

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 15<sup>th</sup> 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 15<sup>th</sup> 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 23<sup>rd</sup>.

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.

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Dr. Gerry Hash President

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*Tom Cornman*

Tom Cornman Vice-President

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William Ellis

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*Carl Thurman*

Carl Thurman

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Trevor Sager