



Town of Ellettsville Redevelopment Commission

Agenda Ellettsville Redevelopment Commission Monday, February 9, 2026

5:00 P.M. Call to Order

Prayer

Pledge of Allegiance

Roll Call

Election of officers

Approval of Minutes December 08, 2025, Meeting

Approval of YTD Redevelopment Commission Financial Report

Acknowledgement of Tif Management Plan

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 February 9, 2026,

The Ellettsville Redevelopment Commission will conduct its regular scheduled meeting on Monday February 9, 2026 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: Redevelopment Commission Meeting 2-9-26

Time: Feb 9, 2026 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84858067132?pwd=VDxmbOqPCmKQCo5ZWmeDVYUFT0AiEE.1>

Meeting ID: 848 5806 7132

Passcode: 473044

One tap mobile

+13092053325,,84858067132#,,,,*473044# US

+13126266799,,84858067132#,,,,*473044# US (Chicago)

Join instructions

https://us02web.zoom.us/meetings/84858067132/invitations?signature=Jz1FULyNVf4xLGRPv_fGx8pHVVse9fJ6loesjWxApG0

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

December 08, 2025

The Ellettsville, Indiana Redevelopment Commission met in regular session on Monday, December 8, 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, Darla Brown, Town Attorney and Noelle Conyer, Clerk Treasurer was also present.

Approval of Minutes of November 10, 2025, Meeting

Tom Cornman entertained a motion for approval of the minutes of the regular meeting November 10, 2025. William Ellis so moved. 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 Redevelopment Commission (RDC) Financial Report

Noelle Conyer explained that in order to make the payments for the commissioners that are eligible for payment she needs to move money. She will present it to Town Council at the meeting tonight. She plans to move \$1,200.00 from office supplies. After the pay and social security and unemployment tax come out it will leave a balance of \$6,192.82 for the RDC. No action is required, just informational.

Resolution 2025-01C Modifying and Confirming Declaratory Resolution of the Ellettsville Redevelopment Commission adopted on August 11, 2025 amending the Ellettsville riverfront economic development and other matters related thereto.

Darla Brown, Town Attorney explained that the RDC established the Riverfront Economic Development District as an economic development area last November with a declaratory resolution. In February they passed a confirmatory resolution. Thereafter, there were some issues with regard to the parcel numbers and the legal description. In August, the RDC passed another declaratory resolution to try to correct that because under Indiana law, if there are any changes to your paperwork you have to start all over with the declared word resolution and then go to the Plan Commission, Council and then back to the RDC for hearing. Before you, there is a resolution to modify and confirm the resolution that you passed in August. It went before Plan Commission in October and passed at the second council meeting in October and now it is back before RDC. She cross-referenced all the parcel numbers that the town intended to have in the TIF district which is 221 parcels, 190 million in back in February so that left you with 31 parcels that you had intended to put in the economic development area, the entirety of which is a TIF district so according to statute, if those property owners didn't make it into the TIF district the first time around they're required to have notice. She sent letters to those property owners. Hopefully, what you have is the final legal and final plat map to be approved this evening. She will then go over it with the auditor and get it to the DLGF. William Ellis made a motion to pass Resolution 2025-01C. 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

Public Comment

Richard & Mary Davis inquired about details of what's going to be done around the area of their 3 properties located at 112 North Sale Street, 505 West Vine Street and 501 West Vine Street. Darla Brown explained that the Commission has approved certain projects in that area. Those projects include infrastructure projects meaning the plan is to use TIF money to build pedestrian bridges, signs, sidewalks, streetlights, relocating water mains and replacing the sewer interceptor.

A man from the audience inquired about the flooding situation, he had a flooded place at 321 Vine Street and also on Main Street by Kenny’s. Michael Farmer said they will add his address to the list. They will be continuing mitigation in that area when they have more funds. He will make sure there’s nothing incidental that we could do in the interim to help. William Ellis offered an explanation to him what a TIF district means.

Adjournment

Tom Cornman– Adjourned meeting after confirming there is no further business to discuss.
Time 5:16 p.m.

Tom Cornman- President

Andrew Henry

William Ellis

Carl Thurman

Trevor Sager

Balances for quarter ending 12/31/2025

Fund 1101 - GENERAL

Account	Description	2025 Orig Budget	2025 Amended Budget	YEAR-TO-DATE THRU 12/31/25	Available Balance	2026 Orig Budget	% Used
Expenditures							
Department 005.00: REDEVELOPMENT							
00116.01	REDEVELOPMENT COMMISSION						
12/26/2025	PR SUMMARY PR 12/26/2025			254337	1,000.00	336	
00116.01	REDEVELOPMENT COMMISSION	0.00	1,050.00	1,000.00	50.00	6,000.00	95.24
00121.00	SOCIAL SECURITY						
12/26/2025	PR SUMMARY PR 12/26/2025			254337	76.50	336	
00121.00	SOCIAL SECURITY	0.00	100.00	76.50	23.50	276.00	76.50
00123.00	UNEMPLOYMENT TAX	0.00	50.00	0.00	50.00	20.00	0.00
00213.00	OFFICE SUPPLIES						
02/24/2025	AP MONTHLY CHARGES - PLANNING			241776	134.80	Inv #: 'PLANNING - 1876' Vendor '421'	
00213.00	OFFICE SUPPLIES	0.00	3,800.00	134.80	3,665.20	500.00	3.55
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'	
12/22/2025	AP ENGINEERING SERVICES - TIF DOWNTOWN			253770	3,387.25	Inv #: '5024121-2' Vendor '125'	
00315.00	MISC. PROFESSIONAL EXPENSES	0.00	43,850.00	41,908.93	1,941.07	20,000.00	95.57
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	0.00	1,000.00	135.50	864.50	500.00	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	0.00	150.00	150.00	0.00	200.00	100.00
Total - Dept 005.00		0.00	50,000.00	43,405.73	6,594.27	27,496.00	86.81
Total Expenditures		0.00	50,000.00	43,405.73	6,594.27	27,496.00	86.81

REVENUE AND EXPENDITURE REPORT FOR ELLETTSVILLE CIVIL TOWN
Balances for quarter ending 12/31/2025

Fund 1101 - GENERAL

Account	Description	2025	2025	YEAR-TO-DATE	Available	2026	%
		Orig Budget	Amended Budget	THRU 12/31/25	Balance	Orig Budget	Used
NET OF REVENUES AND EXPENDITURES		0.00	(50,000.00)	(43,405.73)	(6,594.27)	(27,496.00)	

RDC 1101-5

2026 GATEWAY

1. PERSONAL SERVICES

Salaries and Wages

116	REDEVELOPMENT COMMISSION	\$	6,000
121	SOCIAL SECURITY	\$	276
123	Unemployment Tax	\$	20

Subtotal

\$ 6,296

2. SUPPLIES

Office Supplies

213	OFFICE SUPPLIES	\$	500
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3. OTHER SERVICES AND CHARGES

Professional Services

315	MISC. PROFESSIONAL EXPENSES	\$	20,000
331	LEGAL ADVERTISING	\$	500
345	PREMIUM ON BONDS	\$	200

Subtotal

\$ 20,700

TOTAL BUDGET 2026

\$ 27,496

**TIF MANAGEMENT ANNUAL REPORT OF THE REDEVELOPMENT COMMISSION
(PURSUANT TO IC 36-7-14-13)**

FROM: ELLETTSVILLE REDEVELOPMENT COMMISSION

TO: INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE (DLGF)

CC: ELLETTSVILLE TOWN COUNCIL AND
SCOTT OLDHAM, PRESIDENT OF THE TOWN OF ELLETTSVILLE, INDIANA TOWN COUNCIL

DATE: _____ (To be provided by April 15, 2026)

Pursuant to Indiana Code 36-7-14-13, the Ellettsville Redevelopment Commission hereby provides to the Town Council, Scott Oldham, President of the Town Council, and the Department of Local Government Finance, the following information for the year 2025 with respect to each of the tax increment financing districts created by the Redevelopment Commission, as follows:

MANAGE TIF DISTRICTS AND AREAS (list TIF Allocation Area(s) and expansions)

TIF Allocation Area Name	TIF Code	Indiana Code	Purpose	TIF Area Nickname	Establish Date	Expiration Date	Description
Ellettsville Westside Allocation Area	T53015	IC 36-7-14	Economic Development		12/23/2024	TBD	Original Area
Ellettsville Riverfront Allocation Area	T53016	IC 36-7-14	Economic Development		12/23/2024	TBD	Original Area
Ellettsville Riverfront Allocation Area	T53016	IC 36-7-14	Amend the Original Area		12/8/2025	TBD	Amendment

PERSONNEL

Active Commissioners as of 12/31/25 (info prepopulates in Gateway)

Name	Title	Active at Year Start	Active Start Date	Active at Year End	Active End Date
Tom Cornman	President	Yes	1/1/2025	Yes	12/31/2025
Andrew Henry	Vice-President	No	6/9/2025	Yes	12/31/2025
Trevor Sager	Secretary	Yes	1/1/2025	Yes	12/31/2025
Carl Thurman	Member	Yes	1/1/2025	Yes	12/31/2025
Larry DeMoss	School Board Member	Yes	1/1/2025	Yes	12/31/2025
William Ellis	Member	Yes	1/1/2025	Yes	12/31/2025

Commissioners Removed in Prior Year

Name	Title	Active at Year Start	Active Start Date	Active at Year End	Active End Date
Dr. Gerry Hash	President	Yes	1/1/2025	No	7/14/2025

Employees of the Commission

Name	Amount	Salary/Compensation
N/A		

FINANCE SECTION

Total Revenues and Expenditures by TIF Area

TIF Area Name	Total Revenues	Total Expenditures
Ellettsville Westside Allocation Area	\$0.00	\$0.00
Ellettsville Riverfront Allocation Area	\$0.00	\$0.00

Redevelopment Commission Expenditures

Category	Subcategory	Description	Amount
N/A			

Grants/Loan

TIF Area Name	Fund	Entity	Purpose	Amount
N/A				

TIF Distributed to Other Units

TIF Area Name	Fund	Entity	Purpose	Amount
N/A				

Additional Notes regarding RDC:

The Allocation Funds listed below have not been set up yet for the Allocation Areas. We would recommend the Town establish these funds in 2026 to prepare for the distribution of TIF, specific to each allocation area, which is expected to begin in 2026.

FUND BALANCES SECTION

Fund Balances as of December 31, 2025:

TIF Area Name	Fund Name	Balance
Ellettsville Westside Allocation Area		
Ellettsville Riverfront Allocation Area		

DEBT PAYMENTS MADE SECTION

TIF MANAGEMENT ANNUAL REPORT OF THE REDEVELOPMENT COMMISSION
(PURSUANT TO IC 36-7-14-13)

<u>TIF Area Name</u>	<u>Debt Name</u>	<u>Split/Adjust Pmt.</u>	<u>Total P&I Outstanding</u>	<u>P&I Paid on Debt</u>	<u>Maturity Date of Bonds</u>
N/A					