



Town of Ellettsville Redevelopment Commission

Agenda

Ellettsville Redevelopment Commission

Monday, August 11, 2025

5:00 P.M. Call to Order

Prayer

Pledge of Allegiance

Introduction of Newly appointed Member Andrew Henry

Roll Call

Approval of Minutes from July 14th, 2025 Meeting

- 1. Selection of Vice-President**
- 2. A Declaratory Resolution to Amend the Ellettsville Riverfront Development District**

Privilege of the Floor

Commissioner Comments

Adjourn

At this time, I know of no other business to come before the Ellettsville Redevelopment Commission.

Noelle M. Conyer, Clerk-Treasurer

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RDC Meeting Notice

Monday August 11, 2025,

The Ellettsville Redevelopment Commission will conduct its regular scheduled meeting on Monday August 11, 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: Aug 11, 2025 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84943694692?pwd=en8ddlpl8CciaEgctKR6QZCcUpkPVI.1>

Meeting ID: 849 4369 4692

Passcode: 032969

One tap mobile

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- +1 253 215 8782 US (Tacoma)
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Meeting ID: 849 4369 4692

Passcode: 032969

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

July 14, 2025

The Ellettsville, Indiana Redevelopment Commission met in regular session on Monday, July 14, 2025, at the Ellettsville Town Hall Meeting Room. Tom Cornman called the meeting to order at 5:00 p.m. Carl Thurman gave a word of prayer followed by the Pledge of Allegiance.

Roll Call: Members present were Tom Cornman – Vice President, Carl Thurman, Trevor Sager and non-voting member Larry DeMoss. Mike Farmer – Town Manager, Noelle Conyer – Clerk Treasurer, Darla Brown – Town Attorney and Denise Line were also present.

Approval of Minutes of May 27, 2025, Meeting

Tom Cornman entertained a motion for approval of the minutes of the regular meeting June 9, 2025. Trevor Sager made a motion to approve. Carl Thurman seconded. Roll call vote: Tom Cornman – yes; Carl Thurman – yes; Trevor Sager – yes. Motion carries.

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

Darla Brown, Town Attorney explained for the last several meetings they have been discussing the discrepancies that the Auditor's Office found between the legal description and the parcel numbers that the Town put together for the resolution, both the original resolution and the modifying resolution for the Downtown District or Riverfront District. At the last meeting she advised a simple resolution from the RDC to clarify those. Between this meeting and last she attended the annual municipal law seminar and attended a couple of sessions on redevelopment commission issues headed by Lisa Lee from Ice Miller, who is the Town's bond council. Her advice was if you change your resolution in any way, no matter how minor you need to start the process over again. RDC needs to do a resolution designating certain areas. That goes to the Plan Commission, back to Town Council, back to RDC for public hearing and Baker Tilly will have to do another economic impact statement before the hearing. She requested this to be on the agenda tonight so that if they have to go through this whole process if there are any other changes they want to make to the downtown district they should do it now while we're doing this. If not she can put together a resolution for consideration at the next meeting on August 11th and Plan Commission could consider it at the September 4th meeting and then council on the September 8th meeting which would bring it back to the RDC in October for public hearing. It was clarified that if they don't do anything, we are still covered and that it shouldn't cause a problem to include rights-of-way that are not within the Town in your TIF district because you are not going to capture any income from them. Best practice is to take them out because you can't legally se a parcel in a TIF district if it's not coterminous with the Town boundaries. Darla discussed the TIF funds could be used for those areas but they are so small she couldn't imagine any project going on there but it's conceivable that it could. Darla advised making a declaratory resolution to make sure to clarify the legals and the parcel numbers even if you don't add any property to the TIF just for the purposes of the auditor's edification, Baker Tilly's edification and for what goes on Gateway. Every year on August 1st you have a neutralization report that you have to explain the effects of trending or reassessment on the economic development areas. If not for this year, next year for sure you want to be sure that the parcel numbers and the legals all match when Baker Tilly does their report, it is correct and the town is also capturing what it should from the properties that you think are in the TIF districts. It was in agreement that we should include everything we can now and better to be safe than sorry. Darla Brown entertained a motion to authorize her to put together a resolution to clarify parcel numbers and legal descriptions in the riverfront economic development area ready for the next meeting. Trevor Sager so moved. Tom Cornman seconded. Roll call vote: Tom Cornman – yes; Carl Thurman – yes; Trevor Sager – yes. Motion carries.

Commissioner Comments

Noelle Conyer, Clerk Treasurer clarified the next meeting will be on August 11th and the resolution will be ready at that time.

Trevor Sager inquired about the President position being vacant. Darla Brown explained that Dr. Hash will no longer be serving on the board. The vice president purpose is to serve as president if they president is no longer able to serve and if Tom Cornman is willing to serve that is fine but if not they will have to pick a new president. Town Council's agenda tonight is to pick a new RDC member. Tom Cornman agreed to serve as president. Trevor Sager made a motion to promote Tom Cornman as

president. Carl Thurman seconded. Roll call vote: Tom Cornman – yes; Carl Thurman – yes; Trevor Sager – yes. Motion carries. Commission decided to wait until the new member is appointed to elect a new Vice President.

Mike Farmer confirmed the next meeting is ok for August 11th so he can reserve the 25th for a budget work session. Noelle Conyer will send out the meeting dates and the meetings will be once a month on the first Monday of the month. Noelle Conyer stated she will not be present for the August 11th meeting but will have everything prepared

Mike Farmer discussed that Harman Farms should start seeing homes being built in the next several weeks.

Noelle Conyer stated the handout that was referenced will be available online as an amended packet item for this meeting and be available tomorrow for public view.

Adjournment

Tom Cornman– Adjourned meeting after confirming there is no further business to discuss. Time 5:22 p.m.

Tom Cornman- President

William Ellis	Carl Thurman
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Trevor Sager