

MINUTES

Dearborn County Redevelopment Commission
December 28, 2020

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Monday, December 28, 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. A Public Hearing began at 9:10 a.m.

Attending:

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

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

MEMORANDUM FOR EXECUTIVE SESSION – Held 12/28/2020 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 under State and Federal Statutes by IC 5-14-1.5-6.1(b) (4)

(2) As well as to discuss job performance evaluation of individual employees and/or to receive information about and interview prospective employees Indiana deemed confidential under 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.

Approval of Minutes:

The minutes from the November 12, 2020 meeting were presented. Dave Deddens made a motion to approve the minutes with a second by Jim Helms. Approved.

Claims & Review of Financials:

Claim were presented to pay: Register Publications \$76.04 for ads ran for Public Hearing; Barnes & Thornburg \$556.00 for W. Harrison and W. Aurora TIF assistance; Seitz Agency \$100 for commission 2021 bond; Drake Lawn \$350 for 5 mowings and Ewan Law Office \$3982.50 for Andrea's services 1/9 thru 12/21/2020. Allen Goodman motioned to approve the claims as presented with a second by Jim Deaton. All approved.

Financial were reviewed.

Public Hearing to Amend the W. Aurora TIF Plan

Opened Public Hearing at 9:10 a.m.

Jason Semler, Baker Tilly did a presentation on an Impact Analysis Statement regarding the expansion of the W. Aurora TIF. By adding the two new parcels any increase in assessed value will be captured.

No comments or questions came from audience so Public Hearing was closed.

Resolution 2020-DCRC-003 Dearborn County Redevelopment Commission Confirming the Amended and Restated Economic Development Plan for the West Aurora Economic Development Area.

Allen Goodman motioned to approved Resolution with a second by Dave Deddens. All approved.

Action from Executive Session:

1. 2021 Contract with One Dearborn. Allen Goodman made a motion to accept the One Dearborn contract for 2021 with a second by Jim Helms. All approved.
2. 14 acres Board is purchasing from Tom Stone. Dave Deddens made a motion that the board will pay off the property at a renegotiated of \$350,000. It was noted in the November 12, 2020 meeting that the contract was terminated at the original price but Dave met with Tom and he agreed to the \$350,000 and any amount paid to that point will be credited to that total. This was seconded by Jim Deaton. All approved.
3. Billboard on the property being purchased from Tom Stone. Dave made a motion to repair the billboard at the end of the property on Johnson Fork not to exceed \$8,000. Banners will be installed at a separate cost by possibly using Duke Readiness monies. Seconded by Jim Helms. All approved.

Old Business:

Discussion had been taken place to give Kaiser Pickles an incentive to go along with their expansion. Pat Powers addressed the board with their companies plans for expansion.

Jim Deaton motioned to give Diane Bender the authority to execute the proposed incentive agreement with Kaiser Pickles. This was seconded by Allen Goodman.

New Business:

Diane announced that as the board worked with One Dearborn on their contract that some additional educational opportunities for the board and the public will be added. One of the first ones will be Jason Semler giving a presentation on TIFs and the benefits of using them on certain projects. Jason presented a Power Point Presentation on TIF and Tax Abatement to use as a resource.

Election of Officers for 2021

Allen Goodman made a motion to keep the Board officers as is: Diane Bender, President; Dave Deddens, VP and Jim Helms, Secretary with a second by Jim Deaton. The officers agreed and all approved.

One Dearborn Report

Mike Perleberg mentioned there is project that the Board is working with who are requesting a tax abatement as an incentive. He touched base on the process of getting that done and a timeline of how it might happen. The tax abatement process requires County Council to establish an Economic Revitalization Area. Jason Semler had touched base on an ERA in his TIF presentation and several members of County Council were in audience to hear this. Mike mentioned Redevelopment Commission would need to adopt a resolution supporting an ERA and then it would be up to Council to move forward to establish an ERA. Questions were answered from several Council members.

Mike announced One Dearborn will be partnering with The Wheatley Group as a consultant. Diane mentioned they are working on a Business Retention & Expansion Program. Mike said he would like to be countywide. There is a virtual meeting set for January 7, 2021 with Purdue Center for Regional Development. Jim Helms and Jim Deaton will participate for the board.

Attorney Report None

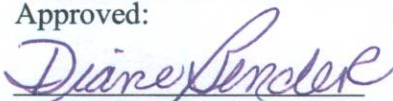
Other Business

Next meeting will be Thursday, January 14, 2021 with an Executive Session for incentives.

Meeting dates for 2021 will remain the same; 2nd Thursday of every other month at 9:00 a.m.

Adjournment: adjourned at 10:35 a.m.

Approved:


Diane Bender, President DCRC