March 23, 2026

Edinburgh Redevelopment Commission

Town Hall

The Edinburgh Redevelopment Commission (ERC) held a meeting at Town Hall on March 23, 2026 at 5:15pm.

Vice President Karen Fitzpatrick called roll and in attendance were Deborah Vaughan, Sarabeth Drybread, Kami Ervin and Cathy Hamm. Also present was Town Attorney Dustin Huddleston, Scott Finley from Baker and Tilly, and local business owner, Lynn Patton. President Matt Ervin was absent.

Deborah Vaughan made a motion to approve the meeting minutes of March 4, 2026, Kami Ervin seconded and motion carried.

Kami Ervin made a motion to adopt the 2025 Annual Report, which is required to be sent to Town Council each year. Sarabeth Drybread seconded and motion carried.

Scott Finley reviewed a summary of the Baker Tilly 2025 TIF Management Report. Sarabeth Drybread made a motion to approve, Deborah Vaughan seconded, and motion carried.

Sarabeth Drybread discussed some of the structural issues at 117 East Main Cross, pointing out that we can use ERC money to mitigate blight. She expressed concerns with losing another building downtown. It was also discussed that we can remove any negative real estate in the TIF district. If she has any proposals to present in the future, the commission will look at what is needed at the time.

Sarabeth Drybread also discussed the status of the Pixy Theatre and that a READI 2.0 grant application is being sent, and progress is being made.

Karen Fitzpatrick made a motion to adjourn, Deborah Vaughan seconded and motion carried.

EDINBURGH REDEVELOPMENT COMMISSION

Matt Ervin, President

Karen Fitzpatrick, Vice President

Kami Ervin, Secretary

Sarabeth Drybread, Member

Deborah Vaughan, Member