

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for August 5, 2024 **(These minutes are not intended to be a verbatim transcript)**

Call to Order:

The Redevelopment Commission Meeting was called to order, as posted, on August 5, 2024, by Terry Langford at 6:30 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, Doug Reiter, Josh Kornberg, Pat Duggins, Michael Richardson, and Justin Endres, Attorney.

Others Present:

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

Not Present:

Executive Session:

Executive Session held as posted prior to the regularly scheduled August 5, 2024 Redevelopment Commission Meeting | Opened at 6:00 p.m. | Closed at 6:29 p.m.

Present were Commission members Terry Langford, Doug Reiter, Josh Kornberg, Pat Duggins, Michael Richardson, and Justin Endres, Attorney. Also present, Charlie Smith, Town Manager.

Consent of Minutes:

June 3, 2024 Meeting Minutes Presented

Josh Kornberg moved, second by Michael Richardson, to approve the minutes as presented. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Fund Reports:

- TIF | \$1,141,023.99
- CEDIT | \$29,058.39

Approval of Claims:

- The Claims Register as presented:

TIF | TIF Expenses | 4406000450 | \$139,207.65

- Jacobi, Toombs, and Lanz | Greenwood Sewer | \$7,000.00
- Menards | Pickleball Court Supplies | \$1,207.65
- ARC Sellersburg, LLC | Camp Run/CC Reimbursement | \$131,000.00

CEDIT | RDC Professional Services | 2209000432 | \$8,740.16

- The Wheatley Group | Consulting Retainer – July | \$3,500.00
- The Wheatley Group | Consulting Retainer – August | \$3,500.00
- Young, Lind, Endres, & Kraft | Legal Services Retainer – July | \$600.00
- Young, Lind, Endres, & Kraft | Legal Services Retainer – August | \$600.00
- Duke Energy | Camp Run Signal | \$22.90

- Duke Energy | Camp Run Signal | \$23.63
- Duke Energy | Camp Run Signal | \$23.63
- Lawn Cure | Camp Run Weed Control Treatment | \$470.00

CEDIT | TIF Lawn Care & Maintenance | 2209000325 | \$1,400.00

- J&C Lawn and Landscape | Camp Run Mowing (07/01/2024 – 07/30/2024) | \$1,400.00

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

Old Business:

Jason Sams provided a Coffee Crossing ingress/egress project update advising the improvements are complete.

New Business:

Development Agreement | Signalization Improvements

- Town of Sellersburg Redevelopment Commission and Hutton Sellersburg IN ST, LLC | Property Address: Intersection of State Highway 60 and Appleleaf Lane
- Total Expense: \$382,343.00 | Redevelopment Commission Project Reimbursement not to Exceed \$200,000.00

Discussion: Chase Murphy advised a potential closing on a portion of the Exit 7 parcel scheduled for Friday, August 9, 2024. This will leave approximately 6.2 acres / 5.75 usable acreage.

Pat Duggins moved, second by Michael Richardson, to approve the development agreement as presented. Vote: 5-aye, 0-nay, 0-abstained, motion approved.

Project Updates:

The Wheatley Group (TWG):

Project updates provided by Nick Lawrence accordingly during the Coffee Crossing Site Improvement Status Update and the presentation of the Town of Sellersburg Redevelopment Commission and Hutton Sellersburg IN ST, LLC Development Agreement.

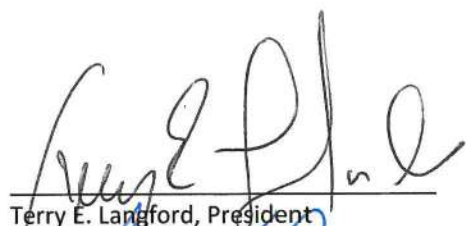
Jacobi, Toombs, and Lanz (JTL):

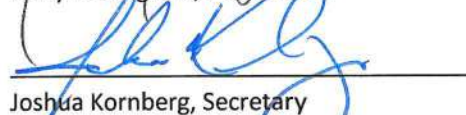
Mike Harris provided a Greenwood Road Sewer Improvements Project update advising the project should be out-for-bid in approximately 30-days.

PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting to be held on Tuesday, September 3, 2024, at 6:00 p.m. in the Town Hall Meeting Room.

Motion to adjourn by:

Josh Kornberg moved, second by Doug Reiter, to adjourn the meeting. 4-aye, 0-nay, 0-abstained, motion approved. The meeting was adjourned at 7:23 p.m.


Terry E. Langford, President


Joshua Kornberg, Secretary


Michael Richardson, Member

by phone

Douglas J. Reiter, Vice President


Patrick Duggins, Member


Recording Secretary