

Plan Commission Meeting  
 Tuesday, August 21, 2018  
 6:00 p.m. Town Hall

Edinburgh Plan Commission met in a meeting at 6:00 p.m. Tuesday, August 21, 2018.

Members Present:

Jerry Lollar  
 Glenn Giles  
 Ray Walton  
 Mike Graham  
 Curtis Rooks  
 Matt Ervin  
 Stephanie Taylor  
 Richard Pile

Also Present: Dustin Huddleston, Town Attorney  
 Lisa Brockman, Plan Commission Secretary  
 Wade Watson, Town Manager

Matt Ervin, Chairman opened the meeting at 6:00 p.m.

Matt Ervin did roll call of the Plan Commission. Jerry Lollar here, Glenn Giles here, Ray Walton here, Mike Graham here, Curtis Rooks here, Stephanie Taylor here, Richard Pile here and Matt Ervin and Secretary Lisa Brockman here. Keith Sells is absent.

Matt Ervin presented the first item on the agenda, which are the minutes from the July 17, 2018 meeting. Matt Ervin asked for motion to approve the minutes. Ray Walton made motion to approve, Mike Graham seconded. Matt Ervin asked for vote for all in favor by saying aye. All board members present voted aye to approve the minutes. Motion carried.

Matt Ervin presented the Plan Commission Resolutions and opened the floor for someone to make the motion to approve them if there is no discussion.

Jerry Lollar stated he had some comments on Resolutions. Jerry Lollar stated he went for Pros and Cons on this issue and found both.

- California was the first state to do a TIF in 1952 and they had over 450. In 2013 Governor Brown eliminated all of them to get the money back in the State because California is a financial mess.
- Iowa, Johnson County Supervisor Rod Settlemen once found a diversion of seven hundred million dollars in property off of tax roles, due to the TIF. As a result, he said people would have to pay more taxes. Jerry continued to state he was concerned about the school district.
- Jerry stated there was a city in Iowa where Walmart was involved in this TIF and they wanted to build a superstore, so the city made some farmland outside of the town the TIF district. The Town purchased the farmland for two dollars a square foot and they spent millions of dollars. The Town in turn sold it to Walmart through the TIF district. Some owners of the property were upset because they weren't aware this would occur and they felt like were cheated out of ten dollars a square foot from Walmart. Jerry stated that he felt like the Town did this underhanded to the community. Jerry continued to state they took the TIF money, they took five hundred thousand of it, a half a million to let Walmart tear down their old store they had paid for. Walmart did build a big store and they added jobs and they put a lot of tax money back into the community, which was a plus. According to the County's Collector's Office one million six hundred and sixty-two thousand dollars had been captured in TIF real estate taxes. Of those taxes a million three which normally would have gone to the school district did not go to the school. Other taxing authorities have been impacted the area college, they lost a hundred and fifty thousand, the county lost eleven thousand, the road funds seventy-seven thousand, the health fund twenty-nine thousand, ambulance district twenty-one thousand, a handicap fund thirty thousand and a fund for seniors over twelve thousand. Jerry stated he felt like

that district put the money back into Walmart and what they wanted to do, so they weren't spreading the funds correctly.

Jerry stated it's good to start the TIFs to business, but it has to be controlled. Jerry stated that you have to have people on Town Council and on your Commissions that want to control and do the right thing.

Matt Ervin stated that the Town Council can make suggestions on how to spend the money as correct?

Dustin Huddleston replied, yes, anyone can.

Jerry Lollar stated with the comments he made, he had a few questions. Redevelopment Commission passed the Resolutions onto the Planning Commission, we pass it onto the Town Council then it goes back to Redevelopment Commission. So, is the Redevelopment Commission in control of the funds once the TIFs have been passed?

Dustin Huddleston answered if the TIF district is established then the taxes are captured and they go into a separate funds that the Redevelopment Commission controls and decides what to do. It will not be under the Town Council's control. Dustin further stated the Town Council would have indirect control because the council appoints the members of the Commission.

Jerry Lollar asked what is the recourse if you're dealing with a million dollars and they want to invest, we would like to see some of it go to the school district, which they're allowed to do. If they don't allot anything for that, so it comes to the Town Council and they turn it down because they wanted money to go to the school district, so it goes back to the Commission and what? They either change it or?

Dustin Huddleston stated it begins with the Redevelopment Commission, its here now, Council and then back to the Redevelopment commission. If all the TIFs are approved the District is created. Once the District has been created and the money goes in there, the only meeting and approval process is just the Commission, not the Council, not the Planning Commission, just the Redevelopment Commission. If the school approaches the Redevelopment Commission and says they want five hundred thousand dollars to buy tablet books for all the students. The Redevelopment Commission has a meeting, they consider that and they say no, then it's done. The only way to correct that is if someone didn't like the decision was as a Council Member, when the appointment is up at the end of the year for some of the Commission Members that maybe voted no, you can say you want to replace that member. Same example if the school approaches the Redevelopment Commission stating they want tablets for five hundred thousand and they vote yes, then it's done, it doesn't go before the Council for approval.

Jerry Lollar stated he wanted to know who had the final authority on the issues. Jerry stated that he is hoping the Committee and Council Members can work together. Jerry stated that he doesn't want to see the school get everything, but he doesn't want to see them left out of process.

Dustin Huddleston stated the Council can make recommendations; however, the final decision is with the Redevelopment Commission.

Glenn Giles asked if the yearly appointments are only for a year's time?

Dustin Huddleston answered yes.

Ray Walton responded by stating he believed the question had been answered. Ray Walton asked if the TIF can be dissolved at any time correct?

Dustin Huddleston confirmed that.

Ray Walton inquired that it would have to be dissolved by the Redevelopment Commission correct?

Dustin Huddleston answered yes.

Ray Walton questioned why the Redevelopment Commission existed if there's no money.

Dustin Huddleston answered the reasoning why it existed is because of Timbergate, the Town had to first create it to do the bonds and that is the reason the Commission has been there. Dustin stated there is a possibility through Tax Abatements, a program that was started a few years ago that the Redevelopment Commission may get some, because some Tax Abatements that the Council has approved. Dustin stated that he had created a form that a company can get so much off their taxes per year, but they agree to write a percentage down that they will contribute to the Redevelopment funds in exchange for not paying taxes for a year, two years, three years. So, some of these companies have committed to that about getting five to ten percent access values. Dustin stated that it is correct that there are no funds unless the Council would appropriate funds for the Redevelopment Commission. Dustin further stated that nine times out of ten Redevelopment Commission is not created unless there's a TIF that's created. Edinburgh is special because for years the Redevelopment existed because of the golf course issued bonds and they had to build with that process and that's the way it's always been since Timbergate.

Jerry Lollar stated he wanted to make it clear, in a small community the way committees work together, he doesn't see a problem, but there could be a case where a million dollars of revenue coming into the TIF and three or four people are going to decide what that does no matter what the Town Council says or this Commission says. Jerry stated that they could be at odds and they're going to make the decision, which like he said hopefully these committees are working together, hopefully that doesn't happen.

Richard Pile asked in your opinion does our community work together?

Dustin Huddleston stated, I think so.

Richard Pile stated I believe so.

Matt Ervin stated that's why there is the Redevelopment Commission and it does work together and it's a way to make things happen.

Jerry Lollar stated we need to bring industries in this town, we are landlocked with Atterbury, Shelby County, the river, so we need these districts to be able to work with that. Jerry stated that our schools will not get any more funding if we don't bring people in, it's almost a do or die situation.

Glenn Giles stated he read a lot of the Pros and Cons and it's all about perspective. Glen stated the one thing is South of town, that's a huge parcel of land that could be a big potential there.

Dustin Huddleston stated when he was asked to draft this, one potential you help incentivize businesses downtown, you have the infrastructure and the buildings. The Redevelopment Commission has more flexibility and what they could do when they have money is incentivize or give a loan or a grant to someone to help fix up a building, things that the Council can't do. Maybe the businesses can't do it on their own, but if you give them ten thousand dollars or fifteen thousand to upgrade the heating and cooling or something, that helps and other communities have done this.

Jerry Lollar stated there's a lot of good pros examples of that.

Dustin Huddleston stated that this would benefit.

Glen Giles stated that would get back to the management of it, that's the whole key to it.

Ray Walton stated that he has sat in his Trustee Office every week and he's seen people open up factories to provide jobs and they have to hire people out of town, because these people won't work. Ray said he has recommended to the people to go apply for a job down at the factories.

Matt Ervin stated that some of the out of town people that get the jobs that they move to Edinburgh.

Richard Pile asked if each Resolution has to have a motion?

Matt Ervin answered, yes, each Resolution has to have a separate motion to be approved.

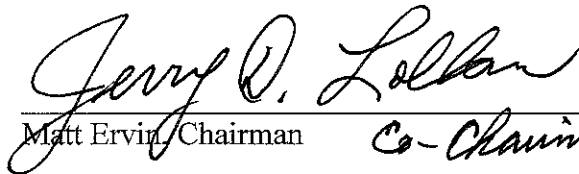
Richard Pile made the motion to accept the US 31 Resolution 2018-2, Ray Walton seconded the motion. Matt Ervin asked for a vote for all in favor by saying aye. All board members present voted aye to approve. Motion carried.

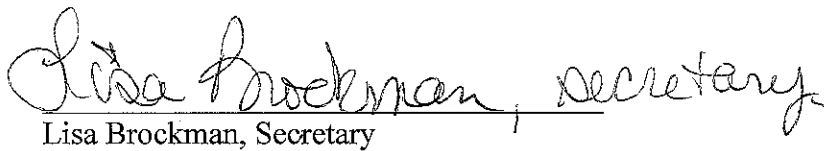
Stephanie Taylor made the motion to accept I-65 Resolution 2018-3, Glen Giles seconded the motion. Matt Ervin asked for a vote for all in favor by saying aye. All board members present voted aye to approve. Motion carried.

Mike Graham made the motion to accept Resolution 2018-4, Jerry Lollar seconded the motion. Matt Ervin asked for a vote for all in favor by saying aye. All board members present voted aye to approve. Motion carried.

Glen Giles made the motion to pass Center Cross Street Resolution 2018-5, Ray Walton seconded the motion. Matt Ervin asked for a vote for all in favor by saying aye. All board members present voted aye to approve. Motion carried.

Matt Ervin thanked everyone for coming. Matt Ervin a motion to adjourn, Ray Walton seconded the motion. All board members present voted aye to approve. Motion carried.

  
 Matt Ervin, Chairman      Co-Chairman

  
 Lisa Brockman, Secretary

**EDINBURGH PLANNING COMMISSION**

**RESOLUTION NO. 2018-2**

**RESOLUTION OF THE EDINBURGH PLANNING COMMISSION DETERMINING THAT  
A RESOLUTION AND AN ECONOMIC DEVELOPMENT PLAN APPROVED AND  
ADOPTED BY THE TOWN OF EDINBURGH REDEVELOPMENT COMMISSION  
CONFORM TO THE PLAN OF DEVELOPMENT FOR THE TOWN OF EDINBURGH AND  
APPROVING THE RESOLUTION AND PLAN**

WHEREAS, the Edinburgh Planning Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the Town of Edinburgh, Indiana (the "Town");

WHEREAS, the Town of Edinburgh Redevelopment Commission (the "Commission"), as the governing body of the Edinburgh Department of Redevelopment (the "Department") pursuant to Indiana Code 36-7-14, as amended (the "Act), adopted Resolution No. 2018-2 on May 29, 2018 (the "Declaratory Resolution"), designating an area known as the U.S. 31 Economic Development Area (the "Economic Development Area") as an economic development area pursuant to IC 36-7-14-41 and designated the Economic Development Area as an allocation area pursuant to IC 36-7-14-39;

WHEREAS, the Declaratory Resolution also approved an economic development plan for the Economic Development Area (the "Plan");

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Plan are attached hereto and made a part hereof;

WHEREAS, in reviewing the Plan, the Plan Commission has determined that no residents of the Town will be displaced by the proposed Plan; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the Town, and now desires to approve the Declaratory Resolution and the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE EDINBURGH PLANNING COMMISSION, THAT:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan conform, in all respects, to the plan of development for the Town.


2. The Declaratory Resolution and the Plan are hereby approved.

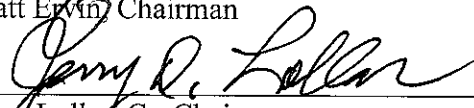
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Act.

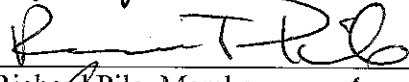
4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Plan with the minutes of this meeting.

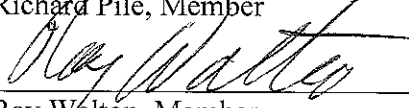
SO RESOLVED BY THE EDINBURGH PLANNING COMMISSION this 21<sup>st</sup> day of August, 2018.

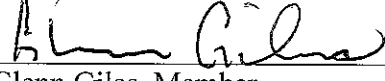
EDINBURGH PLANNING COMMISSION

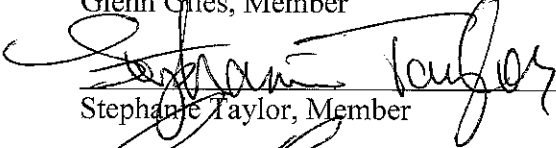
  
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Matt Ervin, Chairman

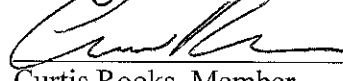
  
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Jerry Lollar, Co-Chairman


  
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Richard Pile, Member

  
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Ray Walton, Member

  
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Glenn Giles, Member

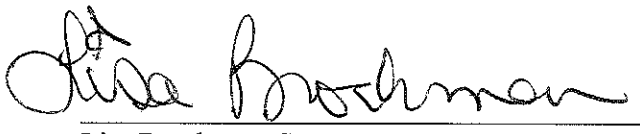
  
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Stephanie Taylor, Member

  
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Curtis Rooks, Member

  
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Mike Graham, Member

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Keith Sells, Member

ATTEST:

  
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Lisa Brockman, Secretary

**EDINBURGH PLANNING COMMISSION**

**RESOLUTION NO. 2018-3**

**RESOLUTION OF THE EDINBURGH PLANNING COMMISSION DETERMINING THAT  
A RESOLUTION AND AN ECONOMIC DEVELOPMENT PLAN APPROVED AND  
ADOPTED BY THE TOWN OF EDINBURGH REDEVELOPMENT COMMISSION  
CONFORM TO THE PLAN OF DEVELOPMENT FOR THE TOWN OF EDINBURGH AND  
APPROVING THE RESOLUTION AND PLAN**

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WHEREAS, the Town of Edinburgh Redevelopment Commission (the "Commission"), as the governing body of the Edinburgh Department of Redevelopment (the "Department") pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted Resolution No. 2018-3 on May 29, 2018 (the "Declaratory Resolution"), designating an area known as the I-65 Economic Development Area (the "Economic Development Area") as an economic development area pursuant to IC 36-7-14-41 and designated the Economic Development Area as an allocation area pursuant to IC 36-7-14-39;

WHEREAS, the Declaratory Resolution also approved an economic development plan for the Economic Development Area (the "Plan");

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Plan are attached hereto and made a part hereof;

WHEREAS, in reviewing the Plan, the Plan Commission has determined that no residents of the Town will be displaced by the proposed Plan; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the Town, and now desires to approve the Declaratory Resolution and the Plan.

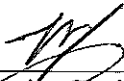
NOW, THEREFORE, BE IT RESOLVED BY THE EDINBURGH PLANNING COMMISSION, THAT:

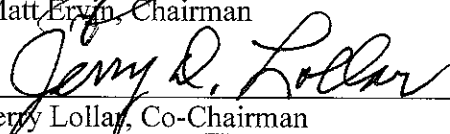
1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan conform, in all respects, to the plan of development for the Town.
2. The Declaratory Resolution and the Plan are hereby approved.
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Act.

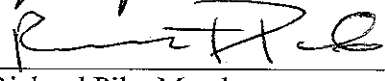
4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Plan with the minutes of this meeting.

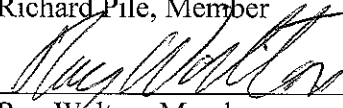
SO RESOLVED BY THE EDINBURGH PLANNING COMMISSION this 21<sup>st</sup> day of August, 2018.


EDINBURGH PLANNING COMMISSION

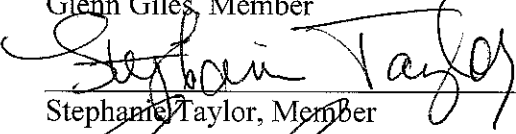
  
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Matt Ervin, Chairman

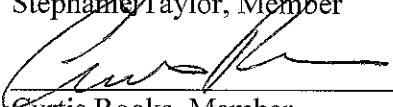
  
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Jerry Lollar, Co-Chairman

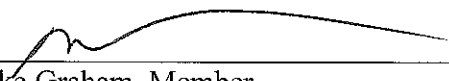
  
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Richard Pile, Member

  
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Ray Walton, Member

  
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Glenn Giles, Member

  
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Stephanie Taylor, Member

  
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Curtis Rooks, Member

  
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Mike Graham, Member

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Keith Sells, Member

ATTEST:

  
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Lisa Brockman, Secretary



**EDINBURGH PLANNING COMMISSION**

**RESOLUTION NO. 2018-4**

**RESOLUTION OF THE EDINBURGH PLANNING COMMISSION DETERMINING THAT  
A RESOLUTION AND AN ECONOMIC DEVELOPMENT PLAN APPROVED AND  
ADOPTED BY THE TOWN OF EDINBURGH REDEVELOPMENT COMMISSION  
CONFORM TO THE PLAN OF DEVELOPMENT FOR THE TOWN OF EDINBURGH AND  
APPROVING THE RESOLUTION AND PLAN**

WHEREAS, the Edinburgh Planning Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the Town of Edinburgh, Indiana (the "Town");

WHEREAS, the Town of Edinburgh Redevelopment Commission (the "Commission"), as the governing body of the Edinburgh Department of Redevelopment (the "Department") pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted Resolution No. 2018-4 on May 29, 2018 (the "Declaratory Resolution"), designating an area known as the Downtown Development Area (the "Economic Development Area") as an economic development area pursuant to IC 36-7-14-41 and designated the Economic Development Area as an allocation area pursuant to IC 36-7-14-39;

WHEREAS, the Declaratory Resolution also approved an economic development plan for the Economic Development Area (the "Plan");

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Plan are attached hereto and made a part hereof;

WHEREAS, in reviewing the Plan, the Plan Commission has determined that no residents of the Town will be displaced by the proposed Plan; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the Town, and now desires to approve the Declaratory Resolution and the Plan.

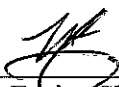
NOW, THEREFORE, BE IT RESOLVED BY THE EDINBURGH PLANNING COMMISSION, THAT:

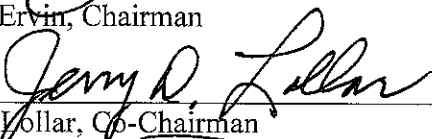
1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan conform, in all respects, to the plan of development for the Town.
2. The Declaratory Resolution and the Plan are hereby approved.
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Act.

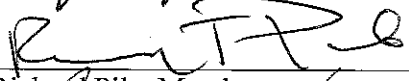
4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Plan with the minutes of this meeting.

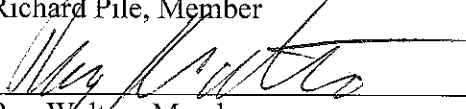
SO RESOLVED BY THE EDINBURGH PLANNING COMMISSION this 21st day of August, 2018.

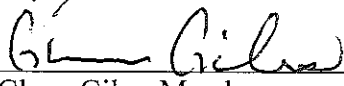
EDINBURGH PLANNING COMMISSION

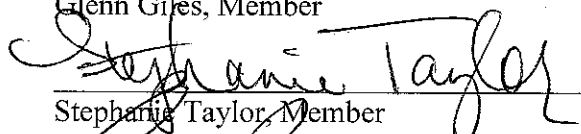
  
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Matt Ervin, Chairman

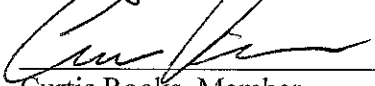
  
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Jerry Lollar, Co-Chairman


  
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Richard Pile, Member

  
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Ray Walton, Member

  
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Glenn Giles, Member

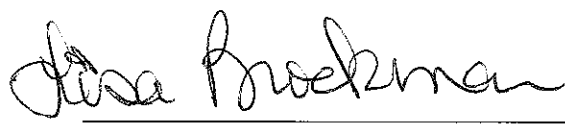
  
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Stephanie Taylor, Member

  
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Curtis Rooks, Member

  
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Mike Graham, Member

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Keith Sells, Member

ATTEST:

  
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Lisa Brockman, Secretary

**EDINBURGH PLANNING COMMISSION**

**RESOLUTION NO. 2018-5**

**RESOLUTION OF THE EDINBURGH PLANNING COMMISSION DETERMINING THAT  
A RESOLUTION AND AN ECONOMIC DEVELOPMENT PLAN APPROVED AND  
ADOPTED BY THE TOWN OF EDINBURGH REDEVELOPMENT COMMISSION  
CONFORM TO THE PLAN OF DEVELOPMENT FOR THE TOWN OF EDINBURGH AND  
APPROVING THE RESOLUTION AND PLAN**

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WHEREAS, the Declaratory Resolution also approved an economic development plan for the Economic Development Area (the "Plan");

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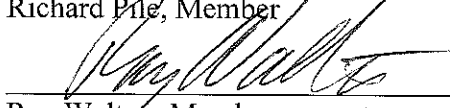
SO RESOLVED BY THE EDINBURGH PLANNING COMMISSION this 21<sup>st</sup> day of August, 2018.

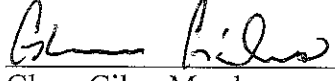
EDINBURGH PLANNING COMMISSION

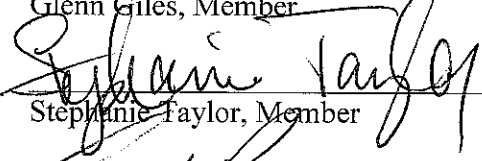
  
Matt Ervin, Chairman

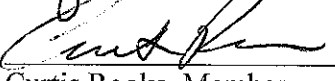
  
Jerry Lollar, Co-Chairman

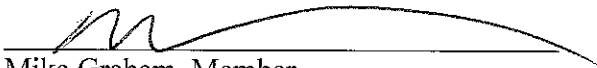
  
Richard Pile, Member

  
Ray Walton, Member

  
Glenn Giles, Member

  
Stephanie Taylor, Member

  
Curtis Rooks, Member

  
Mike Graham, Member

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Keith Sells, Member

ATTEST:



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Lisa Brockman, Secretary