

# ***Sellersburg Redevelopment Commission***

316 East Utica Street  
Sellersburg, Indiana 47172



**Minutes for November 3, 2025**

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

## **Call to Order:**

The Redevelopment Commission Meeting was called to order November 3, 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, Michael Richardson, and Attorney, Justin Endres.

## **Others Present:**

Nick Lawrence of The Wheatley Group (TWG)

Brad Amos, Town Council President

Charlie Smith, Sellersburg Town Manager

## **Not Present:**

Todd Antz, RDC Member

## **Executive Session:**

## **Consent of Minutes:**

September 24, 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 | \$11007.07

CEDIT | Fund 2209 | 2209000325 (Lawn Care & Maintenance) | \$4345.00

TIF | Fund 4406 | 4406000450 | \$603754.50

## **Approval of Claims:**

TIF | TIF Expenses | 4406000450 | \$12934.60

- The Wheatley Group (TWG) | October Partial Retainer | \$1750.00
- The Wheatley Group (TWG) | November Partial Retainer | \$1750.00
- SJCA | Camp Run Lighting Environmental Study | \$6876.00
- Frost Brown Todd | Legal Notice – 2025 Bonds | \$58.60
- Government Appraisal Services | Appraisal – 206 North New Albany Street | \$2500.00

CEDIT | RDC Professional Services | 2209000432 | \$8228.07

- The Wheatley Group (TWG) | October Partial Retainer | \$3500.00
- The Wheatley Group (TWG) | November Partial Retainer | \$3500.00
- Young, Lind, Endres, & Kraft | October Retainer | \$600.00
- Young, Lind, Endres, & Kraft | November Retainer | \$600.00
- Duke Energy | Camp Run Signal | \$28.07

CEDIT | Mowing | 2209000325 | \$700.00

- J&C Lawn and Landscape | Camp Run Mowing (September) | \$700.00

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

**Old Business:**

- Discussion: Old Sellersburg Elementary School RFP
  - Mr. Lawrence said one appraisal has been received, pending receipt of the second.
  - Mr. Lawrence advised he will begin creating the RFP upon receipt of the second appraisal.

**New Business:**

- Discussion: SCJC Sound Barrier Project
  - Mr. Lawrence advised options with various companies under review.
  - Commission provided consensus to continue obtaining cost plans.
- Draft Redevelopment Spending Plan
  - Mr. Lawrence presented a 2026 draft spending plan per statutory requirements.

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

**Project Updates:**


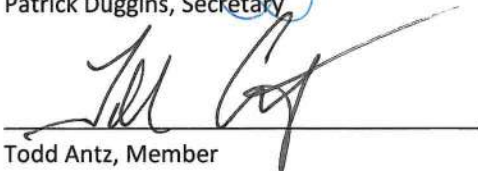
**Jacobi, Toombs, and Lanz (JTL)/Prime AE:**

- Mr. Lawrence, on behalf of the JTL/Prime AE team, advised the Camp Run Area Lighting Project remains under INDOT review.
- Mr. Lawrence stated the Ivy Tech Lift Station Project construction set to begin November 7, 2025, weather permitting.

**PRESIDENT LANGFORD** advised the next Redevelopment Commission regular meeting to be held on December 1, 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 6:42 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