

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for August 4, 2025 **(These minutes are not intended to be a verbatim transcript)**

Call to Order:

The Redevelopment Commission Meeting was called to order August 4, 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, Michael Richardson, and Attorney, Justin Endres.

Patrick Duggins and Todd Antz joined by phone.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)

Brad Amos, Town Council President

Charlie Smith, Sellersburg Town Manager

Not Present:

Executive Session:

Consent of Minutes:

July 7, 2025 Meeting Minutes Presented

Michael Richardson moved, second by Doug Reiter, to approve the minutes as presented. Roll call vote: Doug Reiter, aye, Michael Richardson, aye, Todd Antz, aye, Patrick Duggins, aye, aye, Terry Langford, aye. Motion carried, 5-aye, 0-nay.

Fund Reports

CEDIT | Fund 2209 | 2209000432 | \$23491.64

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

TIF | Fund 4406 | 4406000450 | \$671078.49

Approval of Claims:

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

- The Wheatley Group (TWG) | August Partial Retainer | \$1750.00

CEDIT | RDC Professional Services | 2209000432 | \$4128.06

- The Wheatley Group (TWG) | August Partial Retainer | \$3500.00
- Young, Lind, Endres, & Kraft | August Partial Retainer | \$600.00
- Duke Energy | Camp Run Signal | \$28.06

Doug Reiter moved, second by Michael Richardson to approve the Claims Register as presented. Roll call vote: Doug Reiter, aye, Michael Richardson, aye, Todd Antz, aye, Patrick Duggins, aye, aye, Terry Langford, aye. Motion carried, 5-aye, 0-nay.

Old Business:

Mr. Langford advised the WaWa project was again underway.

New Business:

Project Updates:

The Wheatley Group (TWG):

- Bond Schedule Update
Mr. Lawrence provided a bond schedule update advising an August 2025 closing date as the objective.
- Appleleaf Signal Update
Mr. Lawrence, all agreements have been executed.

Jacobi, Toombs, and Lanz (JTL):

- Mr. Lawrence, on behalf of Josh Darby of JTL, advised a small punch list remains for the Greenwood Sewer Project.
- Mr. Lawrence advised the Camp Run area lighting project objectives continue to be met. The next status update is to be provided during the September 2, 2025 Redevelopment Commission meeting.

Request to Amend J&C Lawn Care Agreement:

Charlie Smith requested the Redevelopment Commission portion of the J&C Lawn Care agreement be amended to include a one-time fee of \$975.00 for tree trimming in the Camp Run area.

Michael Richardson moved to approve work with the claim to be added to the next claims register. Second by Doug Reiter. Roll call vote: Doug Reiter, aye, Michael Richardson, aye, Todd Antz, aye, Patrick Duggins, aye, aye, Terry Langford, aye. Motion carried, 5-aye, 0-nay.

Comments:

Mr. Amos thanked the Commission and Attorney, Justin Endres, for their efforts in obtaining the bond that will afford the opportunity of adding utility infrastructure through the Camp Run area, providing future growth.

Mr. Langford requested a sign be erected advising of the infrastructure project though the Camp Run area. Mr. Smith acknowledged this would be completed.

PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting to be held on Tuesday, September 2, 2025, at 6:00 p.m. in the Town Hall Meeting Room.

Motion to Adjourn:

Doug Reiter moved, second by Michael Richardson, to adjourn the meeting at 6:30 p.m. Motion carried, 5-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