

MINUTES

Dearborn County Redevelopment Commission August 9, 2018

A meeting of the Dearborn County Redevelopment Commission was held at 8:30 a.m. on Thursday, August 9, 2018 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025.

Attending:

Jim Deaton, Allen Goodman, Dave Deddens and Jim Helms were present along with Connie Fromhold, Treasurer for the Board, Andrea Ewan, Board Attorney and Sue Hayden, minute taker. Terri Randall, One Dearborn and Tom McCormick, Cushman Wakefield were also at the meeting and joined the board at the table. Jamie Graf, non-voting school board member was absent. Note for the records that John Rahe resigned from the board on July 13, 2018.

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

Approval of Minutes:

Dave Deddens motioned to approve the minutes from the July 12, 2018 meeting with a second by Jim Helms. Approved.

Approval of Claims & Review of Financials:

There were no claims to present. Financials were passed out for review.

Unfinished Business:

Cushman Wakefield Proposal: Tom McCormick from Cushman Wakefield gave a brief overview of their company. The proposal presented at the July 12th meeting had been gone over and emails sent back in forth between Terri Randall, Andrea Ewan, their contract team and himself and they were working on drafting a contract. He asked if there were question regarding the terms and moving forward. Andrea brought up lease language. Cushman is aware DCRC is only going to sell their land and do not do any leasing. He is going to ask to have that stricken from contract. Most of their basic contracts are broader and cover more scenarios than DCRC needs. Andrea also wanted to make sure their legal team was looking into the venue as Cushman Wakefield is based out of Ohio. Tom said the contracts will be run out of Indianapolis. More discussion took place and it was decided to have Cushman Wakefield finish the contract and work with Andrea for approval of legal language. This should be presented at the September 13th meeting.

Randal Ave. Business Park Sign: New approach is being looked at per Jim Deaton. Terri Randall and Jim met with Batesville Products who are opposed to the LED feature and would prefer a one-time fee for a sign instead of a monthly fee. Kevin McCord, Signarama could not make meeting but sent new concept drawings to Terri. She will email the pictures to the board and get recommendations from Kevin regarding sizes and price of smaller sign inserts for businesses in the park. The insert signs would be contracted with Signarama, not DCRC. Discussing took place on a new name to the business park which everyone liked - US 50 Business Park. The placement of the sign was discussed. It was originally going to be on the 1-acre property, now it's been suggested it go on the ½ acre parcel. Terri will check with Mark McCormack about re-visiting BZA due to the sign design changing and also the location. Next step is to have Kevin submit a quote for the sign and price of what the insert signs and maintenance will cost the businesses. This will be brought to September 13th meeting.

One Dearborn Contract: Two members of the One Dearborn Board were in the audience; E. G. McLaughlin and John Browner. Jim Deaton thanked them for attending. Per Terri Randall, there were no changes from the 2017 contract. Same \$40,000 paid quarterly, quarterly reports and 60 days' notice for termination. Dave Deddens motioned to sign the contract with a second from Jim Helms. Approved

Hirlinger Chevrolet – Terry Randall was able to touch base with Ted Hirlinger and he is interested in acquiring additional acreage. She will be meeting with him later today and will try to get something in writing regarding what his needs are. She will bring the information to the September 13th meeting.

Schools: During the meeting with the school superintendents, it was requested the school's attorneys submit something in writing to the DCRC outlining what type of contract or assistance they would like from DCRC. Per Jim, this is in process and there should be something to review by the September 13th meeting.

New Business: There is a vacancy on the board which is a Commissioners appointment. The BOC would like to recommendations for a replacement board member. If there are suggestions, get them to Sue Hayden and she will forward them to BOC.

One Dearborn Report:

Duke Energy \$10,000: Terri went over several suggestions of what the money could be used to do. She said she would like to check with Cushman Wakefield and see what they feel the money should be used on. Allen Goodman agreed they should wait until Cushman Wakefield makes a recommendation.

For other updates, she mentioned that during the meeting with Batesville Products, she and Jim were informed that the REMC power goes out a lot in the Randall Avenue park. REMC is a member on the One Dearborn board and she was able to have REMC promise they are going to look into this. One Dearborn will be visiting with OKI to discuss transportation issues. Also, they hired a consultant to help build an Economic Development Plan for all of Dearborn County which will include all cities and towns. They took all the existing plans that the surrounding communities have done and sorted the information from an economic development view. She mentioned that leads have slowed down some.

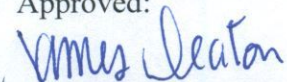
A discussion took place on the business that is being built on Whitewater Mills property, Ted Nagel and Son's Brighton Mills. It is to be a lease agreement between them and Whitewater Mill and should be operational by years end. Questions about the existing TIF bond and if the real estate is owned by Whitewater Mill but the building is owned by another company. This will help pay off the bond earlier per Connie Fromhold, Treasurer.

Randall suggested to have some financial analysis from Umbaugh and Tom Pittman from Barnes and Thornburg on these TIF bonds to see what is projected to come in and what the dollars can be used for planning purposes. Allen Goodman made a motion to authorize Jim Deaton, Terri and Ewan to talk with Pittman from Barnes and Thornburg and Umbaugh to gain insight on what the TIF revenues will be in the Harrison TIF area and what the funds can be used for. This was seconded by Jim Helms. Approved.

Attorney's Report: Andrea finished the leases and sent them to Dave. After reviewing the he notices that not all said they were lighted. He drove by them this morning and they are all lighted except Kenny Wingate's. Andrea will amend the leases except for Kenny's to say they are luminated.

Adjournment: adjourned at 10:00 a.m.

Approved:



James Deaton, President DCRC