

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for July 3, 2023
(These minutes are not intended to be a verbatim transcript)

Call to Order:

The Redevelopment Commission Meeting was called to order on July 3, 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 Commission members Terry Langford, John McDill, Michael Hostetler, Doug Reiter, and Justin Endres, Attorney.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)

Not Present:

Commission Member Josh Kornberg

Executive Session:

NONE

Consent of Minutes:

- June 5, 2023 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.

Fund Reports:

- TIF | Fund 4406000450 | \$326,124.05
- CEDIT | Fund 2209000432 | \$31,199.55
- Sellersburg TIF Tax Distribution | June Settlement 2023 | \$500,132.66
- Discussion followed on the payoff of the 2018 BAN to Wayne State Bank. Nick Lawrence noted the Clerk-Treasurer had made the adjustment to the TIF fund in the amount of \$200,000.00 to reimburse the Town Council for the temporary use of CEDIT funds to pay off the obligation in May 2023. The Commission directed Nick Lawrence to retrieve additional confirmation Wayne State Bank had received the funds, and to seek clarification on the adjustment made by the Clerk-Treasurer.

Approval of Claims:

- The Claims Register was presented and approved as reflected:
 - TIF | Fund 4406000450 | \$3,994.90
 - Mac Construction & Excavating | Camp Run Pavement Striping | \$3,994.90
- John McDill moved, second by Doug Reiter, to approve the TIF portion of the claims register as presented. Vote: 3-aye, 1-nay (Michael Hostetler), 0-abstained, motion approved.

- CEDIT | Fund 2209000432 | Total: \$4,148.19
 - Duke Energy | Camp Run Signal | \$23.55
 - Duke Energy | Camp Run Signal | \$24.64
 - The Wheatley Group | July Retainer | \$3,500.00
 - Young, Lind, Endres, & Kraft | July Retainer | \$600.00

John McDill moved, second by Doug Reiter, to approve the CEDIT portion of the claims register as presented.
Vote: 4-aye, 0-nay, 0-abstained, motion approved.

Old Business:

New Business:

Project Updates:

The Wheatley Group (TWG) | Project Updates

The TWG July 3, 2023 Activity Summary Report Presented to the Commission by Nick Lawrence.

➤ **Business Development/Marketing**

- Mr. Lawrence communicated with a Louisville-based developer representing national commercial users with an interest in the Exit 7 10-acre parcel.
- Mr. Lawrence communicated with a real estate representative with interest in the Exit 7 10-acre parcel.
- Mr. Lawrence participated in a conference call with Sellersburg Town Manager, Charlie Smith, and Chicago-based developers representing national brand tenants to discuss opportunities in the Camp Run Town Center area and the Exit 7 10-acre parcel.
- Mr. Lawrence met with two Camp Run area property owners to discuss interest in their respective parcels.

➤ **Project Coordination**

- Mr. Lawrence continued calls with GM Development and JTL for the Camp Run extension project.
- Mr. Lawrence communicated with KIPDA's Transportation Director to discuss opportunities for future federal funding and project coordination in Sellersburg.
- Mr. Lawrence hosted an IEDC executive team member to discuss redevelopment opportunities in southern Indiana.
- Mr. Lawrence, along with Town staff, participated in a pre-application project meeting with a Chicago-based developer representing a national quick-service retail client considering property acquisition for a new store near the Camp Run/311 inspection.

➤ **TIF/Financial**

- Mr. Lawrence provided the Commission's notice of determination of excess assessed value to the respective overlapping taxing units via certified mail.
- Mr. Lawrence continued communication with the Clark County Auditor's office and NAI Fortis representatives on the assessment and abatement filings for the Pay 24 taxes for Building A & B.
- Mr. Lawrence received the Spring Pay 2023 TIF distribution from the Clerk-Treasurer's office in the amount of \$500,132.66. Cash flow sheets adjusted accordingly.

PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting to be held on Monday, August 7, 2023, at 6:00 p.m. in the Town Hall Meeting Room.