



Town of Ellettsville Redevelopment Commission

Agenda Ellettsville Redevelopment Commission Monday, July 14, 2025

5:00 P.M. Call to Order

Prayer

Pledge of Allegiance

Roll Call

Approval of Minutes from June 9th, 2025, Meeting

Discussion of Amendments/Clarifications to Confirmatory Resolution for the Downtown Economic Development District

Privilege of the Floor

Commissioner Comments

Adjourn

TBD President;

Tom Cornman, Vice President; Town Council Appointment (Term 1-1-25 to 1-1-26)

Trevor Sager, Secretary; President of Council Appointment (Term 1-1-25 to 1-1-26)

William Ellis, Member; President of Council Appointment (Term 1-1-25 to 1-1-26)

Carl Thurman, Member; Town Council Appointment (Term 1-1-25 to 1-1-26)

Vacant Position: President of Council Appointment (Appointment Date to 1-1-26)

Larry DeMoss, Ex-Officio Member (School Board Appointment) non-voting 2 Term Limit

Town Council meetings are wheelchair accessible. The accessible entrance is located on the Northwest side of the building. Accessible visitor parking spaces are located on the Northwest side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its program's activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series 14 (catstv.net). The meetings are also broadcast on Zoom.

RDC Meeting Notice Monday July 14,2025,

The Ellettsville Redevelopment Commission will conduct its regular scheduled meeting on Monday July 14, 2025 at 5:00 p.m., local time.

The meeting will be held at the Town Hall. The Ellettsville Redevelopment Commission members will attend the meeting in person. The public is invited to attend in person or by remote access. The meeting will be available by Zoom.

Topic: Ellettsville Redevelopment Commission Meeting

Time: Jul 14, 2025 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86073313803?pwd=zLDivbkhOQuU0ZuX4olO1Wnbo5wUvo.1>

Meeting ID: 860 7331 3803

Passcode: 731337

One tap mobile

+13126266799,,86073313803#,,,,*731337# US (Chicago)

+16469313860,,86073313803#,,,,*731337# US

Dial by your location

• +1 312 626 6799 US (Chicago)

• +1 646 931 3860 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 507 473 4847 US

• +1 564 217 2000 US

Meeting ID: 860 7331 3803

Passcode: 731337

Agendas and meeting packets can be obtained by submitting an email request to:
clerktreasurer@ellettsville.in.us

June 9, 2025

The Ellettsville, Indiana Redevelopment Commission met in regular session on Monday, June 9, 2025, at the Ellettsville Town Hall Meeting Room. Dr. Gerry Hash called the meeting to order at 5:00 p.m. and gave a word of prayer followed by the Pledge of Allegiance.

Roll Call: Members present were Dr. Gerry Hash – President, William Ellis, Tom Cornman – Vice President, Carl Thurman, Trevor Sager and non-voting member Larry DeMoss. Mike Farmer, Darla Brown – Town Attorney and Denise Line were also present.

Approval of Minutes of May 27, 2025, Meeting

Dr. Gerry Hash entertained a motion for approval of the minutes of the regular meeting May 27, 2025. William Ellis so moved. Tom Cornman seconded. Roll call vote: Dr. Gerry Hash – yes; Tom Cornman – yes; William Ellis – yes; Carl Thurman – yes; Trevor Sager – yes. Motion carries.

Darla Brown, Town Attorney added an item explaining a document distributed by Baker Tilly that they didn't get the chance to get to them in time for the meeting but is a letter to all the overlapping tax units that is due to every Redevelopment Commission by June 15th every year to identify what taxes, if there's any excess assessed value that's going to be over allocated to the overlapping taxing units by June 15th every year and it's the auditor's job to make sure that gets done. The auditor contacted the Town and Baker Tilly put together a letter which she will read in it's entirety on the record. This is in reference to the riverfront allocation and west side allocation area. Darla Brown read the following: Dear Monroe County Auditor, Town of Ellettsville Council and all overlapping taxing units in accordance with Indiana Code 36-7-14-39B5B. The Town of Ellettsville Redevelopment Commission is hereby notifying you of the following determination that it has made concerning its tax allocation area for 2025 taxes payable 2026. The commission has determined that there is no excess assessed value that may be allocated to the overlapping taxing units of the mayor prescribed in subdivision one of the acts. Needs to be signed by president Gerry Hash and approved or at least acknowledged at this meeting and a copy of the letter will go to the Auditor, the Monroe County Council, the Town Council, Monroe County Public Library, Richland Township, Richland Bean Blossom Community School Corporation and Monroe County Solid Waste Management. It is not a Resolution and referred to as the TIF pass through letter. In explanation, once the TIF's bills are paid and obligations like bonds are paid there's excess that goes to the overlapping taxing units and because the RDC hasn't borrowed anything, you're not owed it, you don't have any debts to pay there's no excess. William Ellis made a motion to approve the pass through letter. Tom Cornman seconded the motion. Roll call vote: Dr. Gerry Hash – yes; Tom Cornman – yes; William Ellis – yes; Carl Thurman – yes; Trevor Sager – yes. Motion carries.

Resolution to Clarify Legal Description and Parcel Numbers for the Downtown EDA

Darla Brown, Town Attorney explained she did hear from the Auditor's office and the Auditor that is working on it looked at Baker Tilly's revised map with the parcel numbers and revised legal are in agreement in terms of parcel numbers and legal description. Under the code if there is an amendment to a declaratory or confirmatory resolution, the Redevelopment Commission can amend it and it is require to follow the same procedure that it followed when it approved the declaratory resolution. She feels comfortable recommending that you do not have to do that in this particular situation after conferring with the Auditor and Bynum Fanyo because the purpose of doing an amendment and having a public hearing and staring all over is for situations when you expanding the area, expanding the TIF area, you're adding parcels, you're deleting parcels, you're changing the purpose of the TIF and you're changing the economic development plan. All we are doing is making sure that the parcel numbers and the legal descriptions that were in the confirmatory resolution that you passed in February are aligning with each other. She suggests that they have another public hearing to make sure the public understands you are doing the corrections and in case somebody has an objections. There was some confusion on properties approved and within the corporate limits. Richland Township Trustee, Campbell's Park and Weaver Property is in question and William Ellis would like to get clarification that our right of way is treated separately within our jurisdiction even though they're not our Town Inventory. Dr. Hash would like a map to look at so people can see exactly what they are voting on and all be on the same page. Denise Line has some and they can look at them prior to meetings. Darla Brown will get further clarification before next meeting and it will be voted on then.

Commissioner Comments

The next meeting will be on July 14th, there is no meeting on June 23rd.

Dr. Hash inquired about the holding of 2 TIFFs that we had at one point and opening up the Town. Is that something that will be back on the calendar. Michael Farmer explained he thought it was for the business trip out of town and not neighborhoods. He explained they would need direction and for them to say to look into it. It could be an economic driver but things need to be established in time and making sure you can maintain what you have before adding more. There are a lot of places on the radar and there is a statutory procedure you have to go through and a lot that depends on adding places or adding TIFFs. Dr. Hash explained that from a time frame standpoint if it can be done in 6 months then we hold off but if it’s going to look like it’s going nowhere we need to go ahead establish that TIFF. He would like to add this back to the agenda in 3 months to revisit it.

Adjournment

Dr. Gerry Hash– Adjourned meeting after confirming there is no further business to discuss. Time 5:48 p.m.

Dr. Gerry Hash President

Tom Cornman Vice-President

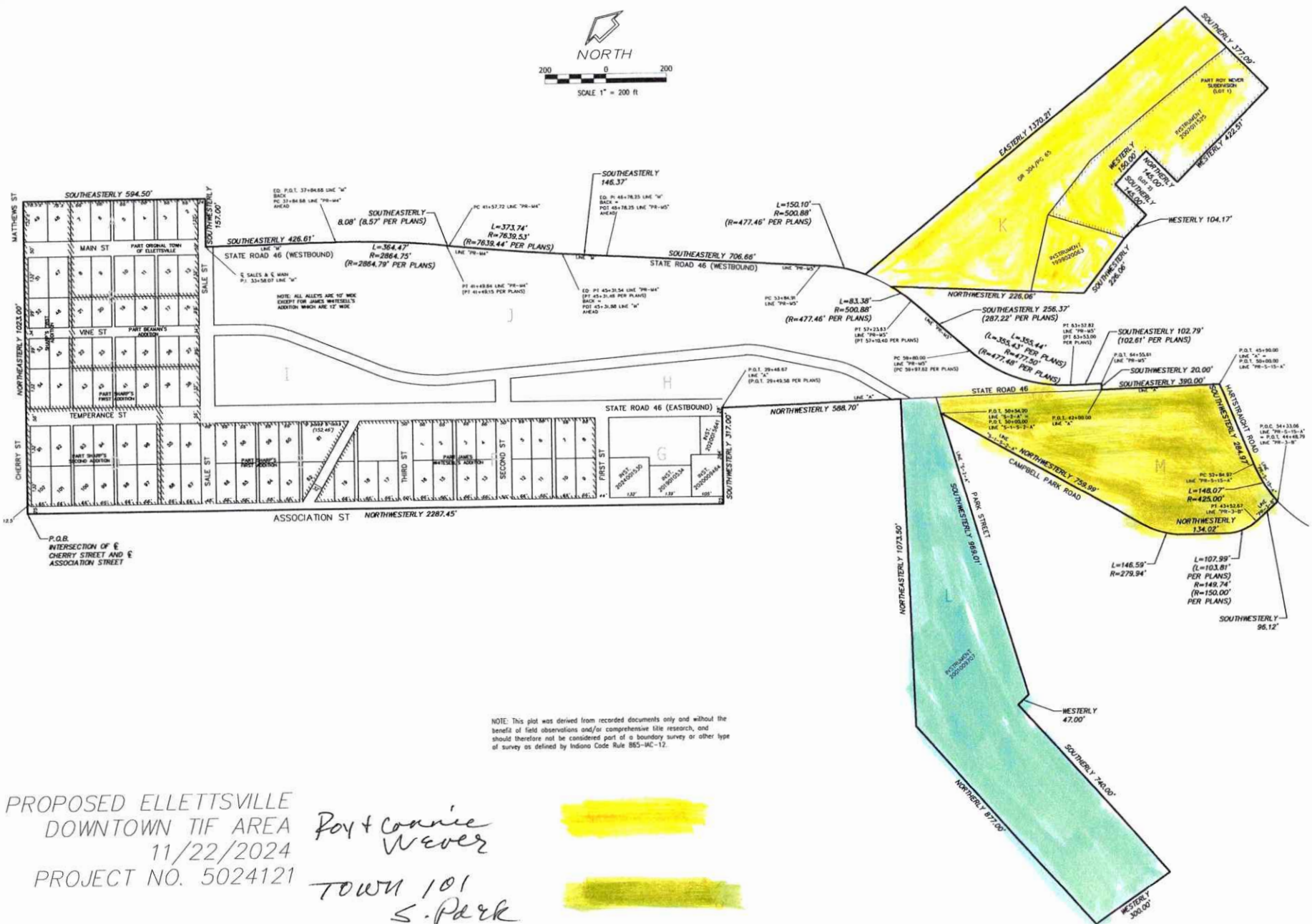
William Ellis

Carl Thurman

Trevor Sager

Fund 1101 - GENERAL

Account	Description	2025 Amended Budget	YEAR-TO-DATE THRU 06/30/25	Available Balance	% Used
Expenditures					
Department 005.00: REDEVELOPMENT					
00116.01	REDEVELOPMENT COMMISSION	0.00	0.00	0.00	100.00
00121.00	SOCIAL SECURITY	0.00	0.00	0.00	100.00
00213.00	OFFICE SUPPLIES				
02/24/2025	AP MONTHLY CHARGES - PLANNING		241776134.80	Inv #: 'PLANNING - 1876' Vendor '421'	
00213.00	OFFICE SUPPLIES	5,000.00	134.80	4,865.20	2.70
00315.00	MISC. PROFESSIONAL EXPENSES				
02/10/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		2412901,617.00	Inv #: 'RDC' Vendor '2'	
02/10/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		2412951,217.00	Inv #: 'RDC' Vendor '2'	
02/24/2025	AP ENGINEERING SERVICES - TIF WESTSIDE		2418025,213.38	Inv #: '5024120-1' Vendor '125'	
02/24/2025	AP ENGINEERING SERVICES - TIF DOWNTOWN		2418034,602.53	Inv #: '5024121-1' Vendor '125'	
03/10/2025	AP LEGAL SERVICES - REDEVELOPMENT COMMISSIO		242346271.00	Inv #: '148' Vendor '2'	
04/14/2025	AP LEGAL SERVICES - REDEVELOPMENT COMMISSIO		243798304.00	Inv #: '157' Vendor '2'	
05/12/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		244954578.00	Inv #: '169' Vendor '2'	
06/09/2025	AP LEGAL SERVICES REDEVELOPMENT COMMISSION		246043353.00	Inv #: '180' Vendor '2'	
00315.00	MISC. PROFESSIONAL EXPENSES	43,850.00	14,155.91	29,694.09	32.28
00331.00	LEGAL ADVERTISING				
03/10/2025	AP MONTHLY CHARGES		24235872.00	Inv #: '562416' Vendor '654'	
03/10/2025	AP MONTHLY CHARGES		24235863.50	Inv #: '562416' Vendor '654'	
00331.00	LEGAL ADVERTISING	1,000.00	135.50	864.50	13.55
00345.00	PREMIUM ON BONDS				
02/21/2025	GJ TO CORRECT GL NUMBER USED ON CK 28146		241987150.00	JE# 5928	
00345.00	PREMIUM ON BONDS	150.00	150.00	0.00	100.00
Total - Dept 005.00		50,000.00	14,576.21	35,423.79	29.15
Total Expenditures		50,000.00	14,576.21	35,423.79	29.15
NET OF REVENUES AND EXPENDITURES		(50,000.00)	(14,576.21)	(35,423.79)	



PROPOSED ELLETTSVILLE
DOWNTOWN TIF AREA
11/22/2024
PROJECT NO. 5024121

Boy + Connie
Weaver

TOWN 101
S. Park

Richland
TWP Trustee

PAGE ONE OF TWO

416 S. Park

AREA A	AREA B	AREA C	AREA D	AREA E	AREA F	AREA G	AREA H	AREA I	AREA J
53-04-10-200-161,000-013	53-04-10-203-024,000-013	53-04-10-203-014,000-013	53-04-10-207-064,000-013	53-04-10-200-212,000-013	53-04-10-214-025,000-013	53-04-10-400-045,000-013	53-04-10-400-069,000-013	53-04-10-200-015,000-013	53-04-10-200-010,000-013
53-04-10-203-019,000-013	53-00-91-139-000,000-013	53-04-10-200-155,000-013	53-04-10-207-068,000-013	53-04-10-200-212,000-013	53-04-10-214-025,000-013	53-04-10-400-044,000-013	53-04-10-100-001,175-013	53-04-10-200-059,000-013	53-04-10-203-005,000-013
53-04-10-203-019,000-013	53-04-10-203-042,000-013	53-04-10-200-186,000-013	53-00-90-089-000,000-013	53-04-10-200-108,000-013	53-04-10-214-025,000-013	53-04-10-400-058,000-013	53-00-90-227-000,000-013	53-04-10-200-009,000-013	53-04-10-203-006,000-013
53-04-10-203-043,000-013	53-04-10-203-016,000-013	53-04-10-200-186,000-013	53-04-10-200-214,000-013	53-04-10-200-108,000-013	53-04-10-214-040,000-013	53-04-10-100-013,000-013	53-04-10-100-005,000-013	53-04-10-200-025,000-013	53-04-10-203-006,000-013
53-04-10-203-044,000-013	53-04-10-203-016,000-013	53-04-10-200-186,000-013	53-04-10-207-002,000-013	53-04-10-200-022,000-013	53-04-10-214-040,000-013	53-04-10-300-005,000-013	53-04-10-100-019,000-013	53-04-10-200-061,000-013	53-04-10-203-021,000-013
53-04-10-203-048,000-013	53-04-10-203-016,000-013	53-04-10-203-001,000-013	53-04-10-207-009,000-013	53-04-10-200-028,000-013	53-04-10-214-035,000-013	53-04-10-300-021,000-013	53-04-10-100-026,000-013	53-04-10-200-128,000-013	53-04-10-203-022,000-013
53-04-10-203-050,000-013	53-04-10-203-049,000-013	53-04-10-203-011,000-013	53-04-10-207-009,000-013	53-04-10-200-032,000-013	53-04-10-214-035,000-013	53-04-10-400-023,000-013	53-04-10-200-170,000-013	53-04-10-200-128,000-013	53-04-10-200-065,000-013
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53-04-10-200-174,000-013	53-04-10-203-030,000-013	53-04-10-200-157,000-013	53-04-10-207-037,000-013	53-04-10-200-211,000-013	53-04-10-214-012,000-013	53-04-10-200-148,000-013	53-04-10-200-120,000-013	53-04-10-203-059,000-013	53-04-10-100-024,000-013
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	53-00-90-869-000,000-013	53-04-10-200-154,000-013	53-04-10-200-130,000-013	53-04-10-214-046,000-013	53-04-10-214-039,000-013		53-04-10-401-037,000-013	53-04-10-203-037,000-013	53-04-10-200-126,000-013
	53-00-90-869-000,000-013	53-04-10-200-157,000-013	53-04-10-207-017,000-013	53-04-10-214-052,000-013	53-04-10-214-039,000-013			53-04-10-200-107,000-013	53-04-10-200-133,000-013
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	53-04-10-203-009,000-013	53-04-10-203-010,000-013	53-04-10-207-082,000-013	53-04-10-214-043,000-013	53-04-10-214-001,000-013			53-04-10-200-200,000-013	53-04-10-100-009,002-013
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	53-04-10-203-056,000-013	53-04-10-203-035,000-013	53-00-91-075-001,000-013	53-04-10-214-043,000-013	53-04-10-214-003,002-013			53-04-10-203-020,000-013	53-04-10-200-020,000-013
	53-04-10-200-135,000-013	53-04-10-200-204,000-013			53-04-10-214-019,000-013			53-04-10-203-038,000-013	53-04-10-200-023,000-013
	53-04-10-200-136,000-013				53-04-10-214-020,000-013			53-04-10-203-026,000-013	53-04-10-200-029,000-013
	53-04-10-203-018,000-013				53-04-10-214-051,000-013			53-04-10-200-068,000-013	53-04-10-200-169,000-013
	53-04-10-203-028,000-013				53-04-10-214-026,000-013			53-04-10-200-058,000-013	53-04-10-200-173,000-013
	53-04-10-203-029,000-013				53-04-10-214-035,000-013				53-04-10-400-073,000-013
	53-04-10-203-033,000-013				53-04-10-200-179,000-013				53-04-10-100-002,000-013
	53-04-10-203-034,000-013				53-04-10-200-080,000-013				53-04-10-203-015,000-013
	53-04-10-203-052,000-013								

Never Twp. Town

AREA K	AREA L	AREA M
53-04-10-400-057,000-013	53-04-10-400-067,000-013	53-04-10-400-073,000-013
53-04-10-400-037,000-013	53-04-10-400-041,000-011	53-04-10-400-050,000-013
53-04-10-400-024,000-013		53-04-10-400-065,000-011
53-04-10-400-007,001-011		

'Richland Richland Twp
Twp TAXING District

Town

Richland Twp. District

ROW - owned by State,
according to elevate

PROPOSED ELLETTSVILLE
DOWNTOWN TIF AREA
11/22/2024
PROJECT NO. 5024121
PAGE TWO OF TWO