

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for January 5, 2026 (These minutes are not intended to be a verbatim transcript)

Call to Order:

The Redevelopment Commission Meeting was called to order January 5, 2026, 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, Patrick Duggins, Michael Richardson, Todd Antz, and Attorney, Justin Endres.

Others Present:

Nick Lawrence of The Wheatley Group (TWG)
Brad Amos, Town Council President
Charlie Smith, Sellersburg Town Manager
Josh Darby, PrimeAE (JTL)

Not Present:

Doug Reither

Executive Session:

Election of Officers | Oaths and Bond

Election of Officers

- President: Terry Langford
Patrick Duggins moved, second by Michael Richardson to appoint Terry Langford as President. Motion carried, 4aye, 0-nay.
- Vice President: Doug Reiter
Michael Richardson moved, second by Patrick Duggins to appoint Doug Reiter as Vice President. Motion carried, 4aye, 0-nay.
- Secretary: Patrick Duggins
Michael Richardson moved, second by Todd Antz to appoint Patrick Duggins as Secretary. Motion carried, 4aye, 0-nay.

Oaths and Bonds

- Terry Langford, Patrick Duggins, Michael Richardson, and Todd Antz completed their oaths and signed their respective Public Official Bond.

Consent of Minutes:

December 1 2025 Meeting Minutes Presented

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

Fund Reports

CEDIT | Fund 2209 | 2209000432 | \$751.00

CEDIT | Fund 2209 | 2209000325 (Lawn Care & Maintenance) | \$3,175.00

TIF | Fund 4406 | 4406000450 | \$2,773,771.02

TIF | Winter Disbursement | \$779,621.95

Approval of Claims:

TIF | TIF Expenses | 4406000450 | \$4614.00

- The Wheatley Group (TWG) | January Partial Retainer | \$1,750.00

- PrimeAE (JTL) | Greenwood Sewer CA & Inspection | \$470.00
- SJCA | Camp Run Lighting Environmental Study | \$2,394.00

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

- The Wheatley Group (TWG) | January Partial Retainer | \$3,500.00
- Young, Lind, Endres, & Kraft | January Retainer | \$600.00
- Shepherd Insurance | Board Bonds | \$500.00
- Duke Energy | Camp Run Signal | \$54.94

CEDIT | Mowing | 2209000325 | \$1,050.00

- J&C Lawn Care | Camp Run Mowing - October 2025 | \$1,050.00

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

US Bank Bond Project - Attorney Fees | Accounts Payable Voucher (APV) as Submitted by the Clerk Treasurer for RDC Approval | \$241,199.88:

Michael Richardson moved, second by Todd Antz, to approve as submitted. Motion carried, 4-aye, 0-nay.

Old Business:

- Old Sellersburg Elementary School RFP
No updates at this time.

New Business:

Project Updates:

PrimeAE (JTL)

- Camp run area lighting environment study pending INDOT approval.
- MAC continues construction on the Ivy Tech Lift Station Project.

Town Manager

- No updates at this time.

The Wheatley Group

- Nick Lawrence suggested the Commission review the 2026 meeting schedule for conflicts.

Motion to Adjourn:


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



Terry E. Langford, President




Douglas J. Reiter, Vice President



Patrick Duggins, Secretary



Michael Richardson, Member



Todd Antz, Member

absent

Michelle Medcalf, Recording Secretary