



Town of Ellettsville Redevelopment Commission

Agenda

Ellettsville Redevelopment Commission

Monday, November 10th, 2025

5:00 P.M. Call to Order

Prayer

Pledge of Allegiance

Roll Call

Approval of Minutes August 2025 Meeting

Approval of YTD Redevelopment Commission Financial Report

Privilege of the Floor

Commissioner Comments

Adjourn

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

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 November 10,2025,

The Ellettsville Redevelopment Commission will conduct its regular scheduled meeting on Monday November 10 ,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: Nov 10, 2025 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81915497684?pwd=IRTiiy9HhoeML0AabLGXuSpjeGq8vm.1>

Meeting ID: 819 1549 7684

Passcode: 989845

One tap mobile

+16469313860,,81915497684#,,, *989845# US

+19292056099,,81915497684#,,, *989845# US (New York)

Join instructions

https://us02web.zoom.us/join/81915497684/invitations?signature=JR24Lb8PudBcvNrPLa_SYI8w1Nm5nhaJREYcVVVmJHk

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

August 14, 2025

The Ellettsville, Indiana Redevelopment Commission met in regular session on Monday, August 11, 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, William Ellis, Trevor Sager and non-voting member Larry DeMoss. Mike Farmer – Town Manager, Darla Brown – Town Attorney and Denise Line were also present. Noelle Conyer and Andrew Henry were absent.

Approval of Minutes of July 14, 2025, Meeting

Tom Cornman entertained a motion for approval of the minutes of the regular meeting July 14, 2025. Trevor Sager made a motion to approve. William Ellis seconded. Roll call vote: Tom Cornman – yes; William Ellis – yes; Carl Thurman – yes; Trevor Sager – yes. Motion carries.

Selection of Vice-President

Darla Brown, Town Attorney explained it has to be William Ellis, Andrew Henry or Trevor Sager in which someone else would have to be secretary because Tom Cornman and Carl Thurman were appointed by the council. Now that Tom is president, the vice president has to come from a different appointing body. William Ellis nominated Andrew Henry. Trevor Sager seconded. Roll call vote: Tom Cornman – yes; William Ellis – yes; Carl Thurman – yes; Trevor Sager – yes. Motion carries.

A Declaratory Resolution to Amend the Ellettsville Riverfront Development District

Darla Brown, Town Attorney explained for the last several meetings we have discussed clarifying the parcels that we had thought and hoped were included originally in the economic development area for the riverfront district. After the Redevelopment Commission (RDC) passed its declaratory resolution and went to the Planning Commission, Council came back to the RDC at its February meeting for a confirmatory resolution. The information was sent to the auditor's office and the auditor had pointed out some discrepancies between the parcel numbers and the legal. The Town sent that to Bynum Fanyo who prepared the legal and the parcel numbers and maps and corrected it. She believes everything is correct now and in Exhibit C and D. Under Indiana Code 36-7-14-17.5 it states that if any resolution or plan is changed in any way the process starts over again. It now will start here with the declaratory resolution to amend the Riverfront District then to Plan Commission for approval and come back to council. Bynum Fanyo will have to present the overlapping taxing districts with the tax impact statement and will come back to RDC for a public hearing to confirm it. The parcels that were already included will not be changed they have a base assessment date as of January 1, 2024. The newer ones what I refer to as the clarified parcels in this proposed resolution will have a base assessment date of January 1, 2025 so long as you get this passed before the end of the year Baker Tilly and the auditor can add the new parcels to the downtown economic development area and then we will be good to go. What you have before you are a proposed resolution to amend the Riverfront Economic Development District and a resolution, Exhibit A is what was passed by a confirmatory resolution and Exhibit B was the legal description. Exhibit C is the new flat maps and parcel numbers, Exhibit D is the new legal description. There were some issues with whether or not State of Indiana right of ways can be included. Darla went through them and what the auditor had sent showing what was already in the TIF district and it looks like there's the State of Indiana parcels that are already in there so she advised not to worry about it for now because it is an amendment and different from your original declaratory resolutions, she has to notify all those new property owners whose parcels are being clarified that they are being added to the TIF district even though the town does not intend to acquire their property through eminent domain she still has to notify them. She will send a letter to the State of Indiana, if she gets a response, she will let you know and then we got to the expense of revising the legal once again. If passed tonight it will go before Plan Commission at its September meeting and before council at its second September meeting then back to RDC for the October meeting for the public hearing. As long as RDC gets this done by the end of the year, then your base assessment date will be January 1st of this year for the clarified parcels. William Ellis made a motion to approve the Declaratory Resolution to Amend the Ellettsville Riverfront Development District. Tom Cornman seconded. Roll call vote: Tom Cornman – yes; William Ellis – yes; Carl Thurman – yes; Trevor Sager – yes. Motion carries.

Privilege of the Floor

Michael Farmer, Town Manager discussed they have activity in the downtown district with a new building at Sale Street and 46. It looks like it is going to be a nice building and the first construction for new construction of a building downtown so he thinks it is a big deal and it shows faith in what’s going to happen down there.

Adjournment

Tom Cornman– Adjourned meeting after confirming there is no further business to discuss. Time 5:14 p.m.

Tom Cornman- President

William Ellis

Carl Thurman

Trevor Sager

11/05/2025 12:26 PM
User: NOELLE
DB: Ellettsville

GL ACTIVITY REPORT FOR ELLETTSVILLE CIVIL TOWN
FROM 1101-005.00-00112.00 TO 1101-005.00-00421.00
TRANSACTIONS FROM 01/01/2025 TO 12/31/2025

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Date	JNL	Type	DESC	Reference #	AMT	ENC/BDGT CHG	BALANCE	AVAILABLE
1101-005.00-00213.00 OFFICE SUPPLIES					(Continued)			
01/28/2025	BA	BA	OFFICE SUPPLIES	5893		5,000.00	0.00	5,000.00
02/24/2025	AP	INV	TIF MAPS - FOAM BOARD MOUNTING RDC	PLANNING - 1876	134.80		134.80	4,865.20
12/31/2025			1101-005.00-00213.00 OFFICE SUPPLIES		END BALANCE		134.80	4,865.20
1101-005.00-00311.00 INTERN								
01/01/2025					BEG. BALANCE		0.00	0.00
12/31/2025			1101-005.00-00311.00 INTERN		END BALANCE		0.00	0.00
1101-005.00-00315.00 MISC. PROFESSIONAL EXPENSES								
01/01/2025					BEG. BALANCE		0.00	0.00
01/28/2025	BA	BA	MISC. PROFESSIONAL EXPENSES	5893		45,000.00	0.00	45,000.00
02/10/2025	BA	BA	MISC. PROFESSIONAL EXPENSES	5912		(1,000.00)	0.00	44,000.00
02/10/2025	AP	INV	LEGAL SERVICES-REDEVELOPMENT COMMISSION	RDC	1,617.00		1,617.00	42,383.00
02/10/2025	AP	INV	LEGAL SERVICES-REDEVELOPMENT COMMISSION	RDC	1,217.00		2,834.00	41,166.00
02/21/2025	BA	BA	MISC. PROFESSIONAL EXPENSES	5927		(150.00)	2,834.00	41,016.00
02/24/2025	AP	INV	ENGINEERING SERVICES - TIF WESTSIDE	5024120-1	5,213.38		8,047.38	35,802.62
02/24/2025	AP	INV	ENGINEERING SERVICES - TIF DOWNTOWN	5024121-1	4,602.53		12,649.91	31,200.09
03/10/2025	AP	INV	LEGAL SERVICES - REDEVELOPMENT COMMISSION	148	271.00		12,920.91	30,929.09
04/14/2025	AP	INV	LEGAL SERVICES - REDEVELOPMENT COMMISSION	157	304.00		13,224.91	30,625.09
05/12/2025	AP	INV	LEGAL SERVICES-REDEVELOPMENT COMMISSION	169	578.00		13,802.91	30,047.09
06/09/2025	AP	INV	LEGAL SERVICES REDEVELOPMENT COMMISSION	180	353.00		14,155.91	29,694.09
07/08/2025	GJ	JE	MOVE CK 28462 TO 1101-5-315	6188	15,020.00		29,175.91	14,674.09
07/08/2025	GJ	JE	MOVE CK 28463 TO 1101-5-315	6189	890.00		30,065.91	13,784.09
07/14/2025	AP	INV	LEGAL SERVICES-REDEVELOPMENT COMMISSION	189	802.00		30,867.91	12,982.09
08/11/2025	AP	INV	LEGAL SERVICES-REDEVELOPMENT COMMISSION	204	589.00		31,456.91	12,393.09
09/08/2025	AP	INV	LEGAL SERVICES-REDEVELOPMENT COMMISSION	215	861.00		32,317.91	11,532.09
09/22/2025	AP	INV	ANNUAL TIF FINANCING REPORT	BT3316561	3,730.00		36,047.91	7,802.09
10/13/2025	AP	INV	LEGAL SERVICES-REDEVELOPMENT COMMISSION	226	326.00		36,373.91	7,476.09
12/31/2025			1101-005.00-00315.00 MISC. PROFESSIONAL EXPENSES		END BALANCE		36,373.91	7,476.09
1101-005.00-00331.00 LEGAL ADVERTISING								
01/01/2025					BEG. BALANCE		0.00	0.00
02/10/2025	BA	BA	LEGAL ADVERTISING	5912		1,000.00	0.00	1,000.00
03/10/2025	AP	INV	WESTSIDE TIF	562416	72.00		72.00	928.00
03/10/2025	AP	INV	RIVERFRONT DISTRICT	562416	63.50		135.50	864.50
12/31/2025			1101-005.00-00331.00 LEGAL ADVERTISING		END BALANCE		135.50	864.50
1101-005.00-00345.00 PREMIUM ON BONDS								
01/01/2025					BEG. BALANCE		0.00	0.00
02/21/2025	BA	BA	PREMIUM ON BONDS	5927		150.00	0.00	150.00
02/21/2025	GJ	JE	TO CORRECT GL NUMBER USED ON CK 28146	5928	150.00		150.00	0.00
12/31/2025			1101-005.00-00345.00 PREMIUM ON BONDS		END BALANCE		150.00	0.00
1101-005.00-00394.00 TRAINING								
01/01/2025					BEG. BALANCE		0.00	0.00
12/31/2025			1101-005.00-00394.00 TRAINING		END BALANCE		0.00	0.00

Date	JNL	Type	DESC	Reference #	AMT	ENC/BDGT	CHG	BALANCE	AVAILABLE
01/01/2025			1101-005.00-00402.00 FURNITURE & EQUIPMENT		BEG. BALANCE			0.00	0.00
12/31/2025			1101-005.00-00402.00 FURNITURE & EQUIPMENT		END BALANCE			0.00	0.00
01/01/2025			1101-005.00-00421.00 BUILDING IMPROVEMENTS		BEG. BALANCE			0.00	0.00
12/31/2025			1101-005.00-00421.00 BUILDING IMPROVEMENTS		END BALANCE			0.00	0.00
UNCLASSIFIED: Unclassified					36,794.21	50,000.00		36,794.21	0.00
TOTAL FOR DEPARTMENT 005.00 REDEVELOPMENT					36,794.21	50,000.00		36,794.21	0.00
TOTAL Expenditures					36,794.21	50,000.00		36,794.21	0.00
TOTAL FOR FUND 1101 GENERAL					36,794.21	50,000.00		36,794.21	0.00