

## MINUTES

Dearborn County Redevelopment Commission  
Tuesday September 10, 2024

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Tuesday, September 10, 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 8:30 a.m. held at the same location.

### Attending:

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

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

### **MEMORANDUM FOR EXECUTIVE SESSION – Held 9/10/2024 at 8:30 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.*

*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 to have a draft RFP drawn up for the Bright TIF Area Master Plan with a second by Jim Helms. All approved.

Dave Deddens motioned to <sup>accept</sup> ~~except~~ the proposal for the Bright 1 acre parcel to construct three 4-unit apartment buildings (total 12 units) in the next 24 months. This was seconded by Jim Mansfield. All approve

Anthony Smart suggested putting a committee together for reviewing/approving the RFP. This will be Jim Deaton and Dave Deddens. Jim Mansfield motioned to allow the committee to review and approve the RFP to bring to the next meeting seconded by Jim Helms. All approved.

Anthony requested a motion be made authorizing Jim Deaton to sign an Economic Development Agreement and Purchase agreement for transfer of property with the terms of \$60,000 for the Bright 1-acre with 12 units to be construction over the next 24 months. Dave Deddens made the motion to allow Jim Deaton to sign agreement prior to the next meeting after Anthony has it written up with a second by Jim Mansfield. All approved

### Approval of Minutes:

The minutes from the August 13, 2024 meeting were presented. Jim Mansfield motioned for approval with a second by Jim Helms. All approved.

### Claims:

Claims were presented as followed: \$840.00 to Drake Lawn for mowing Aurora 5 times, Bright 3 times and W Harrison and ditch area 3 times each. Total: \$840.00

Mark Dole motion to approve claims with a second by Dave Deddens. All approved.

Review of Financials: Balances were reviewed.

**Old Business:** None

**New Business** – None

**One Dearborn Report (Mike Perleberg)**

The Stellar Pathway Update – October 3<sup>rd</sup> will be an open house at Greendale Middle school in the evening. Time not set yet, but may be 5:30-7 he will send out when determined.

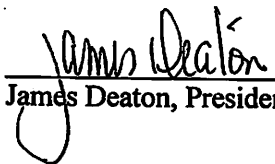
Bright new TIF District Establishment goes to Plan Commission on September 23<sup>rd</sup> at 6 p.m. One Dearborn will also be doing presentation on the SR 1 corridor plan at that meeting.

West Harrison billboards – One Dearborn will follow up with those holding leases and do a summary on who is current with payments.

**Attorney's Report** – Anthony Smart - continuing to work on the Bright TIF.

**Adjournment:** Adjourned at 9:14 a.m.

Approved:

  
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James Deaton, President DCRC