

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for July 7, 2025 **(These minutes are not intended to be a verbatim transcript)**

Call to Order:

The Redevelopment Commission Meeting was called to order July 7, 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, Todd Antz, and Michael Richardson.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)

Josh Darby of Jacobi, Toombs, and Lanz (JTL)

Brad Amos, Town Council President

Charlie Smith, Sellersburg Town Manager

Not Present:

Patrick Duggins, Member

Justin Endres, Attorney

Executive Session:

Consent of Minutes:

June 2, 2025 Meeting Minutes Presented

Doug Reiter moved, second by Michael Richardson, to approve the minutes as presented. Motion carried, 4-aye, 0-nay.

Fund Reports

CEDIT | Fund 2209 | 2209000432 | \$24344.70

CEDIT | Fund 2209 | 2209000325 (Lawn Care & Maintenance) | \$9530.00

TIF | Fund 4406 | 4406000450 | \$769447.95

Approval of Claims:

TIF | TIF Expenses | 4406000450 | \$1,750.00

- The Wheatley Group (TWG) | July Partial Retainer | \$1,750.00

CEDIT | RDC Professional Services | 2209000432 | \$4,325.00

- The Wheatley Group (TWG) | July Partial Retainer | \$3,500.00
- Young, Lind, Endres, & Kraft | July Partial Retainer | \$600.00
- Duke Energy | Camp Run Signal | \$27.12

Michael Richardson moved to approve the claims register as presented, second by Todd Antz. Motion carried, 4-aye, 0-nay.

Old Business:

New Business:

- MOU: Hutton Development | Appleleaf/SR 60 Signal | Utility Funding Partnership
 - Hutton Development to install the signal light>INDOT to maintain>the Redevelopment Commission to contribute/pre-fund \$30,000 towards utility responsibilities, including maintenance and quality.
 - INDOT Appleleaf/SR 60 Signal Agreement presented.

Doug Reiter moved to approve signature of the MOU and then to enter into the INDOT agreement, second by Michael Richardson. Motion carried, 4-aye, 0-nay.

- INDOT Appleleaf/SR 60 Signal Agreement Vote

Todd Antz moved to approve the signing of the INDOT Agreement outside of meeting to afford the opportunity to have the signature page revised, second by Michael Richardson. Motion carried, 4-aye, 0-nay.

Project Updates:

The Wheatley Group (TWG):

- Bond Schedule Update
Nick Lawrence provided a revised timeline schedule for the Sellersburg Redevelopment Authority Lease Rental Revenue Bonds and Checklist. Tentative bond closing August 13, 2025.
- Façade Grant Program
Mr. Lawrence advised a review of the Façade Grant Program is in progress. Reestablished guidelines, intake process, and end-process objectives expected.

Jacobi, Toombs, and Lanz (JTL):

- Josh Darby advised only a small punch list remains for the Greenwood Sewer Project with an expectation of completion prior to the August 2025 Redevelopment meeting.
- Mr. Darby advised the Camp Run area lighting project objectives are being met accordingly. Status updates to follow.

PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting to be held on Monday, August 4, 2025, at 6:00 p.m. in the Town Hall Meeting Room.

Motion to Adjourn:

Michael Richardson moved, second by Doug Reiter, to adjourn the meeting at 6:26 p.m. Motion carried, 4-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