

MINUTES

Dearborn County Redevelopment Commission
Tuesday October 8, 2024

A meeting of the Dearborn County Redevelopment Commission was held at 9:00 a.m. on Tuesday, October 8, 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, Connie Fromhold, Treasurer for the Board and Gage Pace from One Dearborn. Mike Perleberg, One Dearborn participated via phone. Sue Hayden, minute taker attended the public meeting. Anthony Smart, Board Attorney was absent.

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

MEMORANDUM FOR EXECUTIVE SESSION – Held 10/08/2024 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:

Jim Mansfield motioned to have attorney; Anthony Smart draw up an agreement for the Moore Lane improvement with a second by Jim Helms. All approved.

Dave Deddens motioned to allow Mark Rosenberger, with Bayer Becker to work on billboard permitting for landscaping and tree clearing along I-74. This was seconded by Jim Mansfield. All approved

Approval of Minutes:

The minutes from the September 10, 2024 meeting were presented. Jim Mansfield noted a correction needed which was made. Jim Helms motioned for approval of corrected minutes with a second by Jim Mansfield. All approved.

Claims:

Claims were presented as followed: \$840.00 to Drake Lawn for mowing Aurora 3 times, Bright 3 times, W Harrison and ditch area 3 times each. One Dearborn 3rd quarter billing \$12,500 and CherryRoad Media \$132.29 for Public Hearing legal ad running twice. Total: \$13,472.29 Jim Helms motion to approve claims with a second by Dave Deddens. All approved.

Review of Financials: Balances were reviewed.

Old Business:

2025 Budget – Discussion on new rule that a spending plan needs to be put in place. Per Mike Perleberg, he and Anthony Smart are working with BakerTilly to have something to present at November meeting. Sue Hayden mentioned that County Council had approved a wage increase of 4% and asked if board would entertain following that increase. Motion made to increase minute taker wage 4% for 2025 made by Jim Helms with a second by Jim Mansfield. All approved

Cushman Wakefield – Tom McCormack and Lindsey Hartman were present at meeting. They gave updates on market conditions and their marketing strategies. They have regular calls with One Dearborn. They also presented their listing contract which expires November 30, 2024. Mark Dole wanted to refer the contract to attorney for review and have it brought back to the November 12th meeting.

Billboard Management - Mark Rosenberger, Bayer Becker will present a new task on this at the November meeting.

Stellar Pathway – Discussion on a potential donation for match on projects. This will also be brought up in November meeting for a decision.

Bright TIF – discussion on the steps that have already been taken and next step which will be the public hearing at the November 12, 2024 meeting. Jim Deaton discussed having a meeting to inform the Bright community. Board will work on scheduling that meeting in the Bright area, maybe at church, school or a restaurant. Jim Mansfield motioned to establish an open house meeting to get information to Bright community with a second by Dave Deddens. All approved.

RFP for Bright TIF Master Plan – This as already been established with a motion at the September 10, 2024 meeting.

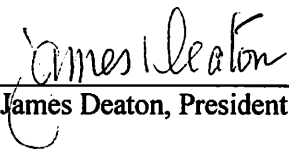
New Business – None

One Dearborn Report (Mike Perleberg)

Attorney's Report - None

Adjournment: Adjourned at 9:45 a.m.

Approved:


James Deaton, President DCRC