

# Sellersburg Redevelopment Commission

316 East Utica Street  
Sellersburg, Indiana 47172



Minutes for November 6, 2023

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

## Call to Order:

The Redevelopment Commission Meeting was called to order on November 6, 2023, by Terry Langford at 6:01 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, Josh Kornberg, Doug Reiter, and Justin Endres, Attorney.

## Others Present:

Nick Lawrence of The Wheatley Group (TWG)  
Josh Darby of Jacobi, Toombs, and Lanz (JTL)  
Charlie Smith, Town Manager  
Brad Amos, Council Member

## Not Present:

NONE

## Executive Session:

NONE

## Consent of Minutes:

- September 5, 2023 Meeting Minutes Presented  
John McDill moved, second by Mike Hostetler, to approve the minutes as presented. Vote: 4-aye, 0-nay, 1-abstained (Doug Reiter), motion approved.

## Fund Reports:

- TIF | Fund 4406000450 | \$163,388.31
- CEDIT | Fund 2209000432 | \$13,608.81

## Approval of Claims:

- The Claims Register was presented, amended, and approved as the following:
  - TIF | Fund 4406000450 | \$9,211.02
    - Jacobi Toombs & Lanz | SR 60 Construction Admin | \$9,211.02John McDill moved, second by Josh Kornberg, to approve the TIF portion of the claims register as presented. Vote: 5-aye, 0-nay, 0-abstained, motion approved.
  - CEDIT | Fund 2209000432 | Total: \$9,192.49
    - Duke Energy | Camp Run Signal | \$23.43
    - The Wheatley Group | October & November Retainer | \$7,000.00
    - Young, Lind, Endres, & Kraft | October & November Retainer | \$1,200.00
    - PC Lumber & Hardware | Camp Run Street Paint | \$83.98

- Mirazon | Redevelopment Office Computer | \$885.08

Josh Kornberg moved, second by John McDill, to approve the amended claims register  
5-aye, 0-nay, 0-abstained, motion approved.

- Discussion on Camp Run Lawn and Landscaping Fees. Charlie Smith and Nick Lawrence presented information related to annual maintenance of Camp Run property. Ongoing expenses include treatment for weeds, maintain landscaped areas, and lawn mowing. Discussion followed on the Redevelopment Commission budgeting for the expense in the future out of CEDIT. The Redevelopment Commission directed Nick Lawrence to meet with the Clerk-Treasurer to investigate taking on some of the expense through the CEDIT fund for 2023.
  - Motion to approve up to \$3,000 from CEDIT to pay any outstanding invoices for lawn and landscaping service. Josh Kornberg moved, second by John McDill, to make 3,000 available from CEDIT to pay outstanding lawn and landscaping invoices for Camp Run.

#### **Old Business:**

#### **New Business:**

#### **Project Updates:**

#### **The Wheatley Group (TWG) | Project Updates**

##### **Business Development/Marketing**

- Nick Lawrence participated in multiple calls with the owner's representative for the Exit 7, LLC parcel. He also followed up with a Louisville-based developer regarding master development opportunities in the Camp Run area following the opening of Camp Run Road.

##### **Project Coordination**

- Nick Lawrence reported on the Camp run and American Way ribbon cutting.
- Nick Lawrence reported he had been working with Town staff, JTL and Justin Endres to review the updated ARC-Coffee Crossing redevelopment proposal. A conference call was held with the working group and followed up with JTL for cost estimate details.

##### **TIF/Financial**

- TWG is wrapping up development of the annual presentation to be reported at the December 4<sup>th</sup> meeting.

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

- Discussion was held on the proposed Camp Run access and circulation improvements near Coffee Crossing. The Redevelopment Commission advised Charlie Smith and Nick Lawrence to meet with ARC to discuss their thoughts about cost sharing on the improvements.

**PRESIDENT LANGFORD** advised the next Redevelopment Commission regular meeting to be held on Monday, December 4, 2023, at 6:00 p.m. in the Town Hall Meeting Room.

#### **Motion to adjourn by:**

John McDill moved, second by Doug Reiter, to adjourn the meeting. 5-aye, 0-nay, 0-abstained, motion approved. The meeting was adjourned at 7:29 p.m.