

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for June 1, 2026 **(These minutes are not intended to be a verbatim transcript)**

Call to Order:

The Redevelopment Commission Meeting was called to order June 1, 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, 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

Charlie Smith, Sellersburg Town Manager

Not Present:

Executive Session:

Consent of Minutes:

April 6, 2026, Meeting Minutes Presented

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

Public Comment on Agenda Items:

Charlie Pierce appeared for public comment regarding the timely posting of the Redevelopment Commission's meeting agenda, Resolution

2026-01: Determination of Excess Assessed Value, and the ability to review the claims register and the Hutton Sellersburg IN ST, LLC

Reimbursement Request prior to approval.

Fund Reports

CEDIT | Fund 2209 | 2209000432 | \$58,886.64

CEDIT | Fund 2209 | 2209000325 (Lawn Care & Maintenance) | \$8,950.00

TIF | Fund 4406 | 4406000450 | \$2,324,402.43

Approval of Claims:

TIF | TIF Expenses | 4406000450 | \$1,756.00

- The Wheatley Group (TWG) | May Partial Retainer | \$1,750.00
- The Wheatley Group (TWG) | June Partial Retainer | \$1,750.00
- JTL Prime | On-Call Services | \$9,877.50

CEDIT | RDC Professional Services | 2209000432 | \$4,156.71

- The Wheatley Group (TWG) | May Partial Retainer | \$3,500.00
- The Wheatley Group (TWG) | June Partial Retainer | \$3,500.00
- Young, Lind, Endres, & Kraft | May Retainer | \$600.00
- Young, Lind, Endres, & Kraft | June Retainer | \$600.00
- Duke Energy | Camp Run Signal | \$28.37
- PC Lumber & Hardware | Braid Rope (Camp Run Landscaping) | \$25.80

Patrick Duggins moved, second by Michael Richardson, to approve the claims register. Motion carried, 5-aye, 0-nay.

Nick Lawrence introduced the signal reimbursement request from the Sellersburg Redevelopment Commissions development agreement with Hutton Sellersburg IN ST, LLC for improvements to signalization of Highway 60 intersection at Apple Leaf Lane. The total reimbursement amount is for \$200,000.00. Hutton Sellersburg IN ST, LLC submitted documentation to support the reimbursement request. Nick Lawrence stated Platform Development would provide \$50,000.00 to Sellersburg to support the reimbursement request.

Michael Richardson moved, second by Patrick Duggins, to approve the reimbursement request. Motion carried, 5-aye, 0-nay.

Old Business:

New Business:

- Old Sellersburg Elementary RFP
 - Nick Lawrence introduced the draft RFP for the disposition of the Old Sellersburg Elementary building for review and comment. Discussion followed regarding the length of the offering period and the publication process. Consensus was to move forward with publishing notice and posting the RFP with a 30-day offering period.

Patrick Duggins moved, second by Doug Reiter, to direct The Wheatley Group to update the RFP and proceed with publishing public notice and publishing the RFP for the disposition of the property. Motion carried, 5-aye, 0-nay.

- Resolution 2026-01: Determination of Excess Assessed Value
 - Nick Lawrence introduced the resolution. The Commission must determine by June 15th of each year whether it intends to pass through any excess assessed value to the overlapping taxing units for 2026 taxes payable 2027. The resolution stated the Redevelopment Commission does not have any excess assessed value to pass through to the overlapping taxing units. Justin Endres advised the resolution looked the same as in previous years with updates to code citations.

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

Project Updates:

PrimeAE (JTL)

As read by Nick Lawrence*

- Camp Run Lighting – Environmental is complete. Stage 3 submittal was submitted and approved. Working on Final Tracings submittal to INDOT.
- Ivy Tech Interceptor – Project is substantially complete. A punch list inspection was held on 5/13/2026 and the punch list was distributed that same day. The Contractor is currently working on completion of the punch list items. Once Contractor completes all punch list items, project can be considered to have achieved final completion and final retainage release payment can be made.
- Camp Run Sewer – Easement acquisition ongoing. Working on securing signatures during in-person visits to property owners.

Town Manager

- No updates

The Wheatley Group

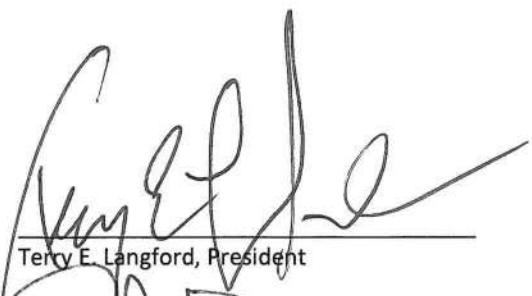
- Nick Lawrence advised the annual report was submitted through DLGF's Gateway site for 2025, completed in April 2026. He advised the annual presentation and the spending plan would be coming to future meetings this summer.

Commission Comments:

- No comments

Motion to Adjourn:

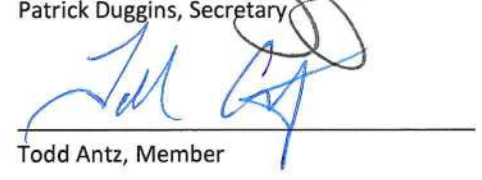
Doug Reiter moved, second Michael Richards, to adjourn the meeting at 6:42 p.m. Motion carried, 5-aye, 0-nay



Terry E. Langford, President



Patrick Duggins, Secretary



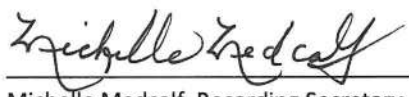
Todd Antz, Member

by phone

Douglas J. Reiter, Vice President

absent

Michael Richardson, Member



Michelle Medcalf, Recording Secretary