

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for April 26, 2023
(These minutes are not intended to be a verbatim transcript)

Call to Order:

The Redevelopment Commission Meeting was called to order on April 26, 2023, by Terry Langford at 6:00 p.m. in the Sellersburg Town Hall.

Confirmation of Quorum and Proper Notice of Meeting:

Roll Call of Attendance

Present were Terry Langford, John McDill, Michael Hostetler, Doug Reiter, Josh Kornberg, and Justin Endres, Attorney.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)

Not Present:

Executive Session:

NONE

Consent of Minutes:

- March 6, 2023 Meeting Minutes Presented
John McDill moved, second by Josh Kornberg to approve the minutes as presented. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Fund Reports:

- TIF | Fund 444999450 / 4406000450 | \$665,671.09
- CEDIT | Fund 406650432 / 2209000432 | \$47,674.02

Approval of Claims:

- The Claims Register was presented and approved as reflected:
 - CEDIT | Fund 406650432 / 2209000432 | Total: \$4,127.25
 - Duke Energy | Camp Run Signal | \$27.25
 - The Wheatley Group | April Retainer | \$3,500.00
 - Young, Lind, Endres, & Kraft | April Retainer | \$600.00

TIF | Fund 444999450 / 4406000450 | \$0 (no claims submitted)

John McDill moved, second by Michael Hostetler, to approve the claims register as presented. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Old Business:

➤ Façade Grant Reimbursement Program

- Complete Auto Repair | Collier Properties
 - Projected Cost of Signage Replacement | \$13,098.00
 - Maximum Signage Reimbursement Allowed | \$3,000.00

Doug Reiter moved to approve the \$3,000 reimbursement, second by John McDill. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

➤ Josh Kornberg Redevelopment Member Bond

- Mr. Kornberg reviewed his member bond with Justin Endres and signed accordingly.

New Business:

➤ Façade Grant Reimbursement Program Application

- Betty's Market
 - Projected Cost of façade improvement | \$16,432.00
 - Requested reimbursement amount | \$8,216.00

John McDill moved to table the façade grant reimbursement request pending further review of the application, second by Doug Reiter. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

➤ Baker Tilly Revenue Projections Presented by Nick Lawrence

➤ Resolution No. 23-001: 2018 BAN Payment

- The Sellersburg Town Council approved the following as reflected in their April 10, 2023 meeting minutes:
"Mr. Lawrence requests permission to use \$200,000.00 of CEDIT appropriations to pay a portion of the BAN payoff until the June property tax settlement is received. Clerk Treasurer will make the necessary appropriation adjustment once the June property tax settlement is received.
MOTION/SECOND: MCVOY/LANFORD VOTE: 3-aye, 0-nay, motion approved."
- Motion to approve the payoff as shown in the Wayne Bank & Trust payoff statement with a review to verify accuracy of the amount.

Mike Hostetler moved to adopt Resolution No. 23-001: 2018 BAN Payment with payment in full, second by Doug Reiter. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Project Updates:

The Wheatley Group (TWG) | Project Updates

The TWG April 26, 2023 Activity Summary Report Presented to the Commission by Nick Lawrence.

➤ Business Development/Marketing

- Mr. Lawrence participated in numerous calls with an Exit 7 property owner's representative regarding a potential commercial user for their 10-acre tract.
- Mr. Lawrence met with a Louisville-based real estate developer with national commercial relationships expressing interest in the Camp Run area parcels.
- Mr. Lawrence communicated with an Indianapolis-based real estate broker representing a national brand tenant with an interest in the Sellersburg area. Mr. Lawrence led a brief on-site property visit.
- Mr. Lawrence hosted meetings with Camp Run area property owners to discuss development interests.
- Mr. Lawrence participated in a conference call with a Chicago-based hospitality developer expressing interest in the Camp Run area.
- Mr. Lawrence contacted a regional restauranter to present Sellersburg area development opportunities.

➤ **Project Coordination**

- Mr. Lawrence continued calls with GM Development and JTL for the Camp Run extension project.
- Mr. Lawrence communicated with Form G representatives regarding the Heritage Square access and parking improvement project.

➤ **TIF/Financial**

- Mr. Lawrence, prior to the April 15, 2023 deadline, completed and submitted the 2022 redevelopment annual report to the Clerk Treasurer's office for submission to DLGF.

Jacobi, Toombs, and Lanz (JTL) | Project Updates

The Jacobi, Toombs, and Lanz April 26, 2023 Project Status Update Report Presented to the Commission by Nick Lawrence.

➤ **SR 60 (State) Portion**

- Construction is underway. INDOT continues to manage the Construction Administration/Inspection. JTL is on-call as needed.

➤ **Camp Run Parkway (Town) Portion**

- Mr. Lawrence advised all items are complete except for Decorative Signage. Final inspection to follow placement of signage.

Cancellation of the May 1, 2023 Redevelopment Commission Meeting:

John McDill moved to cancel the May 1, 2023 Redevelopment Commission Meeting, second by Josh Kornberg. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting to be held on Monday, June 5, 2023, at 6:00 p.m. in the Town Hall Meeting Room.

Motion to adjourn by:

Doug Reiter moved, second by Josh Kornberg to adjourn the meeting. 5-aye, 0-nay, 0-abstained, motion approved. Meeting adjourned at 7:00 p.m.


Terry E. Langford, President


Douglas J. Reiter, Member


John D. McDill, Vice President


Josh Kornberg, Member


Michael J. Hostetler, Member

Recording Secretary

Resolution No: 23-00__

 COPY

RESOLUTION OF THE
REDEVELOPMENT COMMISSION
OF THE
TOWN OF SELLERSBURG, INDIANA

WHEREAS, the Town of Sellersburg Redevelopment Commission (the "Commission") as the governing body for the Town of Sellersburg Department of Redevelopment, pursuant to Indiana Code § 36-7-14, as amended (the "Act") currently has an existing Bond Anticipation Notes designated as Redevelopment District Bond Anticipation Notes of 2018 ("BAN").

WHEREAS, the Commission adopted a bond resolution and issued the BAN in the amount of \$820,000 with such Bonds dated May 1, 2018; and

WHEREAS, Wayne Bank and Trust Co. was the purchaser of such BAN; and

WHEREAS, the maturity date of such BAN is May 1, 2023; and

WHEREAS, the Commission now desires, through the adoption of this Resolution, to pay off the BAN in full including any interest that has accrued to date.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE TOWN OF SELLERSBURG, INDIANA, THE GOVERNING BODY OF THE TOWN OF SELLERSBURG DEPARTMENT OF REDEVELOPMENT THAT:

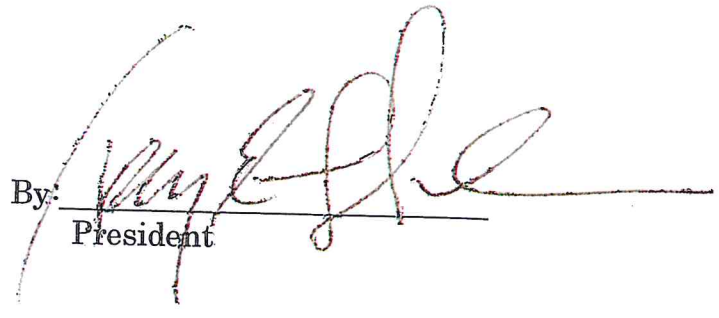
1. The President of the Commission shall direct that the Clerk Treasurer pay off the 2018 BANs in full.
2. The Commission intends to cause the BAN to be retired and paid in full;
3. The Commission now resolves that the President of the Redevelopment Commission shall be authorized to take any acts necessary to retire and pay the BAN, and to execute all such documents with authority to bind the Commission as needed.

Dated this ____ day of April 2023.

Town of Sellersburg Redevelopment
Commission

By:

President



ATTESTED BY:



Doug Reiter

Printed Name/Secretary