

**Edinburgh Redevelopment Authority  
Edinburgh Redevelopment Commission  
Joint Meeting**

Meeting Minutes  
**Redevelopment Authority**  
April 9, 2012

John Drybread, President of the Authority called the meeting to order and conducted roll call.

Members Present:

John Drybread - President  
Becky Wilhelm - Vice President  
Pat Pankey - Secretary

Other Attendees:

Town Attorney, Dustin Huddleston  
Timbergate Golf Course Manager, Wayne Gibbs

Wayne Gibbs displayed an EXCEL Spreadsheet showing progress through April 4, 2012 on the maintenance items the Commission has approved. A copy of the EXCEL Spreadsheet is attached to these minutes.

- 1) Pump House Repairs – Not started, but should begin shortly as Spring workload settles down for Town employees.
- 2) Sand Trap Maintenance – Wayne stated that the Sand Trap Maintenance is approximately 40% complete. Ray Walton asked where the sand was obtained. Wayne stated that the sand used originally used for the Celebrity Volleyball Game at the Super Bowl Village in Indianapolis. Timbergate was able to purchase the sand at considerable discount, so the Golf Course has the best possible sand at the cost of a lower grade product. John Rondot asked Wayne if there had been any resolution on the possible elimination of several sand traps on the Course. Dustin Huddleston stated that there was no agreement with Fuzzy Zoeller's agent about possible changes to the Course. In fact, Dustin said that he can get no response at all from Zoeller's agent. Ted Lucas suggested that Dustin send a Certified Letter to Zoeller's agent describing, in general, the changes Wayne is proposing. Ray Walton made a motion to have Dustin proceed with the letter, to be signed by Dustin. John Rondot seconded the motion, which passed unanimously.
- 3) Well for Irrigation Pond – Wish List item for future
- 4) Maintenance Building Repairs – Completed
- 5) Carpet in Clubhouse – Wish List item for future
- 6) Bathroom Repairs in Clubhouse – Completed – Wayne reported that the new countertops have made a significant improvement. He invited the Commission members to drop by the Clubhouse to see those changes and all of the others made in the Clubhouse.
- 7) Battery Replacements for Golf Carts – Wayne reported that is on-going with 32 Carts completed and 30 Carts remaining. Wayne stated that 120 batteries would eventually be needed. Wayne reported that Shelby County EDIT funds were being used to pay for the batteries.
- 8) New Mowing Equipment – Wish List item for future
- 9) Repaint and Repair Restrooms on the Course – Started, but not completed. Work being done by Town employees.
- 10) Range Ball Cleaner – Completed. Wayne found a good deal on a Cleaner and moved forward on the purchase. Wayne used Shelby County EDIT funds for the purchase.
- 11) Alarm System for Clubhouse – Wish List item for future. John Rondot asked Wayne about the broken window on the West Side of the new Snack Room. Wayne stated that the break was the result of a ricochet from the simulator. Wayne noted that the window has been repaired and changes made to reduce the possibility of further breakage. John Rondot said that if the breakage had been the result of a break-in attempt, the Alarm System would have moved up on the priority list of maintenance items.

Open Discussion/Other Business:

John Rondot asked about the changes in the Real Estate efforts in the Timbergate residential areas. He noted that F.C. Tucker Realty, with Pia O'Connor as agent, has posted signs in several Section One lots. He also stated that Connie and Mike Percifield, realtors who live on St. Andrews Avenue, have moved to ReMax Realty and will have responsibility for marketing of Timbergate for that organization. John Drybread, Redevelopment Authority President, said that he expects the marketing of Timbergate real estate to pick up this Spring and Summer.

John Drybread stated that, after research, it was found that the landscape mound next to the Sunoco Station near the State Road 252 entrance is actually Town property. He stated that Town employees would begin to care for the area. Dead trees will be removed and the pathways between other trees will be eliminated. John Rondot noted that other Norway Spruce trees along the mound are infested with

bagworms and Town employees should treat them as quickly as possible to reduce further damage to the trees.

John Rondot asked is there was any interest in meeting with The Merchant's Association to see if the Commission can help them in any way. Ted Lucas noted that, at this point, the Commission has no funding to assist with its mission. John Drybread said that he could set up a meeting with the Merchants. John Rondot said that even though the Commission has no funding, it could still fill the role of being a catalyst with the Town Council and could request additional appropriations from the Council when worthwhile projects are uncovered. John Drybread stated that with EDIT and Marketplace Funds there are available options for funding projects.

There being no further business to conduct, Becky Wilhelm made a motion to adjourn, Pat Pankey seconded the motion. Unanimous.

Edinburgh Redevelopment Authority

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John R. Drybread, President

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Becky Wilhelm, Vice President

ATTEST:

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Pat Pankey, Secretary