

# *Sellersburg Redevelopment Commission*

316 East Utica Street  
Sellersburg, Indiana 47172



**Minutes for October 16, 2024**

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

## **Call to Order:**

As scheduled and posted, the Redevelopment Commission Meeting was called to order October 16, 2024, 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, Doug Reiter, Pat Duggins, Michael Richardson, and Justin Endres, Attorney.

## **Others Present:**

Nick Lawrence of The Wheatley Group (TWG)

Mike Harris of Jacobi, Toombs, and Lanz (JTL)

Thomas Cucura of Jacobi, Toombs, and Lanz (JTL)

## **Not Present:**

## **Executive Session:**

### **Redevelopment Commission Vacancy/Nomination of Officer**

Terry Langford announced Josh Kornberg had stepped down from the Redevelopment Commission to take a new job out of state. Todd Antz, who attended the meeting, was introduced as the replacement pending Town Council approval.

Nominations for Secretary were opened to fill the vacancy. Pat Duggins was nominated by Michael Richardson for Secretary, seconded by Doug Reiter. Pat Duggins accepted the nomination, approved with 3 voting in favor, 0 voting against and Pat Duggins abstaining.

## **Consent of Minutes:**

September 3, 2024 Meeting Minutes Presented

Doug Reiter moved, seconded by Michael Richardson, to approve the minutes as presented. Motion approved unanimously, with a vote of 4 in favor and 0 voting against.

## **Fund Reports:**

- TIF | \$995,566.34
- CEDIT | \$15,397.74

## **Approval of Claims:**

- The Claims Register:

TIF | TIF Expenses | 4406000450 | \$10,000.00

- Jacobi, Toombs, and Lanz | Greenwood Sewer | \$10,000.00

CEDIT | RDC Professional Services | 2209000432 | \$4,147.02

- The Wheatley Group | Consulting Retainer – October | \$3,500.00
- Young, Lind, Endres, & Kraft | Legal Services Retainer – October | \$600.00
- Duke Energy | \$23.04
- Duke Energy | \$23.98

Michael Richardson moved, seconded by Pat Duggins, to approve the claims register with the amendment that the professional services expenses would be updated to reflect an October services period. Motion approved unanimously, with a vote of 4 in favor and 0 voting against.

**Old Business:**

**New Business:**

**Project Updates:**

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

Mike Harris and Thomas Cucura presented the bid tabulation for the Greenwood sewer project. Dave O'Mara submitted the low bid in the amount of \$346,805.00. JTL advised there was an insurance item related to the bid specifications that is being investigated by Attorney Justin Endres and Thomas Cucura. Discussion followed.

Pat Duggins made a motion to award the contract to Dave O'Mara contingent upon resolving the insurance issue. The motion was seconded by Michael Richardson, and approved unanimously with a vote of 4 in favor and 0 voting against. Terry Langford was authorized to sign the award document upon resolving the insurance issue.

Mike Harris introduced an hourly full-time inspection contract for the Greenwood sewer project in an amount Not to Exceed \$85,000.00. Pat Duggins made a motion to approve the contract pending legal counsel review, seconded by Doug Reiter, and approved unanimously with a vote of 4 in favor and 0 voting against.

**The Wheatley Group (TWG):**

Nick Lawrence introduced a draft copy of the 2025 Spending Plan as required by the DLGF to be submitted by December 1<sup>st</sup>. Following discussion, Nick Lawrence was directed to update the draft to reflect general expenditures by the Redevelopment Commission for 2025, to be presented and finalized at the November meeting of the Redevelopment Commission.

**President Langford:**

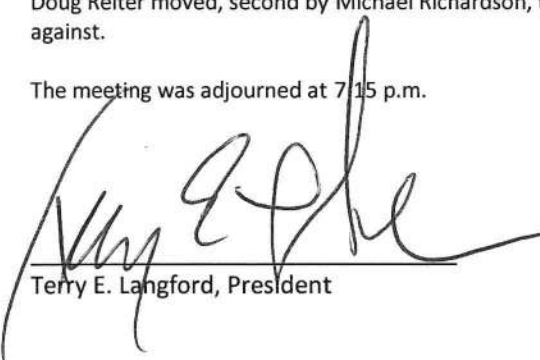
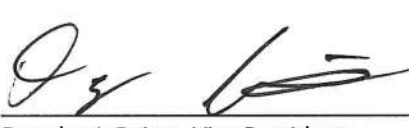
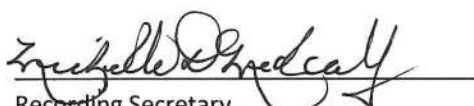
Mr. Langford introduced an opportunity for the Redevelopment Commission to participate on the Ivy Tech pump station project. Discussion followed on redevelopment priorities and potential projects, including the Camp Run area sewer system. Nick Lawrence was directed to begin investigating options for financing and project funding to be further discussed at the November meeting.

**PRESIDENT LANGFORD** advised the next Redevelopment Commission regular meeting to be held on Monday, November 4, 2024, at 6:00 p.m. in the Town Hall Meeting Room.

**Motion to adjourn by:**

Doug Reiter moved, second by Michael Richardson, to adjourn the meeting. approved unanimously with a vote of 4 in favor and 0 voting against.

The meeting was adjourned at 7:15 p.m.

  
Terry E. Langford, President  
Douglas J. Reiter, Vice President  
Patrick Duggins, Secretary  
Michael Richardson, Member  
Recording Secretary