



## Town of Ellettsville Redevelopment Commission

### **Agenda Ellettsville Redevelopment Commission Monday, December 08, 2025**

**5:00 P.M. Call to Order**

**Prayer**

**Pledge of Allegiance**

**Roll Call**

Approval of Minutes November 10, 2025, Meeting

Approval of YTD Redevelopment Commission Financial Report

### **RESOLUTION NO. 2025-01 (C)**

**A RESOLUTION MODIFYING AND CONFIRMING THE DECLARATORY  
RESOLUTION OF THE ELLETTSVILLE REDEVELOPMENT COMMISSION ADOPTED  
ON AUGUST 11, 2025 AMENDING THE ELLETTSVILLE RIVERFRONT ECONOMIC  
DEVELOPMENT DISTRICT AND OTHER MATTERS RELATED THERETO**

**Privilege of the Floor**

**Commissioner Comments**

**Adjourn**

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

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. Members of the Redevelopment Commission:

Tom Cornman President; Council Appointment (Term 1-1-25 to 1-1-26)	(812) 360-6786	thbornman01@gmail.com
Andrew Henry, Vice President; President of Town Council Appointment (Appointment Date to to 1-1-26)		Amarkhenry@gmail.com
Trevor Sager, Secretary; President of Council Appointment (Term 1-1-25 to 1-1-26)	(317) 410-6648	trevorsagerr@ellettsville.in.us
William Ellis, Member; President of Council Appointment (Term 1-1-25 to 1-1-26)	(317) 513-4731	williamellis@ellettsville.in.us
Carl Thurman, Member; Town Council Appointment (Term 1-1-25 to 1-1-26)	(812) 876-9070	thurmanshop@bluemarble.net
Larry DeMoss, Ex-Officio Member (School Board Appointment) non voting 2 Term Limit	(812) 219-9222	ldemoss@rbbschools.net

## **RDC Meeting Notice**

### **Monday December 08 2025**

The Ellettsville Redevelopment Commission will conduct its regular scheduled meeting on Monday December 08 ,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: Dec 8, 2025 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89384781188?pwd=2b4JiMN9XCdL4vNqOrV7jA00w0aIO.1>

Meeting ID: 893 8478 1188

Passcode: 935338

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One tap mobile

+16469313860,,89384781188#,,, \*935338# US

+19292056099,,89384781188#,,, \*935338# US (New York)

Join instructions

<https://us02web.zoom.us/meetings/89384781188/invitations?signature=zqOujinHs3d575HafBOfxNg7YRZz70z9ZihuU5UtmJ4>

Agendas and meeting packets can be obtained by submitting an email request to:  
[clerktreasurer@ellettsville.in.gov](mailto:clerktreasurer@ellettsville.in.gov)

## November 10, 2025

The Ellettsville, Indiana Redevelopment Commission met in regular session on Monday, November 10, 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 - President, Andrew Henry, William Ellis – Vice President, Trevor Sager Carl Thurman and non-voting member Larry DeMoss. Mike Farmer – Town Manager was also present.

### **Approval of Minutes of July 14, 2025, Meeting**

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

### **Approval of Year-to-date Financial Report for Redevelopment Commission**

William Ellis made a motion to approve to approve. Trevor Sager seconded. Roll call vote: Tom Cornman – yes; Andrew Henry, Carl Thurman – yes; William Ellis – yes; Trevor Sager – yes. Motion carries.

### **Privilege of the Floor**

**Michael Farmer**, Town Manager discussed he just came from a meeting with the Richland Township advisory board and they were in discussion with them about a process where we would explore reorganizing the Town of Ellettsville and the Richland Township. He presented a draft of what may go out to the public in the near future depending on what the Ellettsville Town Council does. He thought it would be a good place to start since it is out so they won't hear about it after the fact. To be clear, the Town of Ellettsville is exploring a proposal to formally reorganize into a single government entity. This proactive step would be part of a collaborative effort to protect essential public services, preserve local identity and create a more efficient and sustainable structure for future growth for the entire Township. Recent changes in state laws have placed increased pressure on rural townships and small towns to operate more efficiently with fewer resources. At the same time, there is a growing discussion at the state level about eliminating township government altogether. The performance reorganization allows Richland Township and Ellettsville to take the lead in shaping their shared future rather than reacting to outside decisions. This proposed reorganization would aim to give everyone both in Richland Township and Ellettsville a shared voice to shape the community. Through reorganization, local leaders hope to observe what makes this area special while working smarter, finding it more efficiently and building a stronger, more connected, reorganized town together. He stated there are a lot of questions and he presented a fact sheet that explains some of the reasons why we may want to do this and to understand that at this point we are exploring the possibility of reorganizing as a single entity. It does not mean we are tied to that process to the very end. It would be a democratic process where reorganizing committees and subcommittees chosen by the township board and the town board would enact a plan to move forward both physically and organizationally to have a reorganized town. This would have to go before the general public for a vote November of 2026. Taking affect January 1<sup>st</sup>, 2027. William Ellis commented that it shows you can grow without having to do forcible annexations that people don't want to. We want to show the public that we know how to grow and we want the public to be a part and have a vote on it unlike other jurisdictions, it's forcibly annexed. We are going to have to sell why you want to come into Ellettsville and actually offer a return of investment for those people. We are up for the case and for the job. Reorganization would tie Richland Township which has approximately 15,000 people in its territory with the Town which has 7,000 population and the town or the new reorganized town would go from 3.5 square miles to 39 square miles. The tax base, through statute, can have an urban tax base and a rural tax base and any fiscal responsibilities currently of one entity or the other entity would stay within that original tax base and would not become a burden on the other entity when the two entities join. It will be up to the reorganization committees and then the future government to decide how to move forward but any new responsibilities, physical responsibilities they would want to take on would have to be voted on by the new, reorganized town board. There is going to be a lot of questions and they plan on working with the Bloomington government and Monroe County and not pull the rug out from any of their current physical responsibilities and plan to work with them and accommodate everything they need and anything that would not inhibit what they are trying to do. There will be a meeting

at 3:00 Friday with Baker Tilly to explore some of the fiscal ramifications of a reorganization and how what our status is currently when it comes to monies and what it’s going be in the next two or three years, which we all know the revenues are going down, not up and so by combining how that will affect that and will it help or hurt. In the end it could be that it is not a good idea, but we have some guardrails here to make sure everybody’s represented and everybody has a say and everybody will get a vote. The Town of Sheridan is being used as a model, there will be differences of course, but a lot of similarities. William Ellis explained that instead of having three governmental entities to deal with, the Township, Town of Ellettsville and Bean Blossom Township, you will be down to two but also you are going to see some more growth that is more commercial and light industrial that won’t put a strain on the school,, but will help you get some more revenue that we need. Mike Farmer explained for him it is about economic stability and wanting to see this Town prosper. This was a recommendation from our consultants, Baker Tilly, the state government and different entities within and seems to be a good idea. There will be a lot of open meetings to discuss questions and possibilities but feel free to contact him directly if you have questions.

**Adjournment**

**Tom Cornman**– Adjourned meeting after confirming there is no further business to discuss. Time 5:26 p.m.

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Tom Cornman- President	Andrew Henry
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William Ellis	Carl Thurman
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Trevor Sager	

Balances as of 12/31/2025

## Fund 1101 - GENERAL

Account	Description	2025 Amended Budget	YEAR-TO-DATE THRU 12/31/25	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
00123.00	UNEMPLOYMENT TAX	0.00	0.00	0.00	100.00
00213.00	OFFICE SUPPLIES				
02/24/2025	AP MONTHLY CHARGES - PLANNING		241776 134.80	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		241290 1,617.00	Inv #: 'RDC' Vendor '2'	
02/10/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		241295 1,217.00	Inv #: 'RDC' Vendor '2'	
02/24/2025	AP ENGINEERING SERVICES - TIF WESTSIDE		241802 5,213.38	Inv #: '5024120-1' Vendor '125'	
02/24/2025	AP ENGINEERING SERVICES - TIF DOWNTOWN		241803 4,602.53	Inv #: '5024121-1' Vendor '125'	
03/10/2025	AP LEGAL SERVICES - REDEVELOPMENT COMMISSIO		242346 271.00	Inv #: '148' Vendor '2'	
04/14/2025	AP LEGAL SERVICES - REDEVELOPMENT COMMISSIO		243798 304.00	Inv #: '157' Vendor '2'	
05/12/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		244954 578.00	Inv #: '169' Vendor '2'	
06/09/2025	AP LEGAL SERVICES REDEVELOPMENT COMMISSION		246043 353.00	Inv #: '180' Vendor '2'	
07/08/2025	GJ MOVE CK 28462 TO 1101-5-315		247496 15,020.00	JE# 6188	
07/08/2025	GJ MOVE CK 28463 TO 1101-5-315		247497 890.00	JE# 6189	
07/14/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		247652 802.00	Inv #: '189' Vendor '2'	
08/11/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		248874 589.00	Inv #: '204' Vendor '2'	
09/08/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		249950 861.00	Inv #: '215' Vendor '2'	
09/22/2025	AP ANNUAL TIF FINANCING REPORT		250595 3,730.00	Inv #: 'BT3316561' Vendor '52'	
10/13/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		251370 326.00	Inv #: '226' Vendor '2'	
11/10/2025	AP LEGAL SERVICES - REDEVELOPMENT COMMISSIO		252349 216.45	Inv #: '239' Vendor '2'	
12/08/2025	AP LEGAL SERVICES-REDEVELOPMENT COMMISSION		253260 1,931.32	Inv #: '243' Vendor '2'	
00315.00	MISC. PROFESSIONAL EXPENSES	43,850.00	38,521.68	5,328.32	87.85
00331.00	LEGAL ADVERTISING				
03/10/2025	AP MONTHLY CHARGES		242358 72.00	Inv #: '562416' Vendor '654'	
03/10/2025	AP MONTHLY CHARGES		242358 63.50	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		241987 150.00	JE# 5928	
00345.00	PREMIUM ON BONDS	150.00	150.00	0.00	100.00
Total - Dept 005.00		50,000.00	38,941.98	11,058.02	77.88
Total Expenditures		50,000.00	38,941.98	11,058.02	77.88
NET OF REVENUES AND EXPENDITURES		(50,000.00)	(38,941.98)	(11,058.02)	

PERIOD ENDING 12/31/2025

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
			12/31/2025	MONTH 12/31/2025	BALANCE	
Fund 1101 - GENERAL						
Expenditures						
Dept 005.00 - REDEVELOPMENT						
1101-005.00-00116.01	REDEVELOPMENT COMMISSION	0.00	0.00	0.00	0.00	0.00
1101-005.00-00121.00	SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00
1101-005.00-00123.00	UNEMPLOYMENT TAX	0.00	0.00	0.00	0.00	0.00
1101-005.00-00213.00	OFFICE SUPPLIES	5,000.00	134.80	0.00	4,865.20	2.70
1101-005.00-00315.00	MISC. PROFESSIONAL EXPENSES	43,850.00	38,521.68	1,931.32	5,328.32	87.85
1101-005.00-00331.00	LEGAL ADVERTISING	1,000.00	135.50	0.00	864.50	13.55
1101-005.00-00345.00	PREMIUM ON BONDS	150.00	150.00	0.00	0.00	100.00
Total Dept 005.00 - REDEVELOPMENT		50,000.00	38,941.98	1,931.32	11,058.02	77.88
TOTAL EXPENDITURES		50,000.00	38,941.98	1,931.32	11,058.02	77.88
Fund 1101 - GENERAL:						
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		50,000.00	38,941.98	1,931.32	11,058.02	77.88
NET OF REVENUES & EXPENDITURES		(50,000.00)	(38,941.98)	(1,931.32)	(11,058.02)	77.88

**PUBLIC NOTICE ON A PROPOSED AMENDMENT TO  
THE ELLETTSVILLE RIVERFRONT ECONOMIC  
DEVELOPMENT DISTRICT**

Notice is hereby given to the taxpayers of the Ellettsville Riverfront Economic Development District, and all other persons affected hereby, that the Ellettsville Redevelopment Commission (the “Redevelopment Commission”), as the governing body of the Ellettsville Redevelopment Department, on August 11, 2025, adopted a Declaratory Resolution, Resolution 2025-01, to amend the Ellettsville Riverfront Economic Development District. (“Amending Declaratory Resolution”)

Taxpayers of the District, and all other persons affected hereby, are further notified that the Redevelopment Commission, on December 23, 2024, adopted a Declaratory Resolution to establish the Ellettsville Riverfront Economic Development District as an economic development area, and the Declaratory Resolution was confirmed by the Redevelopment Commission on February 24, 2025. On August 11, 2025 the Redevelopment Commission adopted Amending Declaratory Resolution 2025-01 to amend the Ellettsville Riverfront Economic Development District to include all parcels as set forth on Exhibits C and D attached thereto.

The Amending Declaratory Resolution 2025-01, the original Declaratory Resolution, and plats and maps describing the original Ellettsville Riverfront Economic Development District and the proposed Amended Ellettsville Riverfront Economic Development District can be inspected at the Ellettsville Clerk-Treasurer’s Office or at the Ellettsville Planning Director’s Office, both of which are located at the Ellettsville Town Hall, 1150 W. Guy McCown Drive, Ellettsville, Indiana, 47429 during regular business hours.

On Monday, December 8, 2025, at 5:00 p.m. local time, the Redevelopment Commission will hold a public hearing on a proposed amendment to the Ellettsville Riverfront Economic Development District at Ellettsville Town Hall, 1150 W. Guy McCown Drive, Ellettsville, Indiana, 47429

The general legal description for the Amended Ellettsville Riverfront Economic Development District is as follows:

A part of Section 10, Township 9 North, Range 2 West, Monroe County, Indiana, also including a part of the Original Town Plat of Ellettsville, a part of Beaman’s Addition, a part of Sharp’s First Addition, a part of Sharp’s Second Addition, and a part of James Whitesell’s Addition, all additions to the Town of Ellettsville and recorded in the Office of the Recorder of said county, also a part of Roy Wever Subdivision recorded in said Recorder’s Office.

At its December 8, 2025 meeting, the Redevelopment Commission will receive and hear remonstrances and objections from all persons interested in or affected by the proposed amendment or other actions to be taken by the Redevelopment Commission. The Redevelopment

Commission shall consider all written remonstrances and objections that may be filed with the Ellettsville Clerk-Treasurer up to the time of the hearing.

The public hearing may be adjourned from time to time. After considering the evidence presented, the Redevelopment Commission shall take final action determining the public utility and benefit of approving the proposed amendments to the Ellettsville Riverfront Economic Development District. The Redevelopment Commission may confirm, modify and confirm, or rescind Resolution 2025-01.

Questions regarding the proposed amendment may be directed to attorney Darla S. Brown, Darla Brown Law, P.C., 1451 W. Arlington Road, Bloomington, Indiana, 47404. 812-332-9476.

Dated: November 21, 2025

/s/ Tom Cornman

Tom Cornman, President  
Ellettsville Redevelopment Commission