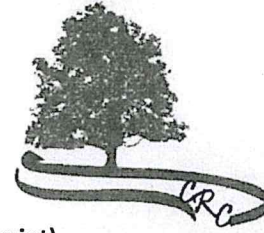


Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for 09/12/2017

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

CALL TO ORDER:

The meeting was called to order on September 12, 2017 by President Michael J. Hostetler at 6:03 p.m. at the Sellersburg Town Hall.

Executive Session:

None

Confirmation of quorum and proper notice of meeting:

Present were President Michael J. Hostetler, Members Terry E. Langford, Douglas J. Reiter, John McDill, and Attorney Justin E. Endres.

Not Present

David Morris
Crystal Gunther

Others Present:

Nick Lawrence, The Wheatley Group
Jason Copperwaite, Paul Primavera & Associates

MEETING BUSINESS:

Douglas Reiter moved, seconded by John McDill, to approve the minutes of the August 7, 2017 meeting. Minutes were presented. 4-aye, 0-nay, motion approved.

Approval of Claims:

Permission requested for Michael Hostetler to submit each monthly Redevelopment Commission (RDC) Duke Energy bill to the Clerk-Treasurer's Office.

John McDill moved, seconded by Douglas Reiter. 4-aye, 0-nay, motion approved.

TIF Fund and BAN Fund Reports:

TIF balance: \$516368.98 BAN balance: \$123890.00 SUM: \$640258.98

Staff Reports:

Nick Lawrence provided a staff report on the NAI Fortis-Clarion Partners Project and the SR 311/31 Corridor Study Update. No board action taken.

New Business:

NONE

Old Business:

-Discussion on TIF District Expansion

During the August Redevelopment Commission (RDC) Meeting, Michael Hostetler proposed an addition of a new TIF area to include individually owned properties between Bean Road & the Sellersburg Industrial Park – beginning at the Bean Road/Highway 60 & Highway 31 intersection. Nick Lawrence provided an overview of the properties of discussion. The discussion continued during the September meeting:

In conclusion of this discussion, Nick Lawrence and Justin Endres agreed and suggested, if the RDC is already amending TIF documents, it would make sense to make all changes/additions at that time. This would be a more efficient process and save time and cost with professional services providers, whether it's pulling out parcels, creating a new TIF or doing some administrative clean up on the original establishment documents.

-Discussion on BAN

Brian Colton, of Umbaugh & Associates (Certified Public Accountants), is to attend the October 2nd, 2017 Redevelopment Commission (RDC) Meeting (RDC/TC Workshop). Mr. Colton will discuss the current BAN, refinancing options, and answer questions regarding the TIF district.

Justin Endres advised, following Mr. Colton's presentation, the Commission should discuss financing options and any expansion options over the next couple of months. He suggested they have a definitive plan at the first of the year on how to refinance in advance of the BAN's 07/2018 expiration date.

Nick Lawrence added, final decisions could likely require action from the Town Council, Plan Commission, and Redevelopment Commission.

-Discussion of 31/311 Corridor Study

Discussion to host the HWC Engineering Presentation of 31/311 Corridor Study on Monday, October 23rd, 2017 at 5:00 p.m. was completed and agreed upon. The presentation to be held in the Sellersburg Town Hall, 316 E. Utica Street, Sellersburg, IN.

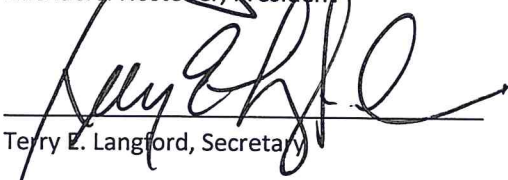
Motion to adjourn by:

John McDill moved, seconded by Terry Langford to adjourn the meeting. 4-aye 0-nay, motion approved. Meeting adjourned at 7:26 p.m.

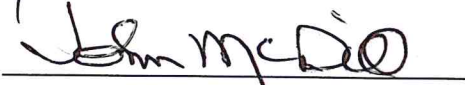
PRESIDENT HOSTETLER advises the next Redevelopment meeting will be October 2, 2017 at 6:00 P.M. in the Town Hall Meeting Room.



Michael J. Hostotler, President



Terry E. Langford, Secretary



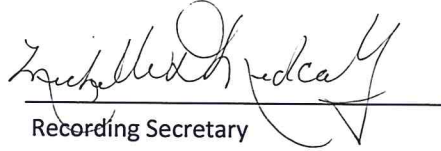
John D. McDill, Vice-President



David Morris, Member



Douglas J. Reiter, Member



Recording Secretary