

# *Sellersburg Redevelopment Commission*

316 East Utica Street  
Sellersburg, Indiana 47172



**Minutes for March 3, 2025**

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

## **Call to Order:**

The Redevelopment Commission Meeting was called to order March 3, 2025, 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: Terry Langford, Doug Reiter, Patrick Duggins, Michael Richardson, Scott Groan, 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)

Charlie Smith, Sellersburg Town Manager

## **Not Present:**

Todd Antz, Commission Member | Joined Later in the Meeting

## **Executive Session:**

## **Consent of Minutes:**

January 21, 2025 Meeting Minutes Presented

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

## **Fund Reports/Balances:**

TIF | Fund 4406/450 | \$1,601,247.85

CEDIT | Fund 2209/432 | \$55,651.20

## **Approval of Claims:**

- The Claims Register:

TIF | TIF Expenses | 4406000450 | \$8,502.50

- Jacobi, Toombs, and Lanz (JTL) | Greenwood Sewer Construction Administration (December 2024, January 2025) | \$5,002.50
- The Wheatley Group (TWG) | February Partial Retainer | \$1,750.00
- The Wheatley Group (TWG) | March Partial Retainer | \$1,750.00

CEDIT | RDC Professional Services | 2209000432 | \$8,448.80

- Duke Energy | Camp Run Traffic Signal | \$24.91
- Duke Energy | Camp Run Traffic Signal | \$23.89
- The Wheatley Group (TWG) | February Partial Retainer | \$3,500.00
- The Wheatley Group (TWG) | March Partial Retainer | \$3,500.00
- Young, Lind, Endres, Kraft (YLEK) | February Retainer | \$600.00
- Young, Lind, Endres, Kraft (YLEK) | March Retainer | \$600.00
- Shepherd Insurance | Bond Renewal | Duggins and Richardson | \$200.00

Motion by Michael Richardson, second by Pat Duggins to amend the Claims Register to add the Shepherd Insurance Bond Renewal amount of \$200.00, as reflected above. Roll Call Vote: Michael Richardson, aye, Doug Reiter, aye, Patrick Duggins, aye, Todd Antz, aye, Terry Langford, aye. Motion carried, 5-aye, 0-nay.

#### Old Business:

#### New Business:

- Frost Brown Todd Sellersburg-Lease-Rental Revenue Bond Timeline Presented by Nick Lawrence
  - Sewage Works Projects Timeline and Checklist
  - Mr. Lawrence to continue with a presentation to the Town Council scheduled for March 10, 2025.

Todd Antz joined the meeting in person.

- Stifel Engagement Letter Presented by Nick Lawrence  
*Underwriter/Placement Agent Engagement Relating to Potential Municipal Securities Transaction for Ivy Tech Lift Station Project and Camp Run Sewer Project*
  - To act as a placement agent during the bond issuance process.Note, Baker Tilly will act as the financial agent.  
Motion to approve Michael Richardson, second by Doug Reiter. Motion carried, 5-aye, 0-nay.

#### Project Updates:

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

- Josh Darby provided a status update of the Greenwood Sewer Improvement Project advising the main sewer line is in. The contractor is working to complete property connections. Testing will be completed at the end-of-month. Paving to follow successful testing.

#### The Wheatley Group (TWG):

- Nick Lawrence led a discussion related to the Town purchase of the Sellersburg Elementary School building located at 206 N. New Albany Street and the possibility of the Commission assuming ownership of the property and consideration of development potential.
  - A Quitclaim Claim from the Town to the Commission would be executed.
  - The Commission would then assume the responsibilities of expenses.
  - The Commission would establish an RFP committee prior to accepting ownership of the property and/or expenses.
- Nick Lawrence provided a status update of the INDOT traffic light participation and expectations.

**PRESIDENT LANGFORD** advised the next Redevelopment Commission regular meeting to be held on Monday, April 7, 2025, at 6:00 p.m. in the Town Hall Meeting Room.

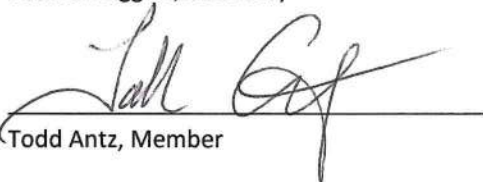
#### Motion to Adjourn:

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

  
Terry E. Langford, President  
Douglas J. Reiter, Vice President

Patrick Duggins, Secretary

Michael Richardson, Member

  
Todd Antz, Member  
Michelle Medcalf, Recording Secretary