

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for December 2, 2024

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

Call to Order:

The Redevelopment Commission Meeting was called to order December 2, 2024, by Terry Langford at 6:00 p.m. in the Sellersburg Town Hall.

Public Official Oath Presented by Justin Endres, Attorney, to Council appointed Redevelopment Commission Member, Todd Antz:

Confirmation of Quorum and Proper Notice of Meeting:

Roll Call of Attendance

Present: Terry Langford, Doug Reiter, Todd Antz, and Justin Endres, Attorney.

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

Michael Richardson, Commission Member

Executive Session:

Consent of Minutes:

November 4, 2024 Meeting Minutes Presented

Doug Reiter moved, second by Todd Antz, to approve the minutes as presented. Motion carried, 3-aye, 0-nay.

Fund Reports:

- TIF | \$985,566.34
- CEDIT | \$9873.99

Approval of Claims:

- The Claims Register:

TIF | TIF Expenses | 4406000450 | \$11,750.00

- Jacobi, Toombs, and Lanz (JTL) | Invoice 24-0693: \$2500.00 and Invoice 24-0424: \$9250.00

CEDIT | RDC Professional Services | 2209000432 | \$4,822.82

- The Wheatley Group | Consulting Retainer – December | \$3,500.00
- Young, Lind, Endres, & Kraft | Legal Services Retainer – December | \$600.00
- Lawn Cure | Camp Run Weed Application - November | \$700.00
- Duke Energy | \$22.82

TIF Claim: Doug Reiter moved to approve payment to JTL up to \$11,750.00 after confirming outstanding, second by Michael Richardson, to approve. Motion carried, 3-aye, 0-nay.

CEDIT Claims: Doug Reiter moved to approve as presented, second by Todd Antz. Motion carried, 3-aye, 0-nay.

Facade Grant Introduction:

- Davis Cultured Marble | Mr. and Ms. Davis in Attendance:
Application accepted pending receipt of additional quotes. Review of application to continue during the January 6, 2025 Redevelopment Commission Meeting.

New Business:

- 2025 Meeting Calendar
Meetings are to be held on the first Monday of each month at 6:00 p.m. except for the September meeting which will be held on Tuesday, September 2, 2025 at 6:00 p.m. All meetings will be hosted in the Sellersburg Town Hall located at 316 E. Utica Street, Sellersburg, Indiana 47172.

Old Business:

- Utility Project Financing Updates:
Direction given to Nick Lawrence to work with financial advisors and bond counsel.

Project Updates:

Jacobi, Toombs, and Lanz (JTL):

- Josh Darby provided insight into the upcoming Greenwood Sewer Improvement Project advising the project will begin shortly after the first of the year.
- Mr. Darby advised a federal grant should provide approximately 90% funding of the Camp Run area lighting project expense.

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.

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

Motion to adjourn by:

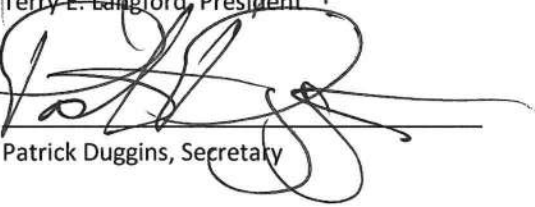
Doug Reiter moved, second by Todd Antz, to adjourn the meeting. Motion approved, 3-aye, 0-nay.
The meeting was adjourned at 7:25 p.m.



Terry E. Langford, President



Douglas J. Reiter, Vice President



Patrick Duggins, Secretary

Michael Richardson, Member



Todd Antz, Member



Michelle Medcalf, Recording Secretary