



Town of Ellettsville Redevelopment Commission

**Agenda
Ellettsville Redevelopment Commission
Monday, April 14, 2025**

5:00 P.M. Call to Order

**Prayer
Pledge of Allegiance**

Roll Call

Approval of Minutes of March 10, 2025, Meeting

New Business:

**Review of TIF Management Report
Discussion to clarify TIF parcel numbers/legal descriptions**

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.

RDC Meeting Notice **Monday April 14, 2025**

The Ellettsville Redevelopment Commission will conduct its regular scheduled meeting on Monday April 14, 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 4-14-25

Time: Apr 14, 2025, 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87089046495?pwd=rvi4nh3q1jFWRlDSBP6FwgJh33WY9.1>

Meeting ID: 870 8904 6495

Passcode: 638517

One tap mobile

+13126266799,,87089046495#,,,*638517# US (Chicago)

+16469313860,,87089046495#,,,*638517# US

Dial by your location

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- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

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

March 10, 2025

The Ellettsville, Indiana, Redevelopment Commission met in regular session on Monday, March 10, 2025, at the Ellettsville Town Hall Meeting Room. Gary Hash, MD called the meeting to order at 5:00 p.m. and gave a word of prayer followed by the Pledge of Allegiance.

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

Approval of Minutes of February 24, 2025, Meeting

Dr. Gerry Hash entertained a motion for approval of the minutes of the regular meeting February 24, 2025. Tom Cornman seconded. All in favor, motion carries.

Presentation from Baker Tilly

A Representative from Baker Tilly gave a slide presentation about the TIF, allocation areas, tax rates, residential TIF, TIF and the education system and reporting requirements.

A Representative from Bloomington Economic Development Corporation explained they specialize in identifying the needs and appropriate potential businesses for the community and work with the Town of Ellettsville.

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

Dr. Gerry Hash – Adjourned meeting after confirming there is no further business to discuss.
Time 6:05 pm

Dr. Gerry Hash President

Tom Cornman Vice-President

William Ellis

Carl Thurman

Attest: Trevor Sager, Secretary

**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, 2025)

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 2024 with respect to each of the tax increment financing districts created by the Redevelopment Commission, as follows:

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	Westside	12/23/2024	TBD	Original Establishment
Ellettsville Riverfront Allocation Area	T53016	IC 36-7-14	Economic Development	Riverfront	12/23/2024	TBD	Original Establishment

Active Commissioners as of 12/31/24 (info prepopulates in Gateway)

Name	Title	Active at Year Start	Active Start Date	Active at Year End	Active End Date
Dr. Gerry Hash	President	No	9/23/2024	Yes	12/31/2024
Tom Comman	Vice-President	No	9/23/2024	Yes	12/31/2024
Trevor Sager	Secretary	No	9/23/2024	Yes	12/31/2024
Carl Thurman	Member	No	9/23/2024	Yes	12/31/2024
William Ellis	Member	No	9/23/2024	Yes	12/31/2024
Larry DeMoss	School Board Member	No	9/23/2024	Yes	12/31/2024

Employees of the Commission

Name	Amount	Salary/Compensation
N/A		

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 2025 to prepare for the distribution of TIF, specific to each allocation area, which is expected to begin in 2026.

Fund Balances as of December 31, 2024:

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

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