

# *Sellersburg Redevelopment Commission*

316 East Utica Street  
Sellersburg, Indiana 47172



**Minutes for January 21, 2025**

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

## **Call to Order:**

The Redevelopment Commission Meeting was called to order January 21, 2025, by Terry Langford at 6:00 p.m. in the Sellersburg Town Hall.

## **Public Official Oath Presented by Justin Endres, Attorney:**

Terry Langford  
Doug Reiter  
Patrick Duggins  
Michael Richardson

## **Confirmation of Quorum and Proper Notice of Meeting:**

Roll Call of Attendance

Present: Terry Langford, Doug Reiter, Patrick Duggins, and Justin Endres, Attorney. Todd Antz joined by phone.

## **Others Present:**

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

## **Not Present:**

Michael Richardson, Commission Member | Joined Later in the Meeting

## **Executive Session:**

## **Consent of Minutes:**

December 2, 2024 Meeting Minutes Presented

Doug Reiter moved, second by Patrick Duggins, to approve the minutes as presented. Roll Call Vote: Doug Reiter, aye, Terry Langford, aye, Patrick Duggins, aye, Todd Antz, aye. Motion carried, 4-aye, 0-nay.

## **Approval of Claims:**

- The Claims Register:

TIF | TIF Expenses | 4406000450 | \$6447.50

- Jacobi, Toombs, and Lanz (JTL) | Greenwood Sewer Construction Administration (November 2024) | \$3745.00

CEDIT | RDC Professional Services | 2209000432 | \$4,300.00

- The Wheatley Group | Consulting Retainer – January | \$3,500.00
- Young, Lind, Endres, & Kraft | Legal Services Retainer – January | \$600.00
- Shepherd Insurance | Bond Renewal | Langford and Reiter | \$200.00

Doug Reiter moved to the claim register as above, second by Pat Duggins. Roll Call Vote: Doug Reiter, aye, Terry Langford, aye, Patrick Duggins, aye, Todd Antz, aye. Motion carried, 4-aye, 0-nay.

Michael Richardson joined the meeting.

**Façade Grants:**

- **Davis Cultured Marble | Application Requirements Satisfied**

Total Project Amount: \$7,387.00 | Reimbursement Amount: \$3,693.50

Michael Richardson moved to approve the reimbursement amount of \$3,693.50, second by Pat Duggins. Roll Call Vote: Pat Duggins, aye, Terry Langford, aye, Doug Reiter, aye, Michael Richardson, aye, Todd Antz, aye. Motion carried, 5-aye, 0-nay.

**New Business:**

- 2025 Professional Services Contract | Young, Lind, Endres, and Kraft | Justin Endres, Attorney at Law | Monthly Retainer Fee: \$600.00 monthly.

Doug Reiter moved to approve the contract as presented, second by Michael Richardson. Roll Call Vote: Michael Richardson, aye, Doug Reiter, aye, Terry Langford, aye, Patrick Duggins, aye, Todd Antz, aye. Motion carried, 5-aye, 0-nay.

- 2025 Professional Services Contract | The Wheatley Group | Monthly Retainer Fee: \$5,250.00

Pat Duggins moved to approve the contract as presented, second by Doug Reiter. Roll Call Vote: Michael Richardson, aye, Doug Reiter, aye, Terry Langford, aye, Patrick Duggins, aye, Todd Antz, aye. Motion carried, 5-aye, 0-nay.

**Old Business:**

**Project Updates:**

**Jacobi, Toombs, and Lanz (JTL):**

- Josh Darby provided insight into the upcoming Greenwood Sewer Improvement Project advising the project start date was delayed due to inclement weather. The project will begin after the snow and ice event and clean-up are complete.

**The Wheatley Group (TWG):**

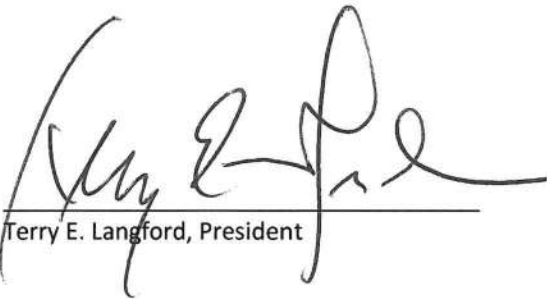
- Nick Lawrence presented a Baker Tilly Project Financing Report
  - Nick Lawrence presented a Cash Flow Review
- Commission consensus to move forward with both the Camp Run and Greenwood Road area wastewater utility projects participation.

**PRESIDENT LANGFORD** advised the next Redevelopment Commission regular meeting to be held on Monday, February 3, 2025, at 6:00 p.m. in the Town Hall Meeting Room.

**Motion to Adjourn:**

Doug Reiter moved, second by Michael Richardson, to adjourn the meeting. Motion approved, 5-aye, 0-nay.

Roll Call Vote: Doug Rieter, aye, Michael Richardson, aye, Pat Duggins, aye, Terry Langford, aye, Todd Antz, aye. Motion carried, 5-aye, 0-nay.



Terry E. Langford, President



Douglas J. Reiter, Vice President

Patrick Duggins, Secretary



Todd Antz, Member

Michael Richardson, Member



Michelle Medcalf, Recording Secretary