

**Edinburgh, Indiana Joint Meeting**  
**Edinburgh Redevelopment Authority**  
**Edinburgh Redevelopment Commission**

Meeting Minutes  
**Redevelopment Commission Perspective**  
January 25, 2012

Ted Lucas, President of the Commission, called the meeting to order and called the membership roll.

**Members Present:**

Ted Lucas - President  
Greg Stinson – Vice President  
John Rondot – Secretary  
Ray Walton  
Cathy Hamm

**Members absent:**

Terry Kellams

**Other Attendees:**

Town Attorney, Dustin Huddleston  
Town Council President, Ron Hoffman  
Timbergate Golf Course Manager, Wayne Gibbs

**First order of business – Election of Officers:**

Ted Lucas opened the nomination process by asking for nominations for President.

Ray Walton nominated Ted Lucas for another term as President.

Before a second was made on the nomination, Greg Stinson made a counter-motion to leave the leadership positions as-is (all current officers be nominated for another term). Ray Walton withdrew his earlier motion and seconded Greg's motion. The affirmative vote was unanimous. Therefore, officers for 2012 will be: Ted Lucas, President; Greg Stinson, Vice President; and John Rondot, Secretary.

**Second Order of Business – Review of minutes from November 14, 2011 meeting.** Ray Walton made a motion to accept the minutes as written. Greg Stinson seconded the motion, which passed unanimously.

**Third Order of Business – 2012 Meeting Schedule**

John Rondot suggested that the Commission follow its 2011 procedure and hold regularly scheduled quarterly meetings with special meetings called as necessary.

Ted Lucas made a suggestion that all quarterly meeting be held on an evening following the Town Council meetings since Wayne Gibbs normally attends those meetings. Wayne said that he normally attends the first Town Council meeting each month.

John Rondot made a motion to schedule the quarterly meetings on April 9; July 9; and October 8. Ray Walton seconded the motion, which passed unanimously.

**Fourth Order of Business – TIF Discussion – Dustin Huddleston**

At an earlier Commission meeting, the Commission asked Dustin to research whether a TIF Tax Increment Financing) district had been established at the time Timbergate Golf Course was developed and whether there were any funds currently held in that TIF account.

Dustin reported that, as far as he could determine, there was never a TIF district established. Hence, there are no funds currently in an account. Dustin stated that this would severely curtail what the Commission could attempt to do.

He explained that a Timbergate Redevelopment District was established and a Special Benefit Tax provision established that would only be implemented if the Town of Edinburgh and Timbergate Golf Course could not make the bond payments on the golf course. Dustin stated that the only taxpayers that would be affected by this provision would be those living within the Timbergate Redevelopment District.

Dustin said that the Redevelopment Authority issued the bonds for Timbergate and caused the creation of the Redevelopment Commission. He stated that the original bond was in the amount of \$5,858,000.00.

He further stated that the Redevelopment Authority owns Timbergate Golf Course and leases it to the Redevelopment Commission. The Commission has responsibility for managing the Golf Course.

Dustin then began to cover the possible use of TIF districts going forward. He explained that a TIF district does not/cannot establish new taxes. Rather, only additional money collected due to the increase in value of a property within the TIF district would be accumulated in the TIF fund. He said that the Commission could establish TIF districts at any time, but suggested caution in doing so. He explained that the Commission could use a TIF to issue bonds and pay them back through the TIF funds raised.

Dustin also explained that TIF districts must be precise in there geographic make-up, must be established for a public purpose, and must be covered by a specific plan for activities within the area specified. He stated that the plan could be altered, but only through public hearings.

Dustin suggested that Tax Abatement not be used within a TIF district because the amount raised in the TIF district would be reduced because of the Tax Abatement.

Dustin said that all activities within a TIF district are required to be covered in public hearings and that any entity (i.e. Library, Schools, etc.) which would potentially lose revenue due to the TIF had to be notified before the TIF district was established.

Dustin asked that the Commission think about starting out with a small ('practice') TIF district to learn how the districts could benefit the community.

Dustin stated that he is available to the Commission for any further explanations or additional research on the TIF topic.

**Other Business:**

John Rondot distributed copies of the 2011 Annual Report to all Commission and Redevelopment Authority members. He mentioned that he had presented copies to the Town Council members at the Council meeting on January 23, 2012.

A question was asked as to what agreements had been made with Skaggs Builders covering the Timbergate housing areas. Question as to what hold Skaggs has on the building lots in section 2 of Timbergate and later sections. Question also as to how long any agreements would remain in effect. John Drybread, President of the Redevelopment Authority volunteered to contact Cheryl Stroud of Amos Development Corporation to determine answers to the questions. He will report his findings at the next Redevelopment Commission meeting.

There being no further business to conduct, Greg Stinson made a motion to adjourn. John Rondot seconded the motion, which passed unanimously.

Edinburgh Redevelopment Commission

---

Ted Lucas, President

---

Greg Stinson, Vice President

---

Ray Walton

---

**ABSENT**  
Terry Kellams

ATTEST:

---

John Rondot, Secretary