

MINUTES

Dearborn County Redevelopment Commission
Tuesday February 11, 2025

A meeting of the Dearborn County Redevelopment Commission was held at 9:30 a.m. on Tuesday February 11, 2025 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, Jim Mansfield, new board members Tom Tepe, Jordan Hoffman, Dennis Kraus, Jr. and Daryl Cutter, non-voting school board member were present at both meetings. Also attending both meetings were; Connie Fromhold, Treasurer for the Board, Anthony Smart, Attorney for board, Mike Perleberg, One Dearborn and Gage Pace, One Dearborn. Sue Hayden, minute taker attended the public meeting.

Note for the record that Tom Tepe is the commissioner appointment replacement for Jim Helms and that both council appointments, Dave Deddens and Mark Dole made the decision to not return for 2025. County Council appointed Jordan Hoffman and Dennis Kraus, Jr.

Jim Deaton called the meeting to order at 9:30 a.m. The Title VI statement for compliance was read by Jim who also read the following Memorandum for Executive Session into record:

Election of Officers:

Jim Deaton introduced and welcomed the new board members. He then opened the floor for nominations for President. Jim Mansfield moved to nominate Jim Deaton for President. No other nominations. All approved.

Nominations for Vice-President were opened and Jim Deaton nominated Jim Mansfield. No other nominations. All approved.

Nominations for Secretary were opened. Jim asked for volunteers. Denis Kraus, Jr. stated he would. No other nominations/volunteers. All approved.

MEMORANDUM FOR EXECUTIVE SESSION – Held 2/11/2025 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.

Actions from Executive Session:

Jim Mansfield motioned to accept the proposal from Intera to do a development impact evaluation with a second by Tom Tepe. All approved.

Meeting Dates and times: Discussion regarding having at least some meetings in the evenings but the second Tuesday conflicts with BZA. Further discussion regarding different nights. Motion made by Dennis Kraus, Jr. with a second by Jim Mansfield to hold the meetings on the second Monday of the month at 5:00 p.m. All approved.

Approval of Minutes:

The minutes from the December 10, 2024 meeting presented. Jim Mansfield motioned for approval of the minutes and they were properly presented with no corrections with a second by Tom Tepe. All approved.

Claims:

Claims were presented for approval: Bayer Becker \$1,760.00 for Task #7 and attending meeting. One Dearborn \$12,500.00 for 4th quarter billing and BakerTilly \$8,876.25 for work on Project Boost, TIF projections and creation of Bright TIF area. Anthony Smart \$11,406 for legal services 6/17/24-1/29/25. Total \$34,542.25

Jim Mansfield motion to approve claims with a second by Tom Tepe. All approved.

Review of Financials: Balances were reviewed.

Old Business:

Bright Meadow Park Pledge – Jim Deaton and Mike Perleberg reviewed with the new board members that at a previous meeting in November a pledge had been made for \$100,000 for the Stellar Pathways Bright Meadows Park project. It has not been formalized and a Resolution will be needed to finalized this at a later time. The amount would come out of the cash fund.

Anthony Smart mentioned if the pledged funds could be reflected on the financials so all board members were reminded of those. Mike will work with Connie Fromhold to get those amounts on the funds sheet.

New Business

Project Fresh Economic Development Agreement – This was discussed in Executive Session and needs to be tabled. Dennis Kraus, Jr. motioned to table until March meeting with a second by Jordan Hoffman. All approved.

Project Fresh Tax Abatement Resolution - Resolution 2025-DCRC-001 to make a favorable recommendation to the County Council for the establishment of the property as an economic revitalization area and for them to consider a tax abatement. Motion by Jim Mansfield to approved Resolution 2025-DCRC-001 with a second by Jordan Hoffman. All approved.

2025 Mowing Services – Jim Deaton discussed the property DCRC owns and that it needs to be maintained. He let the board know the past contract has been held with Drake Lawncare. Discussion on how it came about to use Drake. Motion to continue to use Drake Lawncare made by Tom Tepe with a second by Jim Mansfield. All approved.

Meeting Decorum - Discussion regarding passing a Meeting Decorum. Commissioners and Council have drawn up rules for leading decorum in meetings and passed it. Consideration if this should be passed and followed for DCRC meetings. Dennis Kraus Jr. would like a chance to review them before discussing or voting. Motion by Dennis Kraus, Jr. to table until March meeting with a second by Tom Tepe. All approved.

Bayer Becker Updates:

Mark Rosenberger update on permits for the billboards in the Harrison I-74 area. Per Mark, he needs permits for the 2 billboard and a clearing permit. Nicole Daily needs to submit an affidavit for zoning and he'll submit that to INDOT Inspector. Once the permits are issued for the billboards, he can get the clearing one. They need to find someone to do the clearing.

Moore Drive. Mark is still trying to schedule a meeting with the railroad for a scoping meeting. He asked for a board member to attend this meeting with him and County Engineer, Todd Listerman. Tom Tepe volunteered to do this. Mark mentioned he'll have to amend his task #5 for design and engineering.

It was reported about 2 slips happening at the on ramp at Harrison Brookville Road and I74. He sent that information to his contact, Becky who told him to formulate a letter so this would give them a lead to expedite this project which isn't slated until 2032 by State.

One Dearborn Report

Service Agreement – Mike Perleberg gave background on accomplishments they have been able to achieve. Motion to approve agreement made by Jim Mansfield with a second by Tom Tepe. All approved.

READI Program – Mike reported that last April an award was made to SEI READI in the amount of \$10 million for the region. Now there is an opportunity to capture about \$250,000 in READI Grant Funds to assist with the Moore Drive project. He mentioned he will apply if the board wishes. There will have to be approved by BOC and Council to move forward with any grants. Jim Mansfield motioned to allow One Dearborn to pursue READI grant funds for Moore Drive with a second by Dennis Kraus, Jr. All approved

Attorney's Report – None

Adjournment: Adjourned at 10:16 a.m.

Approved:


James Deaton, President DCRC