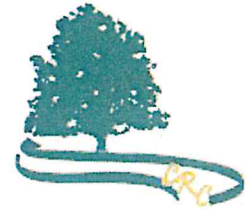


# Sellersburg Redevelopment Commission

316 East Utica Street  
Sellersburg, Indiana 47172



Minutes for February 15, 2023

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

## **Call to Order:**

The Redevelopment Commission Meeting was called to order on February 15, 2023, by Michael Hostetler at 6:00 p.m. in the Sellersburg Town Hall.

## **Confirmation of Quorum and Proper Notice of Meeting:**

Roll Call of Attendance

Present were Commission Members Michael J. Hostetler, John McDill, Terry E. Langford, Doug Reiter and Justin Endres, Attorney.

## **Others Present:**

Nick Lawrence of The Wheatley Group (TWG)  
Charlie Smith, Sellersburg Town Manager

## **Not Present:**

Josh Darby of Jacobi, Toombs, and Lanz (JTL)  
Josh Kornberg, Commission Member

## **Executive Session:**

NONE

## **Election of Officers:**

- **President:**  
John McDill moved to nominate Terry Langford for President of the Redevelopment Commission. Second by Doug Reiter. Nomination closed. Vote: 3-aye, 0-nay, 1-abstained (Terry Langford), motion approved.
- **Vice President:**  
Terry Langford moved to nominate John McDill for Vice President of the Redevelopment Commission. Second by Doug Reiter. Nomination closed. Vote: 3-aye, 0-nay, 1-abstained (John McDill), motion approved.
- **Secretary:**  
John McDill moved to nominate Doug Reiter for Secretary of the Redevelopment Commission. Second by Terry Langford. Nomination closed. 3-aye, 0-nay, 1-abstained (Doug Reiter), motion approved.

## **Consent of Minutes:**

- December 5, 2022 Meeting Minutes Presented  
John McDill moved, second by Doug Reiter to approve the minutes as presented. Vote: 4-aye, 0-nay, 0-abstained, motion approved.

## **Approval of Claims:**

- The Claims Register was presented, and amended to reflect the Redevelopment Member Bond fees, as the following:

CEDIT | Fund 406650432 / 2209000432 | Total: \$9,005.32

- Redevelopment Commission Board Member Bond Fees | \$750.00
- Duke Energy | Camp Run Signal | \$29.23
- Duke Energy | Camp Run Signal | \$26.09
- The Wheatley Group | January Retainer | \$3,500.00
- The Wheatley Group | February Retainer | \$3,500.00
- Young, Lind, Endres, & Kraft | January Retainer | \$600.00
- Young, Lind, Endres, & Kraft | February Retainer | \$600.00

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

TIF BOT | Fund 4406000395 | \$155,563.34

- First Savings Bank | 2022 Camp Run BOT | \$155,563.34  
Doug Reiter moved, second by John McDill, to approve the claims as presented. 4-aye, 0-nay, 0-abstained, motion approved.

**Fund Reports:**

- TIF | Fund 444999450 / 4406000450 |
  - January Expenses: \$155,592.57
  - Est. January 31, 2023 Balance: \$728,782.89
- CEDIT | Fund 406650432 / 2209000432 |
  - January Expenses: \$4,129.23
  - Est. January 31, 2023 Balance: \$55,870.77

**Old Business:**

➤ **Façade Grant**

- Fry Plumbing | 128 S New Albany Street  
Receipts submitted with a request for reimbursement.  
Nick Lawrence presented the project status update with a request for reimbursement in the amount of \$2,224.58.  
John McDill moved to approve the request for reimbursement, second by Doug Reiter. 4-aye, 0-nay, 0-abstained, motion approved.

➤ **Wendy's Reimbursement Closeout**

- Justin Endres, Attorney, advised at the request of the Heritage Partners Group, originally listed as the payee, he had prepared a release directing reimbursement payment of \$50,000.00 to Sprigler Development.
- Mr. Endres advised he is satisfied with the documentation of release.
- Nick Lawrence advised he is satisfied with the project complete status as described in the release.  
Mike Hostetler moved to approve the reimbursement payment, of \$50,000.00, to Sprigler Development, second by John McDill. 4-aye, 0-nay, 0-abstained, motion approved.

➤ **Confirmation of the Redevelopment Commission 2023 Meeting Calendar**

- The Commission Members confirmed their regular meetings will be held on the first (1<sup>st</sup>) Monday of each month at 6:00 p.m., exceptions from the schedule will be posted accordingly.

**New Business:**

➤ **Discussion: Sellersburg Economic Development Commission**

- Nick Lawrence advised the Council plans to reestablish the Sellersburg Economic Development Commission. Mr. Lawrence added, the Council has requested David Morris join the Commission.

**Project Updates:**

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

The Jacobi, Toombs, and Lanz February 6, 2023 Project Status Update Report Presented to the Commission by Nick Lawrence of TWG.

➤ **Camp Run Parkway (Town) Portion**

- Mr. Lawrence advised all tasks are complete except for the laying of final surface asphalt and striping with both to be completed in the Spring, weather permitting.

**The Wheatley Group (TWG) | Project Updates**

The TWG February 15, 2023 Activity Summary Report Presented to the Commission by Nick Lawrence.

➤ **Business Development/Marketing**

- Mr. Lawrence communicated with an Exit 7 property owner's representative regarding a potential commercial user for their 10-acre tract.
- Mr. Lawrence met with a southern Indiana-based developer to discuss potential Camp Run area commercial opportunities.
- Mr. Lawrence met with Camp Run area property owners to discuss road schedule and development opportunities. Discussion topics included, developing real estate relationships and signage marketing.
- Mr. Lawrence met with a Louisville-based developer to discuss mixed use development and commercial development within the Camp Run area.
- Mr. Lawrence communicated with a Louisville-based real estate investor with interest in the Sellersburg area.

➤ **Project Coordination**

- Mr. Lawrence, GM Development, and JTL continued progress calls related to the Camp Run extension project.
- Mr. Lawrence worked with Attorney, Justin Endres to prepare the Wendy's, Heritage Partners, Sprigler Development, and ZS Developer closeout agreement.
- Mr. Lawrence met with a Camp Run area property owner adjacent to the road to discuss concerns related to road and property sound barriers and access concerns. Adjustments were made to construction site access for winter, work-related paused periods.
- Mr. Lawrence met with Chris O'Neal to discuss opportunities in Sellersburg for TIF expansion.

**Final Comments:**

- President Langford thanked Mike Hostetler for his contributions to the Commission and the Town while serving as President of the Redevelopment Commission.

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

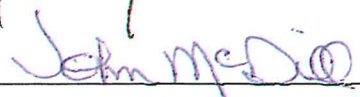
**Motion to adjourn by:**

Doug Reiter moved, second by John McDill to adjourn the meeting. 4-aye, 0-nay, 0-abstained, motion approved. Meeting adjourned at 7:12 p.m.



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Terry E. Langford, President



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John D. McDill, Vice President

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Michael J. Hostetler, Member

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Douglas J. Reiter, Secretary



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Josh Kornberg, Member



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Recording Secretary