

MINUTES

Dearborn County Redevelopment Commission
July 11, 2019

A meeting of the Dearborn County Redevelopment Commission was held at 8:00 a.m. on Thursday, July 11, 2019 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025.

Attending:

Jim Deaton, Dave Deddens, Jim Helms, Allen Goodman and Diane Bender were present for the board. Also attending were Andrea Ewan, Board Attorney, Terri Randall, One Dearborn. Connie Fromhold, Treasurer for the Board and Sue Hayden, minute taker. Jamie Graf, non-voting school board member was absent.

Jim Deaton called the meeting to order at 8:00 a.m. and read the Title VI statement into record for compliance.

Approval of Minutes:

The minutes from the June 24, 2019 meeting were presented. Allen Goodman motioned to approve the minutes with a second by Diane Bender. All approved.

Claims & Review of Financials:

Claim for One Dearborn's 2nd Quarter invoice in the amount of \$10,000 was presented to be paid from all TIF funds equally. Diane Bender made a motion to pay the claim with a second by Allen Goodman. All approved.

Financials were reviewed.

Unfinished Business:

Status of Agreements with Crossdock Development

Terri Randall gave an update on the License Agreement, Purchase Agreement and Economic Development Agreement. They have been approved and sent to Lee Wilburn for signatures. Letter of Intent has a minor correction and will be ready for signatures next week.

Update of Project Status (part of One Dearborn's Report)

Site survey needed an "ALA" which is more in depth than a base boundary. It includes utilities and other requirements. She sent to four firms and three responded. Land Consultants was lowest as they have surveyed this property in the past and has existing information. They quoted \$2100.00 for base and then \$1000.00 to add the ALA totaling \$3100.00. Dave Deddens motioned to allow Jim to sign the quoted contract with Land Consultants pending approval from attorney with a second by Diane Bender. All approved.

Lee Wilburn's team put together a marketing piece for her to add to Zoom Prospector. She will email to the board. This has an image of the proposed building with size, location, etc. He has also sent a rendering of the sign he would like put up on the property. The sign is as big as the one the board put up at the US 50 Business Park. This would be a permanent structure framing it as an industrial park at his expense.

He would like to use one of the billboards. Discussion on Norton sign that has Cracker Barrel ad on it. When land is purchased control will go to who owns it. It was mentioned that a landscape permit is needed from the State Highway to cut back trees around the billboards. It was recommended that if developer maintains a billboard that it be offered to him for 6 months at no cost. Dave Deddens made a motion to offer Lee Wilburn the full sided board that has Shelton Fireworks and Best Western on it now for a minimum of 6 months. He maintains it at his cost with the exception of the electric bill which the board will continue to pay. This is also pending approval of a landscape permit from the State Highway. Jim Helms seconded. All approved.

New Business:

2020 Service Agreement with One Dearborn – Same agreement as signed last year. Dave Deddens motioned to sign the agreement with a second by Allen Goodman. All approved

One Dearborn Report:

Demo for house on old Stone property has become more complicated. Since the house is on Government property, they require an asbestos study which cost \$2500.00. They did find asbestos in the window material and duct work. They are now questioning the roofing material. Terri needs to do more investigation on testing. They have also found there are 3 septic tanks on the property. Those need to be pumped out, filled and have Environment Health sign off and do paperwork to have them abandoned.

Terri mentioned there will be invoices coming in for the mowing of the 20 acres.

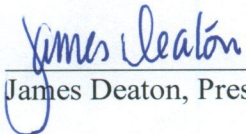
Jim Deaton asked about rail on the Tootles property. Terri mentioned that in anticipation of TIF money's that could come in from the spec building the board needs to begin to look at improving surrounding properties. Terri asked Randy, owner of West Harrison LLC, if they would be willing to sell 30-40 acres shovel ready. Genesee Wyoming Railroad will do some site engineering and costing to see what it would take to do upgrade to rail to serve a customer. She will get numbers for the board. Whitewater Mill would like to see more activity on the rail

Attorney's Report: None

Other Business: None

Adjournment: adjourned at 8:45 a.m.

Approved:



James Deaton, President DCRC