

**MINUTES**  
Dearborn County Redevelopment Commission  
Special Meeting  
April 25, 2022

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Monday, April 25, 2022 in the Henry Dearborn room located in the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025.

**Attending:**

Board members Diane Bender, Jim Deaton, Allen Goodman, and Jim Helms were present at the meeting. Dave Deddens participated via phone although his voting is not permissible due to the lifting of the public emergency status. Also attending the meeting were: Connie Fromhold, Treasurer for the Board, Andrea Ewan, Board Attorney, Mike Perleberg, One Dearborn and Sue Hayden, Minute Taker. Jamie Graf, non-voting school board member was absent.

Diane Bender called the meeting to order at 9:00 a.m. and read the Title VI statement for compliance.

**Approval of Minutes:**

The minutes from the March 10, 2022 meeting were presented. Jim Helms motioned to approve the minutes with a second by Allen Goodman. Approved.

**Claims & Review of Financials:**

Claims were presented as follows: \$10,000 for One Dearborn's 2022 1<sup>st</sup> quarter payment; Pillar Valuation Group \$1,500 for appraisal on 26.903-acre property at Harrison Brookville Rd.; Register Publication \$679.02 for and ad on Guilford properties running 4 times and \$69.02 for ad on the W. Harrison properties running 4 times. Jim Deaton made a motion to approve claim as presented with a second by Jim Helms. Approved.

Financial were reviewed.

**Old Business:**

1. **Billboard Lease w/Dyke Received 1st Installment Payment** – Check was received in the amount of \$2,400 from Dyke and deposited in general fund.

**New Business:**

1. **Acknowledgement of TIF Management Report** – Report by Baker & Tilly was passed out per compliance.
2. **Consideration of Offers for the 26 Acres in West Harrison** – 2 appraisals were obtained with an average of \$50,000 per acre. Ads to purchase the land were placed in local newspapers. One offer was received for the offered price of \$50,000 per acre. Options for the board are to accept offer, take it under advisement or reject it. Allen Goodman made a motion to accept the offer with a second from Jim Deaton.

Per Mike Perleberg an Economic Development Agreement (EDA) by the developer was submitted along with the offer. It will be taken under advisement as Andrea has not reviewed. The county is a party of the agreement so it needs to be reviewed by Andy Baudendistel. The EDA can wait until the May 12<sup>th</sup> meeting. Mike gave an overview of "Project Teamwork". Mohr Capital, the developer is based in Texas and does industrial warehouses nationwide. They would like to construct an approximately 475,000 square foot building and will look to lease and/or sell to a user. They have put a consideration for a commitment of employment to the parties they would lease/sell to of at least 20 employees at \$18 per hour as pay. The project is estimated at around \$25 million dollars. Offered \$50,000 per acres which will amount to about \$1.3 million for land.

**One Dearborn Report**

Guilford properties have been advertised in the local papers to sell the two parcels. There has been one response to the advertisement which will be discussed at the May 12<sup>th</sup> meeting,

Dyke Industry – Pat Doyle came to the One Dearborn offices and Mike took him on a work force tour.

Mowing – Drake Lawn Care has agreed to do the mowing for Aurora, W. Harrison and Guilford properties.

Randy Lyness provided a contact person for the permitting needed for clearing the brush and trees around the billboard along I74. Decision on what specifically the permit would be for. Motion made by Jim Helms to allow Mike Perleberg to complete the permit application with a second by Jim Deaton. Approved.

Diane Bender asked Mike about a ribbon cutting ceremony for Dyke Industry. He will check with Dyke to see if they want to set something up along with One Dearborn on DCRC’s behalf.

**Attorney Report**

None

**Other Business:**

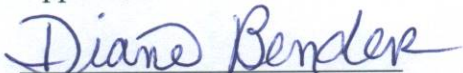
Arle Boggs was in audience and asked to speak to board. He has issues with road condition and ATVs being driven on it. Sue Hayden, County Administrator advised this should be addressed by Highway Department first and then Commissioners. She offered to take Mr. Boggs to meet with Todd Listerman, County Engineer.

Next Meeting will be May 12, 2022.

**Adjournment:**

Adjourned at 9:30 a.m.

Approved:

  
Diane Bender, President DCRC