

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:

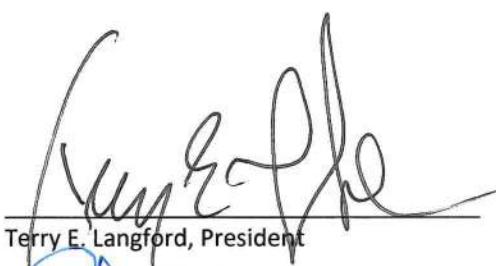
Jacobi, Toombs, and Lanz (JTL)/Prime AE:

- 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:

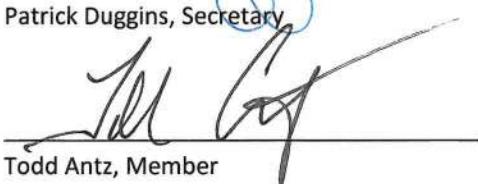
Doug Reiter moved, second by Michael Richardson, to adjourn the meeting at 6:42 p.m. Motion carried, 4-aye, 0-nay



Terry E. Langford, President



Patrick Duggins, Secretary



Todd Antz, Member



Douglas J. Reiter, Vice President



Michael Richardson, Member



Michelle Medcalf, Recording Secretary