



Redevelopment Commission

13030 Executive Drive PO box 127 Dillsboro, IN 47018
(812) 432-3243 www.dillsboro.in

Meeting Minutes: January 21, 2026

The meeting was called to order by board president Christina Stewart at 6:30 PM. Commission members Ashely Runck, Jerri Jackson, Christina Stewart, Max Whaley, and were present, and member Daryl Cutter (School Board Appointment) was absent.

J. Jackson motioned to approve November 19, 2025, meeting minutes, M. Whaley seconded the motion, all in favor, none opposed, motion carried.

Caleb Payne, provided an update to the Commission regarding his request for assistance with the purchase and redevelopment of 12870 North Street. Caleb noted that he has an accepted contingent offer to purchase the property, with Redevelopment's \$46,000 assistance being required for his formal offer. The property will be marketed and if another offer is accepted, Caleb has the first right to waive his contingency, with a desired closing date by May 1st. Caleb is requesting to use the funds for a downpayment. Town Manager reminded the Commission of the previous discussions with the Dearborn County Community Development Corporation, which being a potential avenue to aid C. Payne, if the Commission would agree. Some potential terms were discussed, such as a 2-year timeline to finish the space and be available.

Gage Pace with One Dearborn, added that he agrees with the potential for the Dearborn County Community Development Corporation being able to replicate for Dillsboro what they did with Greendale to aid.

D. Walker provided an update on the Stellar Projects, noting the need to pull the segment from North Street /SR 62 and provided the current concept for the Main Street and Rullman Drive intersection. D. Walker noted that the visioning study for the North Street Streetscaping project was completed in draft form and is pending Council concurrence approval.

D. Walker provided an update on 12827 Lenover Street, sharing the final survey and offer packet, and the proposed timeline. D. Walker noted his issues finding a second commercial appraisal and highlighted the allowance in state statute that permits an employee to provide an appraisal, which was provided by D. Walker, whose opinion was that the appraisal was slightly high at \$206,000 and provided an opinion of \$200,000. If approved, this permits an offeror price of \$203,000.

D. Walker went through the survey, showing the proposed easements and new splits, adding property to the office building and providing 15' buffer around the front of the mineral well shelter. M. Whaley motioned to accept the survey, A. Runk seconded the motion, all in favor, none opposed, motion carried.



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D. Walker provided a detailed explanation of the offeror packet, which was drafted in accordance with IC 36-7-14-22. A. Runk motioned to approve the offeror packet, J. Jackson seconded the motion, all in favor, no one opposed motion carried.

D. Walker asked if the commission wanted to make changes to the meeting schedule for the year. The members noted that the current time works and no changes were made.

J. Jackson motioned to adjourn the meeting, M. Whaley seconded the motion, meeting adjourned at 7:30 PM.



Christina Stewart, President



Submitted by Derek Walker, Town Manager