

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for December 1, 2025

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

Call to Order:

The Redevelopment Commission Meeting was called to order December 1, 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, Todd Antz, and Attorney, Justin Endres.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)

Brad Amos, Town Council President

Randy Mobley, Councilman

Charlie Smith, Sellersburg Town Manager

Not Present:

Executive Session:

Motion to Amend the December 1, 2025 Agenda:

Doug Reiter moved, second by Michael Richardson, to receive Charlie Smith, Town Manager's project updates early.

Motion carried, 5-aye, 0-nay.

- Mr. Smith advised he was pending the second (2nd) Sellersburg Elementary Building appraisal.
- Mr. Smith provided a high-level status update regarding the sound barrier fence project located between Lakeside Subdivision and Clarion/Silver Creek Logistics Center. He advised he has received material pricing but not labor. Next update will be provided in the January 2026 RDC meeting.

Consent of Minutes:

November 3, 2025 Meeting Minutes Presented

Doug Reiter moved, second by Patrick Duggins, to approve the minutes as presented. Motion carried, 5-aye, 0-nay.

Fund Reports

CEDIT | Fund 2209 | 2209000432 | \$6,878.26

CEDIT | Fund 2209 | 2209000325 (Lawn Care & Maintenance) | \$3,600.03

TIF | Fund 4406 | 4406000450 | \$592,628.50

Approval of Claims:

TIF | TIF Expenses | 4406000450 | \$5,728.00

- The Wheatley Group (TWG) | December Partial Retainer | \$1,750.00
- SJCA | Camp Run Lighting Environmental Study | \$3,978.00

CEDIT | RDC Professional Services | 2209000432 | \$4,128.81

- The Wheatley Group (TWG) | December Partial Retainer | \$3500.00
- Young, Lind, Endres, & Kraft | December Retainer | \$600.00
- Duke Energy | Camp Run Signal | \$28.81

CEDIT | Mowing | 2209000325 | \$470.00

- Lawn Cure | Camp Run Weed Application | \$470.00

Patrick Duggins moved, second by Doug Reiter, to approve the claims register as presented. Motion carried, 5-aye, 0-nay.

Old Business:

- Discussion: Old Sellersburg Elementary School RFP
 - Mr. Lawrence requested approval to obtain two lease appraisals, in addition to the previously approved property appraisals not to exceed \$10,000.00. He asked that the approved amount be increased to \$15,000.00.

Patrick Duggins moved, second by Michael Richardson, to approve lease appraisals with an increase to \$15,000.00. Motion carried, 5-aye, 0-nay.

New Business:

- Presentation: Sellersburg Redevelopment Commission Annual Presentation
- 2026 Meeting Calendar
 - Meetings to be held on the first (1st) Monday of each month at 6:00 p.m.
 - Changes to the schedule to be posted accordingly.
- Professional Services Contracts
 - Legal Services | 2026 Contract for Employment of Attorney includes date changes only; the remainder continues as the 2025 contract.
 - Consulting Services | 2026 Agreement for Consulting Services includes date changes only; the remainder continues as the 2025 agreement.

Doug Reiter moved, second by Michael Richardson, to approve the contract and agreement as presented. Motion carried, 5-aye, 0-nay.


Project Updates:

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

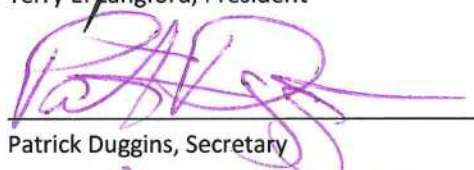
- Mr. Lawrence, on behalf of the JTL/Prime AE team, advised the Camp Run Area Lighting Project study continues.
- Mr. Lawrence stated the Ivy Tech Lift Station Project notice-to-proceed (NTP) issued. MAC began construction.

Motion to Adjourn:

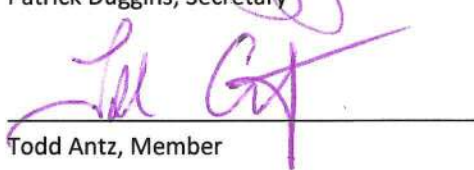
Doug Reiter moved, second Patrick Duggins, to adjourn the meeting at 7:02 p.m. Motion carried, 5-aye, 0-nay



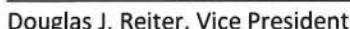
Terry E. Langford, President



Patrick Duggins, Secretary




Todd Antz, Member



Douglas J. Reiter, Vice President



Michael Richardson, Member



Michelle Medcalf, Recording Secretary