

**MINUTES**  
Dearborn County Redevelopment Commission  
January 12, 2023

A meeting of the Dearborn County Redevelopment Commission was held at 9:30 a.m. on Thursday, November 10, 2022 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, Allen Goodman, Dave Deddens, Jim Helms, and new board member Jim Mansfield were present at both meetings. Also attending the meetings were Connie Fromhold, Treasurer for the Board, Andrea Ewan, Board Attorney, Mike Perleberg, and Gage Pace, both from One Dearborn. Sue Hayden, Minute Taker attended the public meeting.

Dave Deddens called the meeting to order at 9:20 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 1/12/23 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).*

*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 Deaton made a motion to authorize Mike Perleberg and the President of DCRC to discuss with Mohr Capital options for an agreement to move forward with the Mohr Capital project based on the parameters that were discussed in the Executive Session. Seconded by Allen Goodman. All approved.

**Election of Officers for 2023:**

Allen Goodman nominated Jim Deaton for President and the rest of the Board to remain same as 2022, Dave Deddens as Vice President and Jim Helms as Secretary. This was seconded by Jim Helms. All Approved.

Dave Deddens brought up discussion of changing the meeting dates. It was decided the second Tuesday of every other month at 9:00 a.m. beginning March 14, 2023

**Approval of Minutes:**

The minutes from the November 10, 2022 meeting were presented. Jim Helms motioned to approve the minutes with a second by Allen Goodman.

**Claims & Review of Financials:**

Claims were presented to pay One Dearborn's 2022 4th quarter payment for \$10,000, Seitz Agency \$100 for the 2023 Bond. Allen Goodman motioned to approved the claim with a second by Jim Deaton. Approved.

The financials were passed out and reviewed. Allen Goodman asked about schools. Dave Deddens brought up that the School Board Non-voting member. Jamie Graf was made President of Sunman Dearborn School Board and will not be able to be on DCRC's Board. The board will discuss his replacement during an upcoming strategic planning meeting they will hold

**Old Business:**

**2023 Attorney Agreement:**

Agreement was approved at November 10, 2022 meeting. Fee increased to \$175.00 per hour. Jim Deaton signed as President.

**New Business**

**2023 Economic Development Agreement w/One Dearborn:**

The agreement was approved at the November 10, 2022 meeting. Fee has increased to \$50,000. Jim Deaton signed as President. Mike Perleberg will get a copy back to board signed by President of One Dearborn's board.

**One Dearborn Report (Mike Perleberg)**

**Bayer Becker Agreement:** Andrea Ewan and he worked on the agreement with Mark Rosenberger who will be on call to identify engineering estimates, task orders, etc. Allen Goodman motioned to approve the agreement with a second by Jim Helms. All approved.

**Strategic Planning Meeting:** Mike can coordinate this public meeting making sure it's known that it will be a brainstorming meeting. No decisions or actions will be taken. Discussed having it at Dyke Industry's.

**Bright Parcels:** County owns four (4) parcels on Profession Drive in Bright. Diane Bender and he had meeting with Commissioner Thatcher and County Attorney regarding DCRC taking control of parcels to get them back on the tax revenue. This can be discussed in the brainstorming session.

**SEI READI State Road 1 Corridor Plan:** Mike also spoke on the State Route 1 Corridor project. Community workshop will be held on January 31<sup>st</sup>. HWC Engineering is the firm being used for this project.

**HOTIF:** Mike believes it is time to have a conversation with county management regarding Residential TIF to explain them and pros/cons.

**Attorney's Report**

None

**Other Business**


Next Wednesday, January 18<sup>th</sup> there will be a Link 101 Connector Community Advisory Committee meeting at the Dillsboro Elementary school at 5:30.

**Adjournment:**

Next scheduled meeting is TUESDAY, March 14, 2023

Adjourned at 10:00 a.m.

Approved:



James Deaton, President DCRC