

Agenda
Ellettsville Redevelopment Commission
Monday, December 09th 2024

5:00 P.M. Call to Order

Prayer

Pledge of Allegiance

Roll Call

1. RDC policies re: Public Comment and Electronic Meeting Policy
2. Meeting Schedule 2025

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

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.

RESOLUTION 1-2024

A RESOLUTION BY THE ELLETTSVILLE REDEVELOPMENT COMMISSION TO ADOPT AN ELECTRONIC MEETING POLICY

WHEREAS, Indiana Code § 5-14-1.5-3.5 allows for governing bodies to adopt a written policy establishing procedures that apply to a board member's participation in a meeting by electronic means of communication in order to allow members to participate electronically; and

WHEREAS, Indiana Code § 36-7-14-3.1 specifically allows Redevelopment Departments and Commissions to conduct meetings electronically; and

WHEREAS, the Ellettsville Redevelopment Commission desires to establish an electronic meeting policy for the Commission; and

WHEREAS, the Ellettsville Redevelopment Commission determines that its electronic meeting policy should be stated in a coherent fashion and be made readily available to those persons appearing before it.

NOW, THEREFORE, BE IT RESOLVED BY THE ELLETTSVILLE REDEVELOPMENT COMMISSION OF MONROE COUNTY, INDIANA, THAT THE FOLLOWING ELECTRONIC MEETING POLICY IS HEREBY ADOPTED:

ELECTRONIC MEETING POLICY

- (A) The provisions of Indiana Code § 5-14-1.5-1 et seq. as it reads in House Enrolled Act No. 1437 and as it may be amended in the future, including definitions, govern this policy.
- (B) Subject to subsections D and G, below any Redevelopment Commission member who is not physically present at a meeting may participate in a meeting by any electronic means of communication that does the following:
 - (1) allows all participating members of the Redevelopment Commission to simultaneously communicate with each other; and
 - (2) allows the public to simultaneously attend and observe the meeting, unless the meeting is an executive session.
- (C) A Redevelopment Commission member who participates in the meeting by an electronic means of communication shall be considered present for purposes of establishing a quorum but may participate in any final action taken at the meeting only if the member can be seen and heard.
- (D) At least fifty percent (50%) of the Redevelopment Commission members must be physically present at a meeting at which a member will participate by means of electronic communication.
- (E) All votes taken during a meeting at which at least one Redevelopment Commission member participates electronically must be taken by roll call vote.

(F) A Redevelopment Commission member may not attend more than fifty percent (50%) meetings in a calendar year by means of electronic communication, unless the member's electronic participation is due to:

- (1) military service;
- (2) illness or other medical condition;
- (3) death of a relative; or
- (4) an emergency involving actual or threatened injury to persons or property.

(G) A Redevelopment Commission member may not participate in a meeting of the Redevelopment Commission by electronic communication if the Redevelopment Commission is attempting to take final action to:

- (1) adopt a budget;
- (2) make a reduction in personnel;
- (3) initiate a referendum;
- (4) establish or increase a fee;
- (5) establish or increase a penalty;
- (6) use the governing body's eminent domain authority; or
- (7) establish, raise, or renew a tax.

(H) A Redevelopment Commission member may attend two (2) consecutive meetings (a set of meetings) by electronic communication. A member shall physically attend at least one (1) meeting between sets of meetings that the member attends by electronic communication, unless the member's absence is due to:

- (1) military service;
- (2) illness or other medical condition;
- (3) death of a relative; or
- (4) an emergency involving actual or threatened injury to persons or property.

(I) The memoranda required by Indiana Code § 5-14-1.5-4 for a meeting in which a member participates by an electronic means of communication must:

- (1) state the name of each member of the governing body who:
 - (a) was physically present at the place where the meeting was conducted;
 - (b) participated in the meeting by using any electronic means of communication;and
 - (c) was absent; and
- (2) identify the electronic means of communication by which:
 - (a) members of the governing body participated in the meeting; and
 - (b) the public attended and observed the meeting, if the meeting was not held in executive session.

RESOLUTION OF ADOPTION

THIS ELECTRONIC MEETINGS POLICY IS HEREBY APPROVED AND ADOPTED
by the affirmative vote of _____ members of the Redevelopment Commission at the regular
meeting of the Commission held on the 9th day of December, 2024.

ELLETTSVILLE REDEVELOPMENT COMMISSION

Gerry Hash, President

ATTEST:

Trevor Sager, Redevelopment Commission Secretary

RESOLUTION 2024-2

A RESOLUTION BY THE ELLETTSVILLE REDEVELOPMENT COMMISSION TO ADOPT A PUBLIC COMMENT POLICY

WHEREAS, the business of the Ellettsville Redevelopment Commission is conducted at Ellettsville Redevelopment Commission meetings; and

WHEREAS, the Redevelopment Commission values the opinions of its citizens and welcomes public comment on agenda and non-agenda items of interest to the Redevelopment Commission; and

WHEREAS, the Redevelopment Commission wishes to facilitate the order of reception and dissemination of information; and

WHEREAS, the Redevelopment Commission determines that this can be best accomplished where rules for the conduct of meetings is clearly established.

NOW, THEREFORE, BE IT RESOLVED BY THE ELLETTSVILLE REDEVELOPMENT COMMISSION OF MONROE COUNTY, INDIANA, THAT THE FOLLOWING PUBLIC COMMENT POLICY IS HEREBY ESTABLISHED:

Section 1. Agenda Items

The Redevelopment Commission shall maintain an agenda which shall list items to be discussed at Redevelopment Commission meetings. Prior to a vote on any resolution, the meeting Chair shall invite remarks from the public. Speakers are limited to three (3) minutes per person unless the Redevelopment Commission, by motion at the beginning of the meeting, increases the time limit. No speaker shall be permitted to cede his three-minute allotment to another speaker. Each speaker shall speak from the podium or microphone and shall state his or her name for the record.

Section 2. Non-Agenda Items

Near the end of each Redevelopment Commission meeting, citizens shall have the opportunity to make comments on a non-agenda item during the “privilege of the floor” portion of the Redevelopment Commission meeting. Each speaker shall be limited to three (3) minutes. No speaker shall be permitted to cede his three-minute allotment to another speaker. Each speaker shall speak from the podium or microphone and shall state his or her name for the record.

Section 3. Decorum

The Redevelopment Commission encourages civility in public discourse and requests that speakers refrain from language which would incite an immediate breach of the peace; and refrain from undue repetition, extended discussion of irrelevancies, use of obscenities, and personal attacks. Any person who violates these rules may be declared out of order by the Chair. A person who insists on violating these rules may be removed from the meeting.

RESOLUTION OF ADOPTION

THIS PUBLIC COMMENT POLICY IS HEREBY APPROVED AND ADOPTED by the affirmative vote of _____ members of the Redevelopment Commission at the regular meeting of the Commission held on the 9th day of December, 2024.

This resolution takes effect upon passage

This resolution was passed and adopted by the Ellettsville Redevelopment Commission of the Town of Ellettsville, Monroe County, Indiana at the Ellettsville Town Hall on the 9th day of December, 2024.

ELLETTSVILLE REDEVELOPMENT COMMISSION

Gerry Hash, President

ATTEST:

Trevor Sager, Redevelopment Commission Secretary



TOWN OF ELLETTSVILLE

Clerk-Treasurers Office

Noelle M. Conyer

Meeting Dates 2024 & 2025 for Redevelopment Commission

2024

Monday October 28 (advertised and held)
Tuesday November 12 **Work Session**
Monday November 25
Monday December 09 **Work Session**
Monday December 23

2025

Monday, January 13
Monday, January 27
Monday, February 10
Monday, February 24
Monday, March 10
Monday, March 24
Monday, April 14
Monday, April 28
Monday, May 12
Tuesday, May 27*
Monday, June 9
Monday, June 23
Monday, July 14
Monday, July 28
Monday, August 11
Monday, August 25
Monday, September 8
Monday, September 22
Tuesday, October 14*
Monday, October 27
Monday, November 10
Monday, November 24
Monday, December 8
Monday, December 22

Meeting dates are proposed until approved by RDC and Town Council

*Denotes Tuesday meeting due to holiday

ELLETTSVILLE PROPOSED TIF AREA

WESTSIDE

An area for proposed TIF use being located in the following Sections:

1. Part of the Southwest quarter of Section 4, Township 9 North, Range 2 West
2. Part of the Northwest quarter of Section 4, Township 9 North, Range 2 West
3. Part of the Southeast quarter of Section 5, Township 9 North, Range 2 West
4. The Northeast quarter of Section 5, Township 9 North, Range 2 West
5. The Northwest quarter of Section 5, Township 9 North, Range 2 West
6. Part of the East half of the Northeast quarter Section 6, Township 9 North, Range 2 West
7. Part of the Southeast quarter of Section 32, Township 10 North, Range 2 West
8. The East half of the Southeast quarter of Section 32, Township 10 North, Range 2 West
9. The West half of the Southwest quarter Section 33, Township 10 North, Range 2 West
10. The Southeast quarter of the Southwest quarter Section 33, Township 10 North, Range 2 West

Beginning at the Southeast corner of said Southwest quarter of Section 4; thence on the south line of said quarter North 88 degrees 45 minutes 20 seconds West 2678.56 feet to the Southeast corner of said Southeast quarter of Section 5; thence on the south line of said quarter North 89 degrees 30 minutes 41 seconds West 1292.81 feet; thence leaving said south line North 01 degree 07 minutes 16 seconds West 161.00 feet; thence North 89 degrees 30 minutes 41 seconds West 1355.50 feet to the west line of said Southeast quarter; thence on said west line North 01 degree 07 minutes 18 seconds West 2501.19 feet to the Southeast corner of the Northwest quarter of Section 5; thence on the south line of said quarter North 89 degrees 42 minutes 44 seconds West 2657.03 feet to the Southeast corner of the East half of the Northeast quarter Section 6; thence on the south line of said quarter South 89 degrees 56 minutes 08 seconds West 1120.24 feet; thence North 00 degrees 49 minutes 48 seconds West 2262.49 feet to the north line of said East half of the Northeast quarter Section 6; thence on said north line of said quarter South 89 degrees 44 minutes 57 seconds East 1120.24 feet to the Northwest corner of the Northwest quarter of Section 5; thence on said north line South 89 degrees 37 minutes 15 seconds East 2649.68 feet to the Northwest corner of the Northeast quarter of Section 5; thence on said north line South 89 degrees 19 minutes 59 seconds East 306.69 feet to the Southwest corner of the Southeast quarter of Section 32; thence on the west line of said quarter North 88 degrees 41 minutes 29 seconds West 2139.37 feet; thence South 89 degrees 44 minutes 38 seconds East 360.64 feet to the centerline of State Road 46 and the beginning of a curve concave westerly having a radius of 3819.72 feet; thence on said centerline and said curve Southeasterly 509.96 feet with a chord bearing South 14 degrees 53 minutes 01 second East for 509.58 feet; thence South 11 degrees 03 minutes 32 seconds East 547.84 feet to the beginning of a curve concave northeasterly having a radius of 1637.02 feet; thence on said centerline and said curve Southeasterly 652.38 feet through a central angle of 22 degrees 50 minutes 00 seconds; thence South 33 degrees 53 minutes 32 seconds East 620.86 feet to the south line of Southeast quarter of Section 32; thence on said south line South 89 degrees 15 minutes 41 seconds East 164.19 feet to the southwest corner of East half of the Southeast quarter of Section 32; thence on the west line of said East half North 00 degrees 42 minutes 01

second West 2656.65 feet to the northwest corner of East half of the Southeast quarter of Section 32; thence on the north line of said East half South 89 degrees 46 minutes 27 seconds East 1327.72 feet to the northwest corner of the West half of the Southwest quarter Section 33; thence on the north line of said West half South 89 degrees 46 minutes 27 seconds East 1327.72 feet to the northeast corner of said West half; thence on the east line of said West half South 00 degrees 39 minutes 12 seconds East 1330.54 feet to the northwest corner of the Southeast quarter of the Southwest quarter Section 33; thence on the north line of said quarter quarter South 89 degrees 45 minutes 05 seconds East 1324.99 feet to the northeast corner of said quarter quarter; thence on the east line of said quarter quarter South 00 degrees 37 minutes 35 seconds East 1330.83 feet to the southeast corner of said quarter quarter; thence on the south line of said quarter quarter North 89 degrees 44 minutes 19 seconds West 442.33 feet; thence South 00 degrees 57 minutes 14 seconds East 2337.06 feet to the south right-of-way of State Road 46; thence on said right-of-way South 88 degrees 00 minutes 03 seconds East 172.71 feet to the east line of the Southwest quarter of Section 4; thence on said east line South 01 degree 17 minutes 41 seconds East 1307.60 feet; thence South 00 degrees 16 minutes 49 seconds East 1312.92 feet and to the Point of Beginning. Containing within said bounds 1,020.03 acres (163.76 ac Southwest quarter of Section 4, 131.00 ac Northwest quarter of Section 4, 157.17 Southeast quarter of Section 5, 137.75 ac Northeast quarter of Section 5, 137.25 ac Northwest quarter of Section 5, 58.10 ac East half of the Northeast quarter Section 6, 32.51 ac Southeast quarter of Section 32, 81.05 ac East half of the Southeast quarter of Section 32, 80.98 ac West half of the Southwest quarter Section 33 and 40.46 ac Southeast quarter of the Southwest quarter Section 33) more or less.

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, and being more particularly described as follows:

Beginning at the intersection of the platted centerline of Cherry Street and the platted centerline of Association Street in said Sharp's Second Addition; thence in a Northeasterly direction (assumed basis of bearing) (North 36 degrees West per plat of said Sharp's Second Addition) the platted distance of 1023.00 feet along the said centerline of Cherry Street and the extension thereof to the intersection of said Cherry Street centerline extension and the Northeastern line of the plat of the Original Town of Ellettsville; thence leaving the said Cherry Street centerline and extension thereof and in a Southeasterly direction (South 54 degrees East per said plat of the Original Town of Ellettsville) the platted distance of 594.50 feet to the intersection of said Northeastern line with the platted centerline of Sales Street (Cross Street per said plat of the Original Town of Ellettsville); thence leaving said Northeastern line and in a Southwesterly direction (South 36 degrees West per said plat of the Original Town of Ellettsville) the platted distance of 157.00 feet to intersection of the platted centerline of Sales Street (Cross Street per said plat of the Original Town of Ellettsville) with the platted centerline of Main Street in said plat of the Original Town of Ellettsville, also being P.I. Station 33+58.07 of Line "M" on the right of way plans of State Highway MANH Project Number 062-3(4)B having a LA Code of 3578 and a Des. Number of 9612540, approved January 26, 2006 (hereinafter referred to as "Highway Plans"); thence along said Line "M" in a Southeasterly direction (South 49 degrees 13 minutes 59 seconds East per said Highway Plans) 426.61 feet to P.C. Station 37+84.68 of Line "PR-M4" on said Highway Plans; thence 364.47 feet along a curve concave to the Southwest having a radius of 2864.75 feet (2864.79 feet per Highway Plans) to P.T. Station 41+49.64 (P.T. Station 41+49.15 on said Highway Plans) of said Line "PR-M4"; thence in a Southeasterly direction (South 41 degrees 56 minutes 37 seconds East per said Highway Plans) 8.08 feet (8.57 feet per said Highway Plans) along said Line "PR-M4" to P.C. Station 41+57.72 of said Line "PR-M4" on said Highway Plans; thence 373.74 feet along a curve concave to the Northeast having a radius of 7639.53 feet (7639.44 feet per said Highway Plans) to P.T. Station 45+31.54 (P.T. Station 45+31.46 per said Highway Plans) of said Line "PR-M4; thence in a Southeasterly direction (South 44 degrees 44 minutes 48 seconds East per said Highway Plans) 146.37 feet along Line "M" to P.O.T. Station 46+78.25 of Line "PR-M5" on said Highway Plans; thence continuing in a Southeasterly direction (South 44 minutes 44 seconds 48 seconds East per said Highway Plans) 706.66 feet along said Line "PR-M5" to P.C. Station 53+84.91 of said Line "PR-M5 on said Highway Plans; thence 326.63 feet (325.49 feet per said Highway Plans) along said Line "PR-M5" and a curve concave to the Southwest having a radius of 500.88 feet (477.46 feet per said Highway Plans) to P.T. Station 57+23.63 (P.T. Station 57+10.40 per said Highway Plans) of said Line "PR-M5"; thence in a Southeasterly direction (South 07 degrees 23 minutes 00 seconds East per said Highway Plans) 256.37 feet (287.22 feet per said Highway Plans) along said Line "PR-M5" to P.C. Station 59+80.00 (P.C. Station 59+97.62 feet per said Highway Plans) of said Line "PR-M5"; thence 355.44 feet (355.43 feet per said Highway Plans) along said Line "PR-M5" and a curve concave to the Northeast having a radius of 477.50 feet (477.48 feet per said Highway Plans) to P.T. Station 63+52.82 (P.T. Station 63+53.00 per said Highway Plans) of said Line "PR-M5"; thence in a Southeasterly direction (South 48 degrees 20 minutes 21 seconds East per said Highway Plans) 102.79 feet (102.61 feet per said Highway Plans) along said

Line "PR-M5" to P.O.T. Station 64+55.61 of said Line "PR-M5"; thence leaving said Line "PR-M5" in a Southwesterly direction, 90 degrees from the last described course 20.00 feet to P.O.T. Station 42+00.00 of Line "A" of said Highway Plans; thence in a Northwesterly direction (North 50 degrees 02 minutes 00 seconds West per said Highway Plans) 1253.33 feet (1251.41 feet per said Highway Plans) along said Line "A" to P.O.T. Station 29+46.67 (P.O.T. Station 29+49.58 per said Highway Plans) of said Line "A" and to the intersection of said Line "A" with the Southeastern lines of the properties described in Instrument 2020015641 and Instrument 2020009464 in said Recorder's Office and the extension thereof; thence leaving said Line "A" and in a Southwesterly direction (South 40 degrees West per said Instrument 2020015641) 317.00 feet along said Southeastern lines and the extension thereof to its intersection with the extension of the platted centerline of Association Street in the said plats of James Whitesell's Addition, Sharp's First Addition and Sharp's Second Addition, being 25 feet Southwesterly of the Southeasterly corner of the property described in said Instrument 2020009464; thence in a Northwesterly direction (North 54 degrees West per said plats) along the platted centerline of Association Street and its extension thereof 2287.45 feet to the point of beginning. Containing 54.66 acres, more or less.

The above description was derived from recorded documents only and without the benefit of field observations and/or comprehensive title research, and should therefore not be considered part of a boundary survey or other type of survey as defined by Indiana Code Rule 865-IAC-12.

