

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for September 24, 2025 **(These minutes are not intended to be a verbatim transcript)**

Call to Order:

The Redevelopment Commission Meeting was called to order September 24, 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, Patrick Duggins, Todd Antz, and Attorney, Justin Endres.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)

Josh Darby of Jacobi, Toombs, and Lanz (JTL)/Prime AE

Brad Amos, Town Council President

Not Present:

Michael Richardson, RDC Member

Charlie Smith, Sellersburg Town Manager

Executive Session:

Consent of Minutes:

August 4, 2025 Meeting Minutes Presented

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

Fund Reports

CEDIT | Fund 2209 | 2209000432 | \$11735.14

CEDIT | Fund 2209 | 2209000325 (Lawn Care & Maintenance) | \$6840.00

TIF | Fund 4406 | 4406000450 | \$671078.49

Approval of Dave O'Mara Change Order 1 | Job No.: 24053 | Credit (Savings) of \$29,819.20

Doug Reiter moved, second by Patrick Duggins, to approve the change order as presented. Motion carried, 4-aye, 0-nay.

Approval of Claims:

TIF | TIF Expenses | 4406000450 | \$33816.79

- The Wheatley Group (TWG) | August Partial Retainer | \$1750.00
- Dave O'Mara Construction | Greenwood Sewer Project Final Payment | \$15849.29
- Jacobi, Toombs, and Lanz (JTL) | Greenwood Sewer Project Inspection – March | \$9485.00
- Jacobi, Toombs, and Lanz (JTL) | Greenwood Sewer Project Inspection – April | \$1755.00
- Jacobi, Toombs, and Lanz (JTL) | Greenwood Sewer Project Inspection – May | \$1120.00
- Jacobi, Toombs, and Lanz (JTL) | On-Call Services | \$3857.50

CEDIT | RDC Professional Services | 2209000432 | \$4256.50

- The Wheatley Group (TWG) | September Partial Retainer | \$3500.00
- Young, Lind, Endres, & Kraft | September Retainer | \$600.00
- Shepherd Insurance | 2025 Board Bond – Todd Antz | \$100.00

- Duke Energy | Camp Run Signal | \$28.25
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CEDIT | Mowing | 2209000325 | \$2495.00

- J&C Lawn and Landscape | Camp Run Tree Trimming | \$975.00
- J&C Lawn and Landscape | Camp Run Mowing – August | \$1050.00
- Lawn Cure | Camp Run Weed Application | \$470.00

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

Old Business:

- INDOT Signal Agreement
 - Agreement was approved in July 2025
 - INDOT sent back with revised language
 - Justin Endres said that the changes reflected verbiage currently used in INDOT contracts and advised the agreement should therefore again be presented for consideration.

Patrick Duggins moved, second by Doug Reiter, to approve the revised INDOT Signal Agreement. Motion carried, 4-aye, 0-nay.

New Business:

Project Updates:

The Wheatley Group (TWG):

- Mr. Lawrence submitted for consideration the approval of Charlie Smith to obtain two Sellersburg Elementary School building appraisals not to exceed \$10000.00

Patrick Duggins moved, second by Doug Reiter, to approve Mr. Smith obtaining the appraisals. Motion carried, 4-aye, 0-nay.

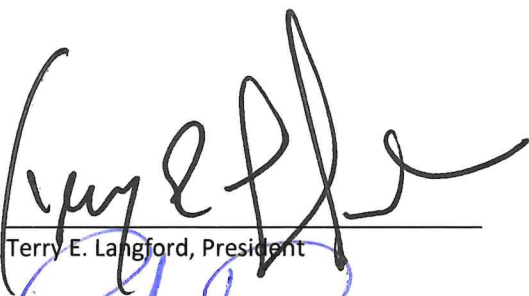
Jacobi, Toombs, and Lanz (JTL)/Prime AE:

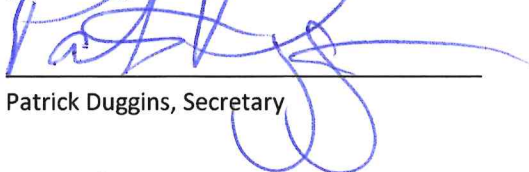
- Mr. Darby advised the federal funded Camp Run area lighting project is ongoing. Status updates to be provided as applicable.

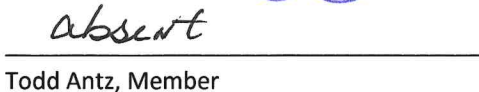
PRESIDENT LANGFORD advised the next Redevelopment Commission regular meeting to be held on October 14, 2025, at 6:00 p.m. in the Town Hall Meeting Room.

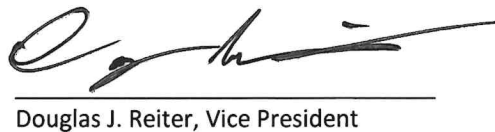
Motion to Adjourn:

Doug Reiter moved, second by Patrick Duggins, to adjourn the meeting at 6:30 p.m. Motion carried, 4-aye, 0-nay


Terry E. Langford, President


Patrick Duggins, Secretary


Todd Antz, Member


Douglas J. Reiter, Vice President


Michael Richardson, Member


Michelle Medcalf, Recording Secretary