

# *Sellersburg Redevelopment Commission*

316 East Utica Street  
Sellersburg, Indiana 47172



**Minutes for January 10, 2024**

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

## **Call to Order:**

The Redevelopment Commission Meeting was called to order on January 10, 2024, by Terry Langford at 6:05 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, Doug Reiter, Josh Kornberg, Patrick Duggins, Michael Richardson, and Justin Endres, Attorney.

## **Others Present:**

Nick Lawrence of The Wheatley Group (TWG)  
Josh Darby of Jacobi Toombs and Lanz (JTL)

## **Not Present:**

NONE

## **Executive Session:**

NONE

## **Oath of Office/Board Bonds/Renewals**

- Redevelopment Attorney Justin Endres lead the Commission through the oath of office, bond applications for new members, and bond renewals for returning members.

## **Election of Officers**

- The floor opened for nominations for President.  
Doug Reiter nominated Terry Langford for President, second by Michael Richardson. Terry Langford accepted the nomination. With no further nominations or discussion, Terry Langford was approved as President. Vote: 4-aye, 0-nay, and Terry Langford abstaining.
- The floor opened for nominations for Vice President.  
Josh Kornberg nominated Doug Reiter for Vice President, second by Patrick Duggins. Doug Reiter accepted the nomination. With no further nominations or discussion, Doug Reiter was approved as Vice President. Vote: 4-aye, 0-nay, and Doug Reiter abstaining.
- The floor opened for nominations for Secretary.  
Doug Reiter nominated Josh Kornberg for Secretary, second by Michael Richardson. Josh Kornberg accepted the nomination. With no further nominations or discussion, Josh Kornberg was approved as Secretary. Vote: 4-aye, 0-nay, and Josh Kornberg abstaining.

## **Consent of Minutes:**

- December 4, 2023 Meeting Minutes Presented  
Doug Reiter moved, second by Terry Langford, to approve the minutes as presented. Vote: 5- aye, 0-nay, motion approved.

### Fund Reports:

- Nick Lawrence provided the Commission with a general overview of redevelopment funds and balances. This included a discussion on the TIF fund and various CEDIT operating funds, as well as a brief history on redevelopment revenues. Fund reports from the Clerk-Treasurer's office were unavailable for this meeting, but more detailed reporting is expected in February.

### Approval of Claims:

- The Claims Register was presented and approved as the following:
  - TIF | Fund 4406000450 | Total: \$1,125.00
    - JTL | Camp Run/Hwy 60 Assistance | \$1,125.00
  - CEDIT | Fund 2209000432 | Total: \$4,400.00
    - The Wheatley Group | December Retainer | \$3,500.00
    - Young, Lind, Endres, & Kraft | December Retainer | \$600.00
    - Shepherd Insurance | Board Bond Renewals | \$300.00

Doug Reiter moved, second by Michael Richardson, to add the \$300.00 Board Bond Renewals invoice to the claims register.

5-aye, 0-nay, motion approved.

Doug Reiter moved, second by Josh Kornberg, to approve the full claims register.

5-aye, 0-nay, motion approved.

### Old Business:

- Nick Lawrence introduced the Designing Smiles façade grant request for closeout and reimbursement. He stated the applicant was missing some closeout materials that have been requested. Discussion followed with Josh Kornberg making a motion to approve the reimbursement contingent upon the applicant turning in the required materials.

Josh Kornberg moved, second by Doug Reiter, to approve the façade reimbursement contingent on applicant submitting all closeout documentation. Vote: 5- aye, 0-nay, motion approved.

- Josh Kornberg requested an update on the Coffee Crossing access discussion. Nick Lawrence stated a follow up meeting would likely occur in January to finalize terms to be included in a development agreement for the Commission's consideration at a later date.

### New Business:

- Nick Lawrence reviewed the 2024 meeting calendar. Doug Reiter informed the Commission he would not be able to attend the February Commission meeting.

### Project Updates:

#### TWG Project Updates

- Nick Lawrence provided a summary overview of the Commission's finances and expenses. Discussion followed on potential project opportunities throughout the TIF district. Consensus amongst the Commission was to continue the discussion in more detail at the February meeting. Nick Lawrence added he would develop a capital improvement plan template to help guide discussion and project prioritization.

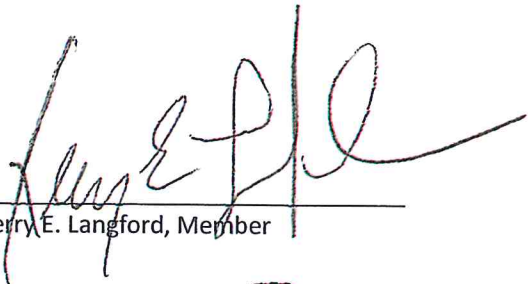
#### Jacobi, Toombs & Lanz (JTL) | Project Updates

- Josh Darby provided a brief update on landscaping warranty items being addressed along Camp Run. Patrick Duggins requested JTL provide an hourly "on-call" services agreement for consideration at the February Commission meeting.

**PRESIDENT LANGFORD** advised the next Redevelopment Commission regular meeting is to be held on Monday, February 5, 2024, at 6:00 p.m. in the Town Hall Meeting Room.

**Motion to adjourn by:**

- Doug Reiter moved, second by Michael Richardson, to adjourn the meeting. 5-aye, 0-nay, 0-abstained, motion approved. The meeting was adjourned at 7:45 p.m.

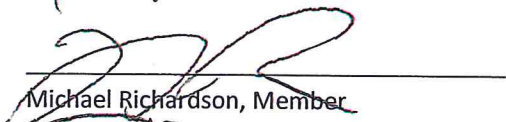


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Terry E. Langford, Member

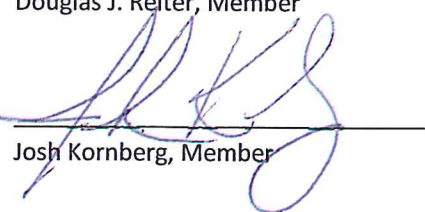
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Douglas J. Reiter, Member



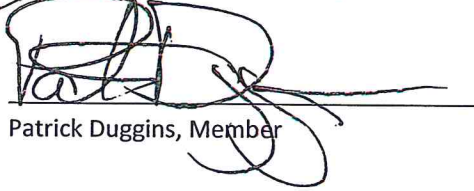
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Michael Richardson, Member



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Josh Kornberg, Member



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Patrick Duggins, Member

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Recording Secretary