

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for March 6, 2023

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

Call to Order:

The Redevelopment Commission Meeting was called to order on March 6, 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 Terry Langford, John McDill, Josh Kornberg, and Justin Endres, Attorney.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)

Charlie Smith, Sellersburg Town Manager

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

Not Present:

Michael J. Hostetler

Doug Reiter

Executive Session:

NONE

Consent of Minutes:

- February 15, 2023 Meeting Minutes Presented
John McDill moved, second by Josh Kornberg to approve the minutes as presented. Vote: 3-aye, 0-nay, 0-abstained, motion approved.

Fund Reports:

- TIF | Fund 444999450 / 4406000450 | \$665,671.09
- CEDIT | Fund 406650432 / 2209000432 | \$47,700.00

Approval of Claims:

- The Claims Register was presented and approved as reflected:
 - CEDIT | Fund 406650432 / 2209000432 | Total: \$4,157.16
 - Duke Energy | Camp Run Signal | \$25.98
 - The Wheatley Group | March Retainer | \$3,500.00
 - Young, Lind, Endres, & Kraft | March Retainer | \$600.00
 - ODP Business Solutions, LLC | Office Supplies | \$31.18John McDill moved, second by John Kornberg, to approve the claims as presented. 3-aye, 0-nay, 0-abstained, motion approved.

➤ TIF | Fund 444999450 / 4406000450 | \$0 (no claims submitted)

Old Business:

New Business:

- Charles & Tanja Pierce | 9126 Highway 60 | Request for Barrier/Fence
Mr. and Ms. Pierce addressed the Commission advising of their request and their concerns prompting the request. Mr. Pierce advised their residence at 9126 Highway 60 adjacent to American Way, in the Camp Run Area, is now located in a position to prompt safety and privacy concerns. Mr. & Ms. Pierce added they feel sure this will only increase with the opening of American Way / the Camp Run Area.

Mr. Endres advised the information has been provided to Town Attorney, Jacob Elder and of Mr. Elder's plans to speak with Mr. & Ms. Pierce in the near future regarding their concerns/request.

Project Updates:

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 continued communication with a southern Indiana-based developer to discuss potential Camp Run area commercial opportunities.
- Mr. Lawrence continued conversations with Camp Run area property owners to discuss road schedule and development opportunities
- Mr. Lawrence met with a Louisville-based developer to discuss mixed use development and commercial development within the Camp Run area.

➤ **Project Coordination**

- Mr. Lawrence created a cash flow projection worksheet and presented to the Commission.
- Mr. Lawrence worked with Attorney, Justin Endres to compile BAN payoff recommendations to the Commission.

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

The Jacobi, Toombs, and Lanz March 6, 2023 Project Status Update Report Presented to the Commission by Josh Darby of JTL.

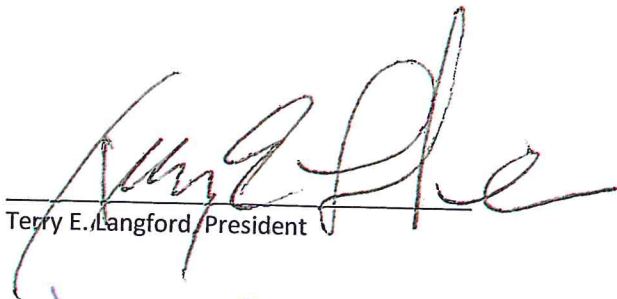
➤ **Camp Run Parkway (Town) Portion**

- Mr. Darby advised the Camp Run area striping and signage project is scheduled to be completed within the next few weeks, weather permitting.
- Mr. Darby provided confirmation that the INDOT Highway 60/American Way/Poindexter Lane intersection project is to begin soon with a completion date set for September 1, 2023.

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

Motion to adjourn by:

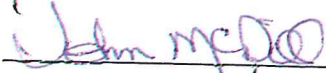
Josh Kornberg moved, second by John McDill to adjourn the meeting. 3-aye, 0-nay, 0-abstained, motion approved. Meeting adjourned at 6:54 p.m.



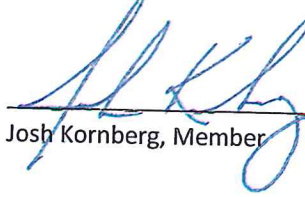
Terry E. Langford, President



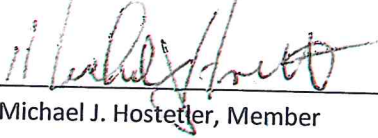
Douglas J. Reiter, Member



John D. McDill, Vice President



Josh Kornberg, Member



Michael J. Hostetler, Member



Recording Secretary