

MINUTES

Dearborn County Redevelopment Commission
Tuesday May 14, 2024

A meeting of the Dearborn County Redevelopment Commission was held at 9:30 a.m. on Tuesday, May 14, 2024 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.

Attending:

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

Jim Deaton called the meeting to order at 9:40 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 5/14/2024 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 proceed with the \$12,000 to One Dearborn for project talked about in Executive Session. This was seconded by Jim Mansfield. All approved.

Jim Mansfield motioned to approve for One Dearborn to get appraisals for the 3-acre site on Campus Drive near St. Elizabeth hospital. Mark Dole seconded. All approved.

Annual Presentation to Taxing Units:

Mike Perleberg from One Dearborn gave the report as required.

Approval of Minutes:

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

Claims:

Claims were presented as followed: 3 invoices totaling \$20,492.50 to Bayer Becker for portions of Tasks #4 & #6; 4 invoices totaling \$2,800.00 to Jeffrey D. Thomas for 4 appraisals; \$12,500 to One Dearborn for their 2024 first quarter billing and \$900 to Drake Lawncare for mowing and/or clean-up of Aurora, W. Harrison and Bright properties. Total: \$36,692.50 Mark Dole motion to approve claims with a second by Jim Mansfield. All approved.

Review of Financials: Balances were reviewed.

Old Business:

Stone Property Right of First Refusal – This had been approved in a prior meeting and just needed Jim Deaton's signature.

Support Letter for Bright Project Rezone– Jim Mansfield motioned to provide a support letter for the rezone with a second by Mark Dole. All approved.

Bayer Becker Updates – Not at meeting but provided update email.

Task #4: Mark Rosenberger from Bayer Becker and Todd Listerman, County Engineer had a phone call meeting with INDOT on Friday, May 10th to discuss next steps regarding the ramp. They are recommending a letter be sent to INDOT from the board in support for the eastbound on-ramp extension and for the board to consider approximately up to 20% of the construction cost estimated at \$3,700,000 not including soft costs or right of way acquisitions.

Task#5: Mark is still trying to reach someone regarding railroad crossing cost.

Task #6: They are working to increase the area of the originally proposed Bright TIF to include additional properties. Core borings on street is complete and they are looking at drainage. Task might be complete by next meeting.

New Business

Farming Land Lease Agreement – Summer/Fall 2024 (Stone) – Mark Dole motioned to approve the one-year lease for the farming with Tom Stone with a second by Dave Deddens. All approved

Letter and Resolution for Capturing 2025 Tax Increments – Mark Dole motioned to approve the letter and Resolution 2024-DCRC-002 with a second by Dave Deddens. All approved.

Discussion Re: Meeting Process – Board discussed holding monthly meetings. Motion by Dave Deddens to hold meeting every month starting on June 11, 2024 with a second by Jim Mansfield. Meetings will be held every month on the second Tuesday of the month. All approved.

One Dearborn Report (Mike Perleberg)

READI 2.0 received \$10 million for Economic Development projects. RFP will be issued the next few months. Local governments, utilities, developers; individually or in collaboration with each other can submit can submit proposals to receive some of the funds.

News release from One Dearborn went out May 14th regarding Dearborn County’s pursuit of the Indiana Office of Community and Rural Affairs Stellar Pathway program. This will be a collaborate effort between Dearborn County BoC, City of Greendale and the Town of Dillsboro along with One Dearborn. The Stellar program is kind of like a single county READI program.

Cushman Wakefield is providing monthly marketing updates on the W. Harrison properties.

Attorney’s Report – none

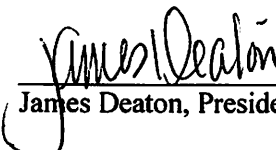
Other Business

Engagement Letter with BakerTilly – Andy Mouser with BakerTilly summarized. It’s a “catch all” services or “as requested” for whatever the board is in need. They already provide TIF Neutralization services and assist with the required Annual Report One Dearborn presents. They can help with the new requirement, that all Redevelopment Commissions have to adopt a TIF spending plan, which starts December 1, 2024. Also, they can help with creating or amending TIF Area. Dave Deddens motioned to accept the agreement with a second by Jim Mansfield. All approved.

Establishing a Bright TIF – This should have been an Action from Executive Session. Motion made by Jim Mansfield to authorize Anthony Smart to begin drafting documents regarding establishing a TIF Area in Bright with a second by Mark Dole. All approved.

Adjournment: Adjourned at 10:25 a.m.

Approved:


James Deaton, President DCRC