**MINUTES**

Dearborn County Redevelopment Commission

December 5, 2018

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Thursday, November 19, 2018 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. There was an Executive Session at 8:30 a.m. held in the same location.

**Attending:**

Jim Deaton, Allen Goodman and Jim Helms (via phone) were present for the board at both the Executive Session and regular meeting. Diane Bender, Board Member and Randy Maxwell attended only the Executive Session. Andrea Ewan, Board Attorney, and Terri Randall, One Dearborn attended both meetings. Dave Deddens, Board Member, Jamie Graf, non-voting school board member and Connie Fromhold, Treasurer for the Board were absent. Sue Hayden, minute taker attended the regular meeting only.

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

*As 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.*

*Also 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 statues under 5-14-1.5-6.1(b)(4).*

*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:**

Two actions were needed from Executive Session.

Andrea Ewan stated the following for the first action: “for the Board to authorization Andrea Ewan to prepare a contract with One Dearborn for project management of project Butterfly. This contract will include any expenses and hiring for the due diligence process up to a maximum expense of $20,000.” Allen Goodman made a motion for this with a seconded by Jim Helms. Approved.

Andrea noted the second action is to have a letter to the Dearborn County Plan Commission in support of a rezone in the West Aurora TIF District. Jim Deaton read the letter aloud. Allen Goodman made a motion to approve the letter just read by Jim in support of the change of zoning. Jim Helms seconded the motion. Approved.

**Approval of Minutes:**

The minutes from the November 19, 2018 meeting were tabled until the January 10th meeting due to only two of the three board members participating in meeting attended the full 11/19/18 meeting.

**Approval of Claims & Review of Financials:**

Claims for $10,000 to Unity Scientific was tabled until an actual invoice through Nagel & Sons is received. This is the incentive amount allowed to Nagel.

Financials were reviewed and will be emailed to those not at meeting.

**Unfinished Business:**

**Hirlinger Chevrolet –** Still waiting to receive information from them.

**EDA with Nagel & Sons –** Tabled as this isn’t signed yet per Terri Randall.

**Billboard Contract Updates –** Letter will go out today (12/5/18) per Andrea Ewan.

**New Business:**

None

**One Dearborn Report:**

Per Terri Randall:

Cushman Wakefield is up on Stone property. Has already gotten one lead.

Project Butterfly was talked about in Executive Session and is moving along.

Responded to an RFI from REDI Cincinnati on Stone Property. Also, REDI Cincinnati had a session on shortages of sites available and discussed better marketing. REDI is going to produce a short marketing video for a trial basis. Dearborn County can be included if we meet the deadline which is coming up. Need to get drone footage and answer an RFI. She wants to submit the West Harrison property. Terri asked the board to approve engaging for direct marketing for drone video. Allen Goodman made a motion to approve One Dearborn to us the Duke Site Readiness money, up to $1200.00 for drone footage. Jim Helms seconded.

**Attorney’s Report:** nothing further

The new change in law for communicating Redevelopment information to the governing bodies of all taxing units within allocation areas which took effect July 1, 2018 was brought up. Sue Hayden will email Terri Randall the taxing unit list and information will be drafted to be sent, possible in March, inviting those to a meeting before July deadline.

Next meeting will be at 8:00 a.m. on January 10, 2019. This will be the reorganizational meeting.

**Adjournment:** adjourned at 9:28 a.m.

Approved:

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James Deaton, President DCRC