

MINUTES

Dearborn County Redevelopment Commission
Tuesday March 12, 2024

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Tuesday, March 12, 2024 in the Multipurpose 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.

Attending:

Board members Jim Deaton, Dave Deddens, Mark Dole, Jim Helms and Jim Mansfield were present at both meetings as well as Daryl Cutter, non-voting school board member. Also attending the meetings were, Anthony Smart, new Board Attorney, Connie Fromhold, Treasurer for the Board, Mike Perleberg, One Dearborn. Sue Hayden, minute taker attended the public meeting.

Jim Deaton called the meeting to order at 9:00 a.m. and read the Title VI statement for compliance. He also read the following Memorandum for Executive Session into record:

MEMORANDUM FOR EXECUTIVE SESSION – Held 3/12/2024 at 8:00 a.m.

As 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) (A).

Also 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.

The Notice of Executive Session also covered IC 5-14-1.5-6.1(b) (5) to receive information about and interview prospective employees

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 motioned for approval to allow One Dearborn to get appraisals for properties in the W. Harrison TIF district. This was seconded by Jim Mansfield. All approved.

Approval of Minutes:

The minutes from the February 12, 2024 meeting were presented. Jim Helms motioned for approval with a second by Jim Mansfield. All approved.

Claims:

Claims were presented as followed: \$3,840.66 to Bayer Becker for Task #4, 42% billed & Task #5 - 100% billed and \$3,065.00 to Baker Tilly for Annual Reporting to Gateway. Total: \$6905.66. Dave Deddens motion to approve claims with a second by Jim Helms. All approved.

Review of Financials: Balances were reviewed.

Old Business:

Stone Property Right of First Refusal – Anthony Smart will follow up with Andrea Ewan.

Aurora 1.0-acre Site Advertisement and Proposals – No bids were received. Dave Deddens recommended to let it sit. Mike Perleberg stated they will continue to market it.

Bayer Becker Updates on task orders:

- **#3 West Harrison 15-acre Grading Plan and Cost Estimate** – Mark Rosenberg let the board know he sent the mass grading to 3 contractors.
- **#4 West Harrison I-74 Ramp Planning** – Per Mark: Engineer sent estimate to INDOT. INDOT will want DCRC to commit some matching funds. Will be a 2030 project. Next step is to present to “Becky” at INDOT.
- **#5 West Harrison Moore Lane Improvements: Driveway** – There will need to be a traffic study. When done Mark will get it to G&W railroad who needs to weigh in on what type of crossing improvement is needed. This will require property acquisition. Anthony Smart thinks it’s a good idea to negotiate with railroad.

New task order #6 – Not to exceed \$25,325.00, this task will be a study of 43 acres in Bright. It will look into the infrastructure issues in downtown Bright; development in downtown area; Stateline & Jamison condition of roads and infrastructure. Also look into a Bright TIF Area. Motion by Jim Mansfield to proceed with Task #6 with a second by Dave Deddens. All approved.

New Business

Legal Counsel Agreement – A new attorney agreement was presented for Anthony Smart. Mark Dole motioned to approve agreement with a second by Dave Deddens. All approved.

Resolution Authorizing Transfer of Land from Board of Commissioners to DCRC – Resolution 2024-DCRC-001. Jim Deaton read Resolution. Land near St. Elizabeth on Campus Drive. Motion to approve Resolution as presented made by Mark Dole and seconded by Dave Deddens. All approved.

REDI Cincinnati Presentation on Site Revolving Fund – Andrea Pinho, Director of Site Selection in Real Estate for REDI Cincinnati presented information and overview on the Site Revolving Loan Fund. This is program to help with financing gaps. Two eligibility requirements; 1. Has to be land that is publicly owned or optioned. 2. End use of land. Target end use needs to be industrial or commercial for job creation. This was for information only at this time.
<https://redicincinnati.com/about/revolving-loan-fund-submission-portal/>

West Harrison Business Park 15 Acre Site Driveway and Utility Extensions – this was a past Task #2 done by Bayer Becker. Mike used this as an example of a project the REDI Site Revolving Fund could be used for. Discussion on if the board wanted to pursue moving forward with the driveway project. Consensus was that it be put on hold for the time being.

TIF Report by Baker Tilly – Connie Fromhold, Treasure of Board/County Auditor present this to the board as information. Report is required by the State each year.

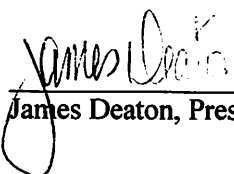
One Dearborn Report (Mike Perleberg) – Annual presentation of to the taxing units needs to be done either in May or July. Board agreed to do it at the May 14th meeting. One Dearborn will send out notices and do presentation.

Attorney's Report - Anthony Smart thanked the members for allowing him to come on board.

Other Business Billboard – Dave Deddens brought up Kenny Wingate had contacted him and wants to renew and continue using billboard. Cushman Wakefield had been told they could use part of it per Mike Perleberg. Dave Deddens made a motion to allow CW to use a part and to renew contract with Wingate. Second by Jim Helms. All approved

Adjournment: Adjourned at 10:05 a.m.

Approved:


James Deaton, President DCRC