

Edinburgh, Indiana Joint Meeting  
Edinburgh Redevelopment Authority  
Edinburgh Redevelopment Commission

Meeting Minutes  
**Redevelopment Commission Perspective**  
October 14, 2013

In the absence of Ted Lucas, President of the Commission, this meeting was conducted by Bill West, Vice President of the Commission.

Bill West, Vice President of the Commission, called the membership roll.

| Members:                    | Present | Absent |
|-----------------------------|---------|--------|
| Ted Lucas – President       |         | X      |
| Ray Walton – Vice President | X       |        |
| Karen Fitzpatrick           | X       |        |
| John Rondot – Secretary     | X       |        |
| Bill West                   | X       |        |
| Cathy Hamm                  | X       |        |

Other Attendees:

Wayne Gibbs, Timbergate Golf Course Manager  
Dustin Huddleston, Edinburgh Town Attorney  
John Drybread, Edinburgh Redevelopment Authority President

**First Order of Business – Approval of Minutes**

July 8, 2013 Meeting

Comments: None were presented.

Ray Walton made a motion to approve the minutes as submitted. Karen Fitzpatrick seconded the motion, which passed unanimously.

**Second Order of business – Update on Timbergate Golf Course – Wayne Gibbs**

Bill West stated that since Wayne had presented his Quarterly Report before the Town Council immediately prior to the Commission meeting, he would not ask Wayne to repeat his Report. John Rondot stated that after he “was a bit rough” on Wayne for the condition of the Pond and Rough on Hole No. 1 at the July 8 Commission meeting, the problems were cleaned up within 4 days. John said that the Pond and Rough look the best that they have “in 5 years”. John said he wanted to thank Wayne publicly for his attention to the problem.

John Rondot asked Wayne about the remaining term of the Bond Payment on Timbergate. Wayne stated that the final payment will be made in 2022 and that the annual Bond Payment is \$462,000 with a double payment due at the time of the final payment.

John Rondot mentioned that he has received questions from Timbergate residents about the inoperable fountains on the front nine at Timbergate. Wayne stated that grass growing in the bottom of the ponds has clogged the fountains. He said that the fountains will not be fixed this Fall, as it is nearly time for them to be winterized. Wayne said he hopes to have the fountains operable next Spring.

**Third Order of Business – Open Discussion**

Cathy Hamm mentioned that she had information from Aspire Johnson County, a project of the Johnson County Development Corporation. Cathy stated that Aspire is looking for representation from the Edinburgh community and wondered if any of the Commission members would be interested in participating. John Rondot said that he would be interested and asked Cathy to forward to him any information concerning Aspire and its activities up to now. Cathy said that she would forward that information before the next Aspire meeting on October 24, 2013.

Karen Fitzpatrick asked if anyone knew what business the Phillips Company was in. She said that she had seen the Phillips sign near the Industrial Park. John Drybread said that Phillips, which is owned by Valerie Phillips, has been in business for many years and that had just put up a new sign. John stated that Phillips is a Management/Machine Shop/Warehousing company.

John Drybread was asked about the possible re-use of the Lear Building and any potential new jobs which might be created. John stated that the Town of Edinburgh was working closely with a potential tenant but that they are “sworn to secrecy” while the negotiations are conducted and legal requirements are finalized.

Bill West said that he had heard rumors about various restaurant chains being interested in moving into the vacant Dairy Queen building on Eisenhower Drive. John Drybread said that the Dairy Queen closed because of tax problems and that the Town of Edinburgh has not been approached by any possible tenants.

Karen Fitzpatrick asked John Drybread about any plans to make the entrance to Edinburgh on Highway 252 from the East more inviting. John Drybread said that discussions have been ongoing about that corridor. He said that the removal of the Amos Elevator, for which a grant has been received, will be a first step. The Town of Edinburgh has 180 days to remove the elevator. John said that he expects the elevator to be removed in the early Spring of 2014. John stated that after the Amos Elevator is removed, the Town of Edinburgh could re-apply for additional grant money to potentially remove the Grain Elevator across the road from the Amos Elevator. Wade Watson, Building Commissioner for Edinburgh, will lead that effort. John stated that any plans to remove the much larger Grain Elevator, which is privately owned, would be more difficult than removal of the Amos Elevator, which the Town of Edinburgh owns. Karen asked if the Lotus Warehouse, which is on the same corner, would be included in any removal plans. John Drybread said that he did not know at this time.

John Rondot asked if any progress had been made with the Edinburgh Merchants Association since the last Commission meeting. John Drybread said that due to illness of one of the leaders of the Merchants Association, the Association has been dissolved.

John Rondot mentioned the increased number of trains passing through town in the future and wondered if any planning is being done by the Town of Edinburgh. John Drybread said that the Town has been in contact with the railroad and that any changes in traffic on the railroad will be gradual due to the large amount of work the railroad must do to handle the increased traffic. John Drybread said that the railroad will be spending in excess of \$10 million on upgrades. Ray Walton asked about wait times when the main streets are blocked by stopped trains and their affect on Police/Fire runs from one side of town to the other. Ray also mentioned that Edinburgh may have to start school bus service for all children to eliminate the need for school children to walk across the railroad tracks. John Rondot asked if there were any plans to put crossing gates at the major crossings in town. John Drybread said that that is included in the discussions.

Ray Walton asked about plans for repairing the Dam. John Drybread stated that the Department of Natural Resources (DNR) has identified the Dam as a 'low hazard' problem. John stated that the estimate just to look at the Dam will cost in excess of \$180,000 due to the need to re-route the river to create a dry area around the leak in the Dam.

#### **Fourth Order of Business – Other Business**

Wayne Gibbs said that the Timbergate liquor license is expiring in November and the renewal request needs to be signed by Ted Lucas, President of the Commission. Wayne asked when Ted was expected back from vacation. John Rondot said that he thought that Ted would be back within the next 2 weeks. Wayne asked if someone else could sign in place of Ted should Ted does not return in time to meet the November deadline. Dustin Huddleston said that he would check, but believed that Bill West could sign in place of Ted.

Dustin Huddleston asked about the next Commission meeting. John Rondot stated that there are no additional meetings scheduled during 2013 and that the organization meeting in early January, 2014 would be the next required meeting. Dustin said that he would work with Mary Patterson to get that January meeting scheduled.

Ray Walton asked about the Commission Annual Report, which is due in January, 2014. John Rondot, Secretary of the Commission, stated that he would again be preparing that Annual Report.

#### **Adjournment**

Ray Walton made a motion to adjourn. Karen Fitzpatrick seconded the motion, which passed unanimously.

There being no more business to conduct, the meeting was adjourned.

Edinburgh Redevelopment Commission

Ted Lucas, President

Bill West  
Bill West, Vice President

Karen Fitzpatrick  
Karen Fitzpatrick, Member

Ray Walton  
Ray Walton, Member

ATTEST:

John Rondot  
John Rondot, Secretary