

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for November 4, 2024

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

Call to Order:

The Redevelopment Commission Meeting was called to order November 4, 2024, 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, Michael Richardson, and Scott Groan, Silver Creek School Corporation Board member.

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:

Patrick Duggins, Commission Member

Justin Endres, Attorney

Executive Session:

Consent of Minutes:

October 16, 2024 Meeting Minutes Presented

Doug Reiter moved, seconded by Michael Richardson, to approve the minutes as presented. Motion approved, 3-aye, 0-nay.

Fund Reports:

- TIF | \$995,566.34
- CREDIT | \$11,297.74

Approval of Claims:

- The Claims Register:

TIF | TIF Expenses | 4406000450 | \$0.00

CREDIT | RDC Professional Services | 2209000432 | \$5,993.75

- The Wheatley Group | Consulting Retainer – November | \$3,500.00
- Young, Lind, Endres, & Kraft | Legal Services Retainer – November | \$600.00
- Lawn Cure | Camp Run Weed Application #5 | \$470.00
- Duke Energy | \$23.75
- J&C Lawn Care | Camp Run Area Maintenance | \$1400.00 (amended add)

Doug Reiter moved, seconded by Michael Richardson, to approve the claims register with the amendment to add J&C Lawn Care expense in the amount of \$1,400.00. Motion approved, 3-aye, 0-nay.

The J&C Lawn Care group requested a review of account balance to confirm a previous balance of \$4,550.00 had been paid. A motion was presented to provide authority to Nick Lawrence and Michelle Medcalf to complete the review and to pay any outstanding balance up to \$5,950.00. Michael Richardson moved, seconded by Doug Reiter. Motion approved, 3-aye, 0-nay.

(Note: our review reflected the balance in question of \$4,550.00 had been paid. The J&C Lawn Care team later confirmed payment had been received).

Old Business:

1. 2025 Redevelopment Commission (RDC) TIF Spending Plan Submitted by Nick Lawrence
 - Projected Total Debt Payments | \$311,126.68
 - Projected Total Expenditures Including Projects and Professional Services | \$1,361,126.68
 - Projects Included in Presentation and Discussion:
 - a. Greenwood Sewer Improvements | \$400,000.00
 - b. Camp Run Area Solar Lights | \$50,000.00
 - c. Apple Leaf Lane Signal Light | \$150,000.00
 - d. Infrastructure, Utility, and Other Capital Projects | \$100,000.00
 - Professional Services Included in the Presentation and Discussion:
 - a. Consulting Expenses | \$100,000.00
 - b. Legal Expenses | \$100,000.00
 - c. Financial Advisor Expenses | \$50,000.00
 - d. Engineering Expenses | \$100,000.00
2. Greenwood Sewer Project
3. Ivy Tech Lift Station Project | Not Included in the 2025 RDC TIF Spending Plan Presentation and Discussion
 - Consideration of financing with State Revolving Fund/Indiana Finance Authority (SRF/IFA).
 - Consensus for Nick Lawrence to continue the review of the program(s) and to complete the time-sensitive application.

New Business:

None

Project Updates:

Jacobi, Toombs, and Lanz (JTL):

Josh Darby provided insight into the upcoming Greenwood Sewer Improvement Project during the Old Business section of the meeting. He had nothing further to add at this time.

The Wheatley Group (TWG):

Nick Lawrence provided the requested project information during the Old Business section of the meeting. He had nothing further to add at this time.

Town Manager and Others' Present:

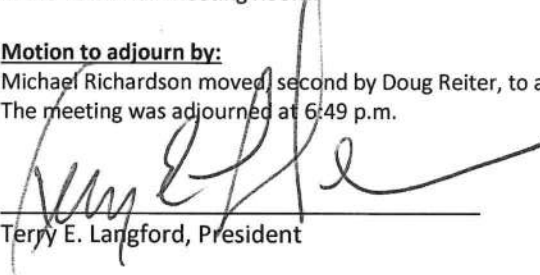
Scott Groan extended thanks on behalf of the school board for the Town participation in the ribbon cutting of the new Silver Creek High School building section.


Brad thanked the Commission for their continued efforts in Sellersburg, the community, and opportunities for future revenue.

PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting to be held on Monday, December 2, 2024, at 6:00 p.m. in the Town Hall Meeting Room.

Motion to adjourn by:

Michael Richardson moved, second by Doug Reiter, to adjourn the meeting. Motion approved, 3-aye, 0-nay.
The meeting was adjourned at 6:49 p.m.



Terry E. Langford, President


Douglas J. Reiter, Vice President

Patrick Duggins, Secretary

Michael Richardson, Member

Michell Medcalf, Recording Secretary


Todd Antz, Member