

# *Sellersburg Redevelopment Commission*

316 East Utica Street  
Sellersburg, Indiana 47172



**Minutes for June 3, 2024**

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

## **Call to Order:**

The Redevelopment Commission Meeting was called to order on June 3, 2024, by Terry Langford at 6:04 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, Josh Kornberg, Pat Duggins, Michael Richardson, Justin Endres, Attorney and Scott Groan, School Appointee.

## **Others Present:**

Nick Lawrence of The Wheatley Group (TWG)  
Brad Amos, Council President  
Randy Mobley, Council

## **Not Present:**

Doug Reiter, Member

## **Executive Session:**

NONE

## **Consent of Minutes:**

May 6, 2024 Meeting Minutes Presented

Josh Kornberg moved, second by Michael Richardson, to approve the minutes as presented. Vote: 4-aye, 0-nay, 0-abstained, motion approved.

## **Fund Reports:**

- TIF | \$391,086.36
- CEDIT | \$37,774.92

## **Approval of Claims:**

- The Claims Register presented:

TIF | TIF Expenses | 4406000450 | \$0.00

CEDIT | RDC Professional Services | 2209000432 | \$4,570.00

- The Wheatley Group | Consulting Retainer – June | \$3,500.00
- Young, Lind, Endres, & Kraft | Legal Services Retainer – June | \$600.00
- Lawn Cure | Camp Run Weed Control Treatment | \$470.00

CEDIT | TIF Lawn Care & Maintenance | 2209000325 | \$3,950.00

- J&C Lawn and Landscape | Camp Run Mowing (05/07/2024 – 05/28/2024) | \$1,400.00

- J&C Lawn and Landscape | Camp Run Moving (01/04/2024 – 04/30/2024)) | \$2,550.00

Michael Richardson moved, second by Pat Duggins, to approve the claims register as presented. Vote: 4-aye, 0-nay, 0-abstained, motion approved.

**Old Business:**

NONE

**New Business:**

NONE

**The Wheatley Group (TWG) | Sellersburg Redevelopment Commission Annual Presentation 2023:**

Sellersburg Redevelopment Commission Annual Presentation 2023 Presented to the Commission by Nick Lawrence of TWG.

**Excess TIF Resolution | Resolution No. 2024-001:**

Pat Duggins moved, second by Josh Kornberg, to approve the claims register as presented. Vote: 4-aye, 0-nay, 0-abstained, motion approved.

**Discussions and Comments:**

Scott Groan inquired about possible funds for the Silver Creek School Corporation and provided a current school expansion and improvement project update.

Topic to be revisited during the 2025 budget conversations.

Councilman Randy Mobley asked the Commission thoughts of a possible trade of the Sellersburg Elementary School property and Town property located within Mosley Park as discussed by the Council in their May 28, 2024 meeting.

**PRESIDENT LANGFORD** advised the next Redevelopment Commission regular meeting to be held on Monday, July 1, 2024, at 6:00 p.m. in the Town Hall Meeting Room.


**Motion to adjourn by:**

Michael Richardson moved, second by Pat Duggins, to adjourn the meeting. 4-aye, 0-nay, 0-abstained, motion approved. The meeting was adjourned at 7:23 p.m.




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Terry E. Langford, President



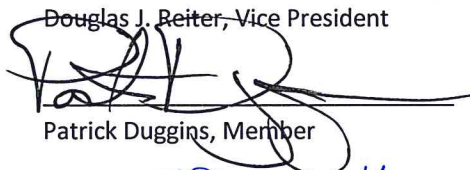
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Douglas J. Reiter, Vice President



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Joshua Kornberg, Secretary



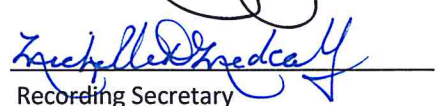
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Patrick Duggins, Member



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Michael Richardson, Member



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Zachary Medcalf  
Recording Secretary

**RESOLUTION NO. 2024-001**

**RESOLUTION OF THE REDEVELOPMENT COMMISSION  
OF THE  
TOWN OF SELLERSBURG**

**WHEREAS**, the Sellersburg Redevelopment Commission ("Commission") has created the allocation area ("Allocation Area") located in its redevelopment district in accordance with IC 36-7-14 ("Act"); and

**WHEREAS**, pursuant to IC § 36-7-14-39(b)(4)(B), the Commission must make an annual determination prior to June 15 of each year, of the amount, if any, of assessed value of taxable property in the Allocation Area for the most recent assessment date minus the based assessed value, when multiplied by the estimated tax rate of the Allocation Area, will exceed the amount of assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in subdivision (3), plus the amount necessary for other purposes of the Commission described in subdivision (3) in compliance with IC § 36-7-14-39(b); and

**WHEREAS**, the Commission must provide written notice to the County Auditor, the County Council and the officers who are authorized to fix the budgets, tax rates and tax levies of each taxing district whose territory is wholly or partially in the Allocation Area;

**WHEREAS**, the notice must state: (1) the amount of excess assessed value that the Commission has determined may be allocated to the respective taxing units; or (2) that the Commission has determined that there is no excess assessed value that may be allocated to the respective taxing units; and

**WHEREAS**, the Commission has determined that the following taxing districts are located wholly or partially in the Allocation Area:

Clark County Solid Waste District  
Clark County Auditor  
Clark County Council  
Town of Sellersburg  
Charlestown-Clark County Public Library  
Silver Creek Township  
Silver Creek School Corporation  
Tri-Township Fire Protection District

**WHEREAS**, the Commission has determined that it requires all of the assessed value in the Allocation Area for 2024 taxes payable 2025 to support debt service and projects of the Commission to create redevelopment in the Area; and

**WHEREAS**, the Commission finds that there is no "excess assessed value" that may be allocated to the overlapping taxing units in the manner prescribed in IC§ 36-7-14-39(b)(1);

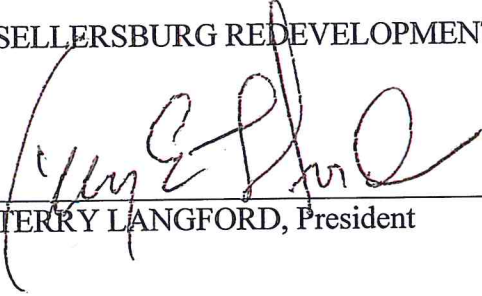
NOW, THEREFORE, BE IT RESOLVED BY THE SELLERSBURG REDEVELOPMENT COMMISSION THAT:

The Commission determines that there is no excess assessed value that may be allocated to other taxing units.

This resolution is effective upon passage.

Adopted at a meeting of the Sellersburg Redevelopment Commission held this 3<sup>rd</sup> day of June, 2024.

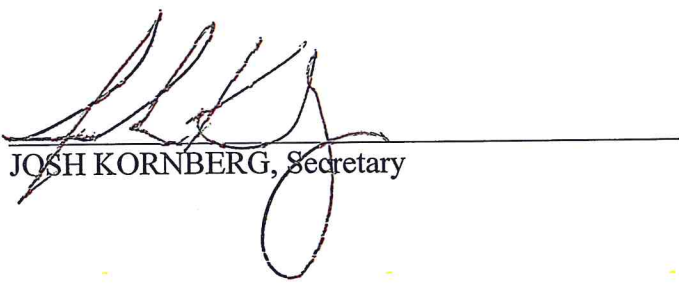
SELLERSBURG REDEVELOPMENT COMMISSION



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TERRY LANGFORD, President

Attest:



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JOSH KORNBERG, Secretary