

**MINUTES**  
Dearborn County Redevelopment Commission  
December 11, 2019

A meeting of the Dearborn County Redevelopment Commission was held at 10:15 a.m. on Wednesday, December 11, 2019 at the Lawrenceburg Public Library North Dearborn Branch, 25969 Dole Road, West Harrison, IN 47060. There was an Executive Session that took place at 9:00 a.m. held at the same location.

**Attending:**

Board members Jim Deaton, Dave Deddens, Diane Bender, and Jim Helms were present at both meetings along with Jamie Graf, non-voting school board. Also attending both meetings were Terri Randall and Mike Perleberg from One Dearborn, Andrea Ewan, Board Attorney and Connie Fromhold, Treasurer for the Board. Sue Hayden, Minute Taker attended just the regular meeting. Board member Allen Goodman participated via phone in the Executive Session only.

Jim Deaton, called the meeting to order at 10:30 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 statutes 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:**

Dave Deddens made a motion to allow Terri Randall to proceed with offering incentives for project Sticker. Jim Helms seconded. All approved.

**Approval of Minutes:**

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

**Claims & Review of Financials:**

Claim from Seitz Agency for the board's blanket bond was presented. Dave Deddens made a motion to pay \$100 for bond claim seconded by Diane Bender. All approved.

Two claims from Land Consultants were presented for approval. One for ALTA survey and one for work that was done on the Stone property survey. Dave Deddens made a motion to pay \$3,100 for the survey work done seconded by Jim Helms. All approved.

Financial were distributed.



**Unfinished Business:**

Blighted Property – It was discovered there is no mortgages on either property in Guilford. Discussion was held regarding the property. Jim Helms made a motion to allow Nicole Daily to proceed with appraisals and to have Andrea email Tom Pittman regarding this issue with a second by Dave Deddens. All approved.

**New Business:** None

**One Dearborn Report:**

Per Terri Randall they are getting a lot of response to the spec building being in the market and Crossdock Development is moving closer to completing their due diligence on the property. She thinks the closing may take place in January. They have been looking at the whole site development and are looking at stormwater due to run off on either side. Developer believes he'd like to do a master development of the entire site. She asked the board if they would be willing to entertain an agreement with the developer to pursue this. The board ok'd Terri to proceed with talking to the developer about an entire site master plan, subject to approval. Dave Deddens wants to have a full board present at a meeting if a proposal is presented.

Jim Deaton opened a discussion about "authorization". He'd like to see funds approved for Terri and/or Andrea to be able to contact legal advice or TIF expert without having to get prior approval. Discussion regarding One Dearborn's role and better communication. Discussed allocating a budget for One Dearborn to use on expenses incurred to run numbers on projects without having to call a meeting for approval. Could amend One Dearborn contract to add \$10,000 for these expenses.

Mentioned a possible meeting and Executive Session for December 18, 2019.

**Attorney's Report:**

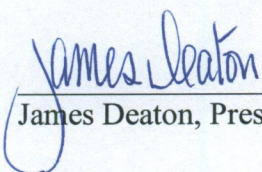
There was a miscommunication in the emails sent to Lee Wilburn of Crossdock. The contract they signed was not the one that was approved by the board. The original approved contract was re-executed by Lee and this will need to be recorded.

**Other Business:**

None

**Adjournment:** adjourned at 11:11 a.m.

Approved:



James Deaton, President DCRC