Sellersburg Redevelopment Commission
September 8, 2026
6:00 p.m.
Sellersburg Town Hall

Executive Session: None
Regular Redevelopment Commission Meeting: 6:00 p.m.

1. Confirmation of quorum and proper notice of meeting

2. Call to Order

3. Consent of Meeting Minutes
   - 8/3/2026 Meeting

4. Public Comment on Agenda Items (3 minutes per person)

5. Fund Reports
   - CEDIT Fund
   - TIF Fund

6. Approval of Claims - Consent Expenses
   - Claims Register

7. Old Business
   - Façade Grant Program

8. New Business
   - Annual Presentation

9. Project Updates
   - **JTL**
   - **TWG**
   - **Town Manager**
   - **Legal**

10. Commission Comments

11. Adjournment

Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172

Minutes for August 3, 2026
(These minutes are not intended to be a verbatim transcript)

Call to Order:
The Redevelopment Commission Meeting was called to order August 3, 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, Todd Antz, Patrick Duggins, Michael Richardson, and Justin Endres, Attorney. Also present, Chris Rountree, Silver Creek School Corporation board member.

Others Present:
Nick Lawrence of The Wheatley Group (TWG)
Josh Darby, of PrimeAE/JTL
Charlie Smith, Town Manager
Matthew Adams, Assistant Chief of Police

Not Present:

Executive Session:

Consent of Minutes:
July 6, 2026, Meeting Minutes Presented
Doug Reiter moved, second by Todd Antz, to approve the minutes with corrections made to typos to Doug Reiter's last name. 5-aye, 0-nay, motion approved.

Public Comment on Agenda Items:
None

Fund Reports
CEDIT | Fund 2209 | 2209000432 | $38,497.76
CEDIT | Fund 2209 | 2209000325 (Lawn Care & Maintenance) | $6,563.00
TIF | Fund 4406 | 4406000450 | $2,633,285.99

Approval of Claims:
TIF | TIF Expenses | 4406000450 | $8,622.00

- The Wheatley Group (TWG) |August Partial Retainer | $1,750.00
- SJCA | Camp Run Environmental | $1,782.00
- JTL Prime | On-Call Services | $5,090.00

CEDIT | RDC Professional Services | 2209000432 | $5,793.40

- The Wheatley Group (TWG) | August Partial Retainer | $3,500.00
- Young, Lind, Endres, & Kraft | August Retainer | $600.00
- Indiana State Board of Accounts | Audit | $1,664.96
- Duke Energy | Camp Run Signal | $28.44

CEDIT Mowing | 2209000325 | $2,243.50

- J&C Lawn and Landscape | Camp Run Mowing (June 2026) | $1,750.00

- Lawn Cure of Southern Indiana | Camp Run Weed Suppression #3 | $493.50

Michael Richardson moved, second by Doug Reiter, to approve the claims register as presented. 5-aye, 0-nay, motion approved.

Old Business:

- Old Sellersburg Elementary RFP
  - RFP responses received from Iron Men Properties of Lafayette, Indiana, and Shireman Construction of Lanesville, Indiana.
  - Responses to be passed to the Review Committee. The Review Committee will submit their findings back to the Redevelopment Commission.

New Business:

- Nick Lawrence presented a Prime AE/JTL On-Call Services Agreement not to exceed $30,000.00.
  Patrick Duggins moved, second by Michael Richardson to approve if satisfactory after Justin Endres' review. 5-aye, 0-nay, motion approved.
- Mr. Lawrence submitted a J&C Lawn & Landscape quote, of $9,980.00, for replacing 14 trees, tree trimming, adding 6 green giants, and mulching.
  Patrick Duggins moved, second by Michael Richardson, to approve the services to be paid out of CEDIT 432. 5-aye, 0-nay, motion approved.
- Mr. Lawrence requested approval to obtain two appraisals of 101 N New Albany Street combined expense not to exceed $6,000.00.
  Michael Richardson moved, second by Patrick Duggins, to approve the appraisals to be paid out of TIF 450. 4-aye, 1-nay (Doug Reiter), motion approved.
- Mr. Lawrence submitted a façade grant application as received from VPR Properties, business location 7414 Hwy 60.
  - He explained the scope of the façade grant is currently under review to ensure Sellersburg's guidelines are met.
  - He also advised the application is incomplete and that he plans to contact the VPR Properties team to discuss.

  Michael Richardson moved, second by Doug Reiter to table until grant application revisions are complete. 5-aye, 0-nay, motion approved.
- Mr. Lawrence presented 2027 Spending Plan
  - Patrick Duggins suggested the Redevelopment Commission consider future partnerships with the Silver Creek School Corporation. Mr. Lawrence explained a school partnership would likely require amendments to the Economic Development Plan. Chris Rountree, Silver Creek School Corporation Member, further discussed a potential collaboration between the Redevelopment Commission and the Silver Creek STEM program. Commission members and Mr. Rountree discussed the request.
    Patrick Duggins moved, seconded by Todd Antz, to approve the spending plan as presented with no amendments. 5-aye, 0-nay, motion approved.

Project Updates:

PrimeAE (JTL)

- Mr. Darby provided engineering project status updates.

The Wheatley Group

- Mr. Lawrence provided project status updates.

Commission Comments:

- Mr. Langford advised that the Clarion/Lakeside sound barrier fencing pricing had been obtained. Conversations with Clarion representatives are ongoing.

Motion to Adjourn:

Doug Reiter moved, second by Michael Richardson, to adjourn the meeting at 7:14 p.m. Motion carried, 5-aye, 0-nay.

[Signature page to follow]

Terry E. Langford, President

Douglas J. Reiter, Vice President

Patrick Duggins, Secretary

Michael Richardson, Member

Todd Antz, Member

Michelle Medcalf, Recording Secretary

Use of Tax Increment Funding (TIF) to Support the Silver Creek School Corporation (SCSC)

BACKGROUND:

Under **Indiana Code § 36-7-25-7**, local redevelopment commissions are given explicit statutory authority to use Tax Increment Financing (TIF) revenue to fund educational and job training programs provided by public school corporations or higher education institutions. To legally allocate TIF funds under this statute, local governments and school districts must meet four core requirements:

1. **Qualification of the Partner Organization ("Eligible Entity")**

The contract must be made with an **eligible entity**. The statute defines an eligible entity as any person or organization whose principal functions include providing:

- Educational programs
- Work training programs
- Worker retraining programs
- Other workforce programs which are designed to prepare students/recent graduates to participate in the competitive and global economy (Public school corporations, career/technical centers, community colleges, and trade schools fit this definition.)

2. **Formal Board Findings (Mandatory Conditions)**

Before executing a contract or releasing TIF funds, the Redevelopment Commission must officially adopt findings declaring that the proposed educational or training program meets three statutory criteria:

- **Economic development:** It will directly promote the redevelopment and economic development of the municipal unit (Town of Sellersburg).
- **Utility and benefit:** It is of clear utility and benefit to the Town.
- **Public interest:** It is in the best interests of the Town's residents.

3. **Purpose & Program Scope Limits**

The scope of the program funded by TIF must be explicitly tied to workforce readiness/development. TIF dollars under this section cannot be used for general operational overhead (e.g., standard teacher salaries or general K-12 textbook costs). They must be earmarked for:

- Career and Technical Education (CTE)
- Specialized job skills training or vocational certification pathways
- Student/workforce scholarships (e.g., local tuition promises)

4. **Statutory Funding Caps & Source Rules**

IC 36-7-25-7 imposes strict statutory limits on which funds can be used and how much can be spent:

- **15% Annual Cap:** The RDC may not spend more than 15% of any annual TIF revenue it receives in a given year.

- **No Bond Proceeds:** The commission is explicitly prohibited from using bond proceeds to fund programs. Funding must come directly from annual TIF revenue collections or other legally available unencumbered revenues.

STATUTORY FRAMEWORK & AUTHORITY:

When executing TIF commitments to local school corporations, the RDC is required to ground its decision(s) in Indiana statutory framework:

IC § 36-7-25-7	**Workforce & Educational Program Contracts:** Grants explicit authority to commit up to 15% of annual TIF revenues (excluding bond proceeds) to fund career technical education (CTE), workforce training, and educational programs provided by public school corporations.	The TIF commitment is a targeted workforce development investment, **NOT** a discretionary gift.

PROCESS FLOW:

1. Determine the School's Operational Needs *(Owner: SCSC Representatives)*

- Examples: Expanded STEM lab(s) construction, College tuition assistance, scholarships, workforce development initiatives, AV equipment, IT infrastructure to support education/workforce readiness programs, etc.
- Annual Presentation: SCSC representatives will present to the RDC on an annual basis in Q1 of the calendar year (program specifics, total program costs, amount requested from RDC, timeline, perceived benefits, metrics for success, etc.)

2. Draft Joint Resolutions & Interlocal Agreements *(Owner: RDC)*

- **Action:** Instead of unilateral RDC announcements, RDC will vote on and approve a Resolution to allocate TIF funds. Resolution will detail the purpose and amount being provided.
- **Requirement:** The RDC Resolution must formally include a determination that the proposed use of TIF funds meets the three mandatory findings under IC § 36-7-25-7(c):
  a) The program promotes economic development.
  b) The program is of utility and benefit.
  c) The program is in the best interests of the unit's residents.

3. Public Involvement *(Owner: RDC)*

- **Action:** RDC to provide details of the proposed Resolution during a future meeting prior to adoption.
  - Following its introduction, allow public comment (3-minutes maximum per person) prior to a vote to adopt.
  - Upon Resolution adoption and project/program completion, at a future RDC meeting, provide details (project completion, photos, testimonials, best practices, lessons learned for future programs, students certified, local job placements, etc.).

WHY IS A TIF ALLOCATION TO SCSC WORTHWHILE:

- **Builds a Sustainable Local Talent Pipeline:** Developers and site selectors evaluate workforce availability above almost all other factors. Using TIF to fund workforce development creates a closed-loop system – TIF dollars train local students, who can then fill local jobs generating local TIF revenue. Reduces "brain drain" by fostering community pride and commitment.
- **Reduces Public Referendum Risk:** When taxpayers see local government entities fighting over revenue, school tax referendums often fail. Demonstrating interagency collaboration reassures property owners that tax dollars are being maximized efficiently.
- **Commercial Growth in Our Town:** TIF can directly fund world-class opportunities for our students—without raising property taxes. Creates partnership opportunities with local corporations, who are then more likely to reinvest/expand in the local community.
- **Direct Student Benefit:** TIF can fund things like new robotics labs, free college tuition, trade certifications, etc. that might not otherwise be available due to lack of funding.
- **Taxpayer Value:** This program is funded by new/existing commercial development, not residential property taxes.
- **Economic Loop:** Training local students creates a strong, locally based workforce that attracts even more and better jobs to the community.

COMMON QUESTIONS:

1. "Will this TIF allocation to SCSC raise my property taxes?"

Answer: No. Zero tax increase. This funding comes entirely from commercial growth in our economic development districts.

2. "Is this diverting money away from general school operating budgets?"

Answer: No. Property taxes on existing homes and businesses continue to fund standard school operations. This TIF allocation captures revenue from corporate growth that wouldn't exist otherwise and directs it straight to workforce development and education. Many people think commercial growth and school budgets have to compete. This proves they can work together.

KEY TAKEAWAY

We are aligning the Town's growth directly with student opportunities!!!

ATTACHMENT 1 –HOW MUNICIPALITIES ARE USING TIF FUNDS IN EDUCATION

1. The City of Lebanon, IN leveraged TIF allocations, phased over several years, to help build a specialized multi-use training and technical education room directly inside Lebanon High School.

2. The Whitley County RDC committed a multimillion-dollar TIF allocation, phased over several years, to partner directly with its school district on a career development construction project.

3. Brownsburg Community School Corporation in Indiana utilized an $800,000 TIF allocation to directly support high school work-based learning, Project Lead the Way engineering pathways, and Area 31 vocational training programs.

4. The Gibson County Redevelopment Commission tapped into TIF revenues to provide $600,000 to fund a local technical college welding program serving area high school students.

5. TIF has been used by schools in Indianapolis to develop onsite manufacturing/assembly demonstration labs alongside software for virtual classrooms to help foster a manufacturing career pathway.

6. Teacher Externships: SCSC educators can use TIF allocations to attend externships/trainings to bring authentic industry scenarios back to classrooms.

NEWS ARTICLES IN SUPPORT OF STEM-BASED WORKFORCE DEVELOPMENT

1. **The US may lack the engineers to rebuild space assets in a future war: RAND** - https://www.defenseone.com/threats/2026/09/us-may-lack-engineers-rebuild-space-assets-future-war-rand/415788/?oref=d1-featured-river-secondary

A new RAND report warns that a shortage of specialized technical personnel could severely hinder the nation's ability to rapidly reconstruct space-based defense assets during a prolonged conflict. The findings recommend expanding STEM workforce development pathways and increasing the adoption of automation and artificial intelligence across the defense industrial base.

2. **Improving America's workforce: Promoting American prosperity through STEM education**
   https://www.nsf.gov/science-matters/improving-americas-workforce-promoting-american-prosperity

The article argues that strengthening the U.S. STEM workforce is essential to capturing the economic and strategic benefits of rapidly advancing fields such as artificial intelligence, quantum computing, and biotechnology, and it highlights NSF investments aimed at building that talent base. Overall, the piece presents STEM education and workforce development as a practical way to promote innovation, regional economic growth, and long-term American competitiveness.

3. **Why Invest in Stem Education**
   https://ssec.si.edu/stemvisions-blog/why-invest-stem-education

The article argues that investing in STEM education is necessary because scientific and technological change increasingly shapes daily life, public policy, and economic opportunity, so citizens need scientific literacy to participate effectively in modern society. It also emphasizes that STEM jobs make up a significant share of the workforce and are growing across education levels, including many positions that do not require a four-year degree but still pay above comparable jobs. Overall, the piece makes the case that stronger K–12 STEM education can help close the skills gap while preparing students both for employment and for informed citizenship.