Edinburgh Redevelopment Commission

Town Hall

The Edinburgh Redevelopment Commission (ERC) held a meeting at Town Hall on November 10, 2025, at 5:15pm.

President Matt Ervin called roll and in attendance were Deborah Vaughan, Sarabeth Drybread, and Karen Fitzpatrick. Also present was Town Attorney Dustin Huddleston and Scott Finley of Baker Tilly.

Karen Fitzpatrick made a motion to approve the meeting minutes of August 11, 2025, Deborah Vaughan seconded and motion carried.

Dustin Huddleston presented the annual presentation to the taxing entities which lays out the four different districts and their anticipated revenues, additional revenues, expenses planned, and whom the information is disseminated too. Scott Finley from Baker Tilly reviewed the presentation. The I-65 District has not generated any dollars to date. The Downtown Development District is estimated to generate approximately $36,000 in revenue in 2026. The Center Cross District is estimated to generate approximately $14,500 in revenue in 2026. The US 31 District has been generating revenue and is expected to bring in approximately $80,000 in 2026. These amounts are based on tax rates for 2025 because tax rates for 2026 are not out yet. These will be updated with new tax rates in January but aren't expected to change much. Scott Finley explained the difference in the two scenarios presented in the report. Scenario one represents that the captured tax dollars would only go to the TIF funds and the second scenario represents the option of passing through a percentage of the assessed value to the overlapping units, rather than keeping it all in the TIF funds. This presentation, along with the TIF Spending Plan, will be presented to council.

The TIF Spending Plan was presented. The estimate is that by the end of 2026, we would have $370,509 available and it has all been allocated to capital expenditures and economic redevelopment. The plan is not restrictive and can be adjusted if need be.

Sarabeth Drybread made a motion to approve the TIF Spending Plan for 2026 and Karen Fitzpatrick seconded. Motion carried.

Open discussion was held regarding different options the ERC must acquire, redevelop, lease, etc. property, with less restrictions than the town council. It was also discussed how bonds can be used to fund capital projects for the town. Sarabeth Drybread also discussed some of the downtown projects where bonds and TIF Funds could be utilized.

Sarabeth Drybread made a motion to adjourn, Deborah Vaughan seconded and motion carried.

EDINBURGH REDEVELOPMENT COMMISSION

Matt Ervin, President

Sarabeth Drybread, Vice President

Kami Ervin, Secretary

Karen Fitzpatrick, Member

Deborah Vaughan, Member