

MINUTES
Dearborn County Redevelopment Commission
May 9, 2019

A meeting of the Dearborn County Redevelopment Commission was held at 8:00 a.m. on Thursday, May 9, 2019 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025.

Attending:

Board members Jim Deaton, Dave Deddens, Diane Bender, Allen Goodman, Jim Helms were present at the meeting. Connie Fromhold, Treasurer for the Board and Terri Randall, One Dearborn also attended the meeting. Jamie Graf, non-voting school board member and Andrea Ewan, Board Attorney were absent.

Jim Deaton, called the meeting to order at 8:00 a.m. Dave Deddens read the Title VI statement for compliance.

Approval of Minutes:

The minutes from the April 25, 2019 meeting were presented. A motion to approve was made by Allen Goodman with a second by Jim Helms. All approved.

Claims & Review of Financials:

No claims.

Financial were distributed for review.

Unfinished Business:

Billboard Contract Updates – Dave Deddens still has someone interested but any talks are on hold until disposition of property is complete.

Dave Deddens asked about the farming of land in West Harrison TIF area. He believes it might be being farmed as he saw some fertilizer trucks. Terri Randall said she spoke with Tom Stone the day of last meeting, April 25th and told him to alert the guys leasing the farmland. She will check with him again today.

Other Business:

Letter of Intent for Project Stealth – Developer provided an agreement to do a project on 19-20 acres of Stone land. The agreement was updated and presented to the board with the new terms. Two appraisals are currently being done. Developer has agreed to purchase land for average of the appraisal value up to \$50,000 an acre. If the board decides to accept the agreement, the developer will deposit \$10,000 in earnest money. This is refundable if for some reason the project can't move forward due to land issues. He requested 90 days to do due diligence with access to land before moving forward. Proposed to build a 300,000 square foot shell building. Terri has done a time line for what will happen in the near future. The developer is possibly interested in option for additional property. The letter of intent is a formality to allow developer to mover forward in good faith. Andrea Ewan and Tom Pitman have reviewed and made changes to protect the board.

Jim Helms made a motion to allow Jim Deaton to sign non-binding Letter of Intent for 19.5 acres of the Tom Stone property with a second by Diane Bender. All approved.

Terri Randall passed out time line on what needs to happen next. Two meetings need to be held. May 23rd to go over appraisals and to authorize publication of notice of disposition of property. June 14th to receive proposals for the property.

School Boards Request Response – Per Terri Randall, Andrea Ewan was to check on a question that arose regarding Greendale Redevelopment funding three Resource Officers. Anthony Smart checked with legal counsel and they are able to fund these positions under the same clause of sharing up to 15% with the schools. This was just a question for clarification. Again, per Randall, Andrea is recommending the Ivy Tech Foundation process. A set amount can be set aside from TIF area and placed in the Ivy Tech Foundation letting them decide which students get the money based on merit. Discussion regarding how much money to put aside and also a threshold needs to be established per TIF before the program starts. More discussion held on what the school's recommendations were and that they don't expect the programs to begin immediately but looking for future help. It was noted a letter needs to go out today. Talks about the letter stating the threshold being 1.5 million before sharing starts and reviewed annually and based on the TIF plans along with restrictions. Terri will write a letter today along with Andrea and email it to board so something could be verbalized to the school boards asap.

Dave Deddens made a motion to authorize Terri Randall to pen a letter to the school boards stating what was discussed and allow Jim Deaton to sign it pending legal approval. Seconded by Allen Goodman. All approved.

New Business: none

One Dearborn Report: Most was covered above, but Terri will have quotes for environmental on the house and she will prepare an RFP for demo contractors for approval.

Attorney's Report: Absent

Adjournment: adjourned at 9:17 a.m.

Approved:


Dave Deddens, Vice President DCRC