

**MINUTES**  
Dearborn County Redevelopment Commission  
May 14, 2020

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Thursday, May 14, 2020 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. An Executive Session took place at 8:00 a.m. held at the same location. Both of these meetings were available vis Conference Bridge Call due to COVID-19.

**Attending:**

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

Diane Bender called the meeting to order at 9:05 a.m. and read the Title VI statement for compliance and the following Memorandum for Executive Session into record:

***MEMORANDUM FOR EXECUTIVE SESSION – Held 5/14/2020 at 8:00 a.m.***

*As indicated in the Notice of Executive Session this meeting was held to:*

- (1) 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),*
- (2) discuss 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 deemed confidential subject to Indiana Code IC 5-14-1.5-6.1(b) (2) (D), and*
- (3) discuss job performance evaluation of individual employees deemed confidential under Indiana Code IC 5-14-1.5-6.1(b) (9).*

*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 purchase the two Guilford properties at their appraised values. 4936 Main Street valued at \$2500.00 and 4926 valued at \$2750.00. This was seconded by Jim Deaton. All approved.

**Approval of Minutes:**

The minutes from the March 12, 2020 meeting were presented. Jim Helms made a motion to approve the minutes with a second by Allen Goodman. All approved.

**Claims & Review of Financials:**

Claims presented for approval: Baker Tilley \$3975.00 (TIF and Annual Reporting), Barnes & Thornburg \$69.50 (Spec Bldg. doc review), B&S Lawn \$120.00 (Mowing W. Harrison property), One Dearborn \$10,000 (Quarterly payment). Dave Deddens made a motion to approve total claims of \$14,164.50 with a second by Allen Goodman. All approved.

Financial were reviewed.



**Old Business:**

On April 10, 2020 the Board received a request from Todd Coke at Crosspath requesting a 6-month extension on the contract for the 19 ½ acre parcel in West Harrison. A meeting could not take place due to COVID 19 so a virtual meeting took place April 17, 2020 and approval was given for the extension. “Amendment to Extend Due Diligence and Closing Date” document signed extending Due Diligence to October 1, 2020 and Closing Date amended to November 1, 2020.

**New Business:**

**Contract with One Dearborn**

Contract expires July 16, 2020. The Board requested a 3-month extension of that contract to run from July 17, 2020 thru October 16, 2020. This would be paid at current rate of \$10,000 per quarter. One Dearborn’s Board President, Michael Schwebler had signed the amendment before the meeting agreeing to the extension. Dave Deddens made a motion to extend One Dearborn’s contract for a 3-month period seconded by Jim Helms. All approved. Diane Bender as DCRC Board President signed and a copy will be returned to One Dearborn.

**Intent to Caption Tax Increment Revenue**

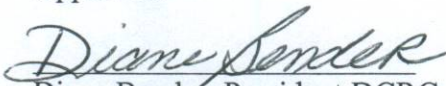
Allen Goodman made a motion to pass Resolution 2020-DCRC-001 “Determination of Need to Capture Tax Increment Revenues” seconded by Jim Deaton. Letter to taxing units signed by Diane Bender and Resolution signed by all Board Members.

**One Dearborn Report**

Mike Perleberg did an update on what they have been working on. REDI Cincinnati will be doing another drone video on the W. Harrison property. Mike will send copy to board once it’s done in the next couple of weeks. Site Selection magazine ad will be coming out soon. Hoping to provide a copy of the magazine to members of board when it’s released. They are working with Agri-Business and Defense at State level to see what niche Dearborn County might have in these. They are also working with Jack Sutton, former CEO of Hamilton County Parks partnering to develop the state of trails report for the county. This should be completed in the next few weeks and a copy will be distributed to the board.

**Adjournment:** adjourned at 9:30 a.m.

Approved:

  
Diane Bender, President DCRC