

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for December 4, 2023

(These minutes are not intended to be a verbatim transcript)

Call to Order:

The Redevelopment Commission Meeting was called to order on December 4, 2023, by Terry Langford at 6:01 p.m. in the Sellersburg Town Hall.

Confirmation of Quorum and Proper Notice of Meeting:

Roll Call of Attendance

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

Others Present:

Nick Lawrence of The Wheatley Group (TWG)
Brad Amos, Council Member

Not Present:

NONE

Executive Session:

NONE

Consent of Minutes:

- November 6, 2023 Meeting Minutes Presented
John McDill moved, second by Doug Reiter, to approve the minutes as presented. Vote: 4-aye, 0-nay, motion approved.
- November 29, 2023 Executive Session Meeting Minutes Presented
Doug Reiter moved, second by John McDill, to approve the minutes as presented. Vote: 4-aye, 0-nay, motion approved.

Fund Reports:

- TIF | Fund 4406000450 | \$ 154,177.29
- CREDIT | Fund 2209000432 | \$ 12,616.45

Approval of Claims:

- The Claims Register was presented and approved as the following:
 - TIF | Fund 4406000450 | \$-
 - CREDIT | Fund 2209000432 | Total: \$4,940.00
 - Mirazon | RDC Computer Install | \$840.00
 - The Wheatley Group | December Retainer | \$3,500.00
 - Young, Lind, Endres, & Kraft | December Retainer | \$600.00

John McDill moved, second by Doug Reiter, to approve the claims register.
4-aye, 0-nay, motion approved.

- Discussion on Camp Run Lawn and Landscaping expenses. Nick Lawrence provided an update on the CEDIT fund balance and the outstanding lawn and landscaping invoices for Camp Run following his meeting with the Clerk-Treasurer. It was determined the Clerk-Treasurer's office had budgeted separate fund line items for certain board expenses in 2023. Board stipends and expenses would be paid from these line items and not the RDC's CEDIT operating fund. Additionally, in 2024, a budget line item had been created in the amount of \$10,000.00 within CEDIT for annual Camp Run lawn care. This would be outside the RDC's standard operating fund. No additional RDC funds need to be contributed for 2023 at this time, but the CEDIT operating fund for 2023 will have a positive cash balance that can be drawn upon for outstanding lawn and landscaping expenses or other board expenses remaining in 2023.

Old Business:

- Nick Lawrence provided an update on the Coffee Crossing access discussion. He and Town representatives met with arc Development to discuss pathways for partnership on the project. Additional details are being discussed amongst the parties with more detailed updates to come at a future commission meeting.

New Business:

- Nick Lawrence presented the 2022/2023 annual presentation. A copy of the presentation is on file with the Clerk-Treasurer's office for review.
- Justin Endres presented his 2024 calendar year professional legal services contract for consideration. John McDill moved, second by Michael Hostetler, to approve the contract. Vote: 4-aye, 0-nay, 0-abstained, motion approved.
- Nick Lawrence presented his 2024 calendar year professional consulting services contract for consideration. John McDill moved, second by Michael Hostetler, to approve the contract. Vote: 4-aye, 0-nay, 0-abstained, motion approved.

Project Updates:

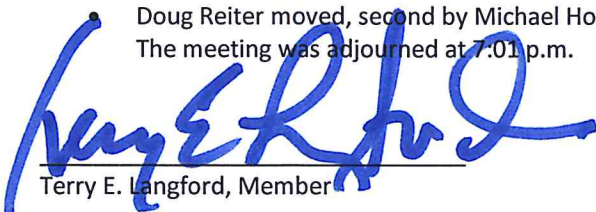
Jacobi, Toombs & Lanz (JTL) | Project Updates

- Nick Lawrence provided an update from Josh Darby. JTL and Charlie Smith participated in a Pre-Final Inspection of the SR 60 project with INDOT and E&B Paving on November 14, 2023. A punch list of outstanding items was provided to the Contractor. All punch list items have been completed. All that remains is getting good stand of grass established in seeded areas. The Contractor will likely be required to return in the Spring to reseed. Other than that, all items are complete and INDOT is closing out the project.

PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting is to be held on Wednesday, January 10, 2024, at 6:00 p.m. in the Town Hall Meeting Room.

Motion to adjourn by:

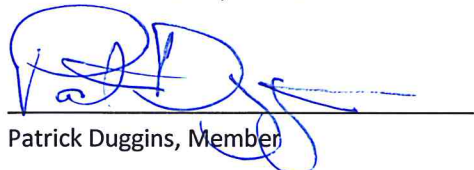
- Doug Reiter moved, second by Michael Hostetler, to adjourn the meeting. 4-aye, 0-nay, 0-abstained, motion approved. The meeting was adjourned at 7:01 p.m.


 Terry E. Langford, Member


 Douglas J. Reiter, Member


 Michael Richardson, Member


 Josh Kornberg, Member


 Patrick Duggins, Member

 Recording Secretary