

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for June 5, 2023

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

Call to Order:

The Redevelopment Commission Meeting was called to order on June 5, 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, Josh Kornberg and Katelyn Hines, Attorney, on behalf of Young, Lind, Endres, & Kraft.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)

Josh Darby of Jacobi, Toombs, and Lanz (JTL)

Brad Amos, Council President

Charlie Smith, Town Manager

Not Present:

Executive Session:

NONE

Consent of Minutes:

- April 26, 2023 Meeting Minutes Presented
Doug Reiter moved, second by John McDill to approve the minutes as presented. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Fund Reports:

- TIF | Fund 444999450 / 4406000450 | \$36,929.89
- CEDIT | Fund 406650432 / 2209000432 | \$35,323.10

Approval of Claims:

- The Claims Register was presented and approved as reflected:
 - TIF | Fund 444999450 / 4406000450 | \$10,938.50
 - Mac Construction & Excavating | Camp Run Signage | \$8783.00
 - Frost Brown Todd | BAN Payoff Legal Services | \$2,155.50John McDill moved, second by Doug Reiter, to approve the TIF portion of the claims register as presented. Vote: 5-aye, 0-nay, 0-abstained, motion approved.
 - CEDIT | Fund 406650432 / 2209000432 | Total: \$8,223.67
 - Duke Energy | Camp Run Signal | \$23.67
 - The Wheatley Group | May Retainer | \$3,500.00
 - The Wheatley Group | June Retainer | \$3,500.00

- Young, Lind, Endres, & Kraft | May Retainer | \$600.00
- Young, Lind, Endres, & Kraft | June Retainer | \$600.00

Josh Kornberg moved, second by Doug Reiter, to approve the CEDIT portion of the claims register as presented.
Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Old Business:

➤ Façade Grant Reimbursement Program

- Betty's Market
- Project Cost Estimate: \$16,432.00
- Requested Reimbursement Amount: \$8,216.00

Nick Lawrence confirmed the application packet as complete.

John McDill moved to support the reimbursement amount, upon completion of the project including the submission of required supporting documentation, second by Mike Hostetler. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

New Business:

➤ Resolution No. 23-002 | A Resolution of the Redevelopment Commission of the Town of Sellersburg

- Excess Assessed Value Determination

John McDill moved to adopt Resolution No. 23-002, second by Mike Hostetler. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

➤ Jacobi, Toombs, and Lanz (JTL) Work Order No. R2023-01 Presented by Josh Darby.

- INDOT Des. No. 2100100 SR 60 Improvements Project | On-Call Construction/Design Support
- Not to Exceed \$15,000.

John McDill moved to approve, second by Josh Kornberg. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Project Updates:

The Wheatley Group (TWG) | Project Updates

The TWG June 5, 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 for a regional development team with interest in the Exit 7 10-acre parcel for multiple commercial users.
- Mr. Lawrence communicated with a local real estate broker representing multiple commercial users with an interest in the Camp Run area.
- Mr. Lawrence met with a southern Indiana-based developer regarding potential uses of the Camp Run area.
- Mr. Lawrence hosted meetings with 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 Form G representatives regarding the Heritage Square access and parking improvement project.
- Mr. Lawrence reached out to KIPDA representatives to schedule a meeting to discuss federal road improvement funding opportunities.

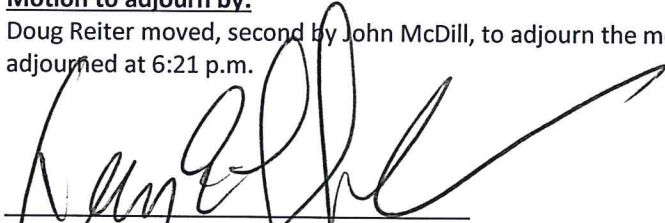
➤ TIF/Financial

- Mr. Lawrence worked with the Clerk-Treasurer's office to secure payoff of the 2018 BAN on May 1, 2023.
- Mr. Lawrence discussed a potential TIF expansion for parcels along US-31 to support the expansion of a local business.
- Mr. Lawrence communicated with the Clark County Auditor's office and NAI Fortis representatives to ensure the appropriate application of tax deductions for the Clarion tax abatements for Building A and B.

PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting to be held on Monday, July 3, 2023, at 6:00 p.m. in the Town Hall Meeting Room.

Motion to adjourn by:

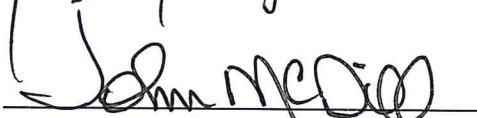
Doug Reiter moved, second by John McDill, to adjourn the meeting. 5-aye, 0-nay, 0-abstained, motion approved. Meeting adjourned at 6:21 p.m.



Terry E. Langford, President



Douglas J. Reiter, Member



John D. McDill, Vice President

Josh Kornberg, Member



Michael J. Hostetler, Member



Recording Secretary