunman Dearborn Community School Corp and Eric Lows, Superintendent for South Dearborn Community School Corp. Nothing was decided at the meeting as it was to continue discussion about sharing TIF monies with the schools. Per Jim Deaton, legally, money from TIF would have to be used for school capital projects. The amount shared would be very low but the schools feel something is better than nothing. Jim feels providing funds for specific programs to prepare students for workforce would be a better fit and the law provides an opportunity for Redevelopment Commissions to do this. He'd like to see the schools come back with a suggestion of a program. Per Terri the TIF funds are not producing a lot of money and wanted the schools to know DCRC's TIFs aren't comparable to Greendale's. Per Jamie, who sits on the board with Dr. Jackson stated Dr. Jackson is frustrated because he visited with this board a year ago and something needs to move forward. Per Terri, incentives can be written creatively to include program pay back for schools. Jamie will bring a proposal or a letter from the school district's attorney back to the board at a future date so it can be used as a start for negotiations.

Aurora Business Park Sign: Terri and Jim have a meeting with Batesville Products and possibly other businesses. This may alter decisions. Tabled until next meeting.

New Business:

One Dearborn Contract: Terri will bring this to the next meeting.

One Dearborn Report:

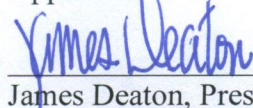
Pricing and Recommendations for Duke Energy \$10,000: Tabled

Matt Zimmerman: Terri introduced Matt to the board. He came from the Indiana Bond Bank and previously worked with OCRA. He is updating the One Dearborn website and that should be going live in the near future. He is also working on Workforce Programs.

Attorney's Report: Billboard leases. Andrea brought up that one lease states that the Board is responsible for maintaining the billboard and the other 3 say the lessee is responsible. She asked the Board's approved to change wording so the Board isn't responsible. Allen Goodman made a motion to have all leases state the lessee is responsible for maintain the billboard with a second from Dave Deddens. Lease will be one year. Approved.

Adjournment: adjourned at 10:00 a.m.

Approved:


James Deaton, President DCRC