

MINUTES

Dearborn County Redevelopment Commission
April 25, 2019

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Monday, April 25, 2019 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. There was an Executive Session that took place at 8:00 a.m. held at the same location.

Attending:

Board members Jim Deaton, Dave Deddens, Diane Bender, Allen Goodman and Jamie Graf, non-voting school board member were present at both meetings. Jim Helms, board member, was absent. Also attending both meetings were Terri Randall, One Dearborn and Andrea Ewan, Board Attorney. Connie Fromhold, Treasurer for the Board, attended just the Executive Session.

Jim Deaton, called the meeting to order at 9:00 a.m. and read the Title VI statement for compliance. Deaton 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:

Allen Goodman made a motion to authorize One Dearborn to obtain two appraisals on the property discussed in Executive Session. Diane Bender seconded. All approved.

Approval of Minutes:

The minutes from the March 14, 2019 meeting were presented. A motion to approve was made by Dave Deddens with a second by Diane Bender. All approved.

Claims & Review of Financials:

Allen Goodman made a motion for claims to be approved with correction of switching accounts 4301 and 4304 on the voucher sheet. This was seconded by Dave Deddens. All approved.

Financial were distributed.

Unfinished Business:

Hirlinger Chevrolet – Discussion to remove from agenda.

Billboard Contract Updates – Dave Deddens mentioned he had someone interested in one of the billboards, but trees would need removed. Terri Randall mentioned tabling this due to the projects coming up. Tabled.

Other Business: Jim Deaton brought up Tom Stone and farming. Allen Goodman made a motion to have Terri Randall tell Tom Stone, on behalf of the board, not to lease the land to be farmed. Seconded by Diane Bender. All approved.

Andrea Ewan brought up using the Duke readiness site money to demo the house that is on the Stone property. Terri recommends using some of the money left, which is around \$9700. She will get three quotes for asbestos testing as well as RFPs for demo. She will bring the lowest quotes back to the board for determination.

School Boards Request Response – Terri Randall got copies of contracts Greendale Redevelopment uses with Ivy Tech Foundation and they have been reviewed. She had a meeting with Mark Graver from Ivy Tech and Loretta Day, who runs the Ivy Tech Foundation. Dave Deddens is on the Ivy Tech board and attended as well as Jim Deaton and Andrea Ewan. Andrea has spoken with attorney for Greendale, Anthony Smart, who did their contracts. Dearborn County's would be a little more complicated as Greendale only has one school system and this board will be dealing with two school systems. Andrea told the board that they would not be contracting with the school districts but with Ivy Tech who is actually providing career development for job training to the students. The board had discussed using the Vocational school for the scholarship contract but it is not close enough to any of the TIF areas to do this, so the only option is to contract with Ivy Tech. Two things need to be determined if the board liked this model; the amount, she noted, not to exceed 15% of the all of the collective TIFs money and which programs that are offered by Ivy Tech would they choose. Further discussion was held regarding limitation of the money and what other programs could be helped. Andrea will do further research regarding job training or career development programs. The philosophical idea is that the board wants to help workforce development to support economic development not just support the schools by handing out money. Jamie Graf brought up discussion that before time and money were spent developing the contracts discussed, that a simple letter laying out exactly what the contracts would entail should be sent to the schools. Discussion took place regarding if the board felt they needed a unanimous decision to move forward. Consensus was no but that a full board should be present. Andrea and Terri will develop options and Terri will present them at next redevelopment meeting on May 9th. Letter will be drafted and have it sent with Jamie to the school board meeting.

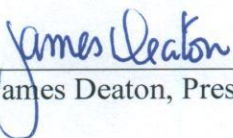
New Business: none

One Dearborn Report: Nothing further.

Attorney's Report: Nothing further

Adjournment: adjourned at 9:50 a.m.

Approved:


James Deaton, President DCRC