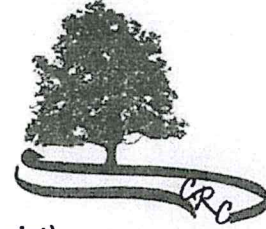


# ***Sellersburg Redevelopment Commission***

316 East Utica Street  
Sellersburg, Indiana 47172



Minutes for 10/02/2017

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

## **CALL TO ORDER:**

The Redevelopment Commission Meeting was called to order on October 2, 2017 by President Michael J. Hostetler at 6:00 p.m. at the Sellersburg Town Hall.

## **Executive Session:**

None

## **Confirmation of quorum and proper notice of meeting:**

Present were Commission President Michael J. Hostetler, Members Terry E. Langford, Douglas J. Reiter, John McDill, and David Morris. Also in attendance, Attorney Justin E. Endres.

## **Others Present:**

Paul Wheatley, The Wheatley Group  
Jason Copperwaite, Paul Primavera & Associates  
Brian Colton, Umbaugh & Associates

## **Town Council Members**

Paul Rhodes, President  
Brad Amos, Vice-President  
Martina Webster, Second Vice-President  
William Conlin, Member

## **Not Present**

Crystal Gunther  
James LaMaster, Town Council Member

## **MEETING BUSINESS:**

John McDill moved, seconded by Douglas Reiter, to approve the minutes of the September 12, 2017 meeting. Minutes were presented. 5-aye, 0-nay, motion approved.

**Approval of Claims:**

None

**TIF Fund and BAN Fund Reports:**

TIF balance: \$513852.23 BAN balance: \$123390.00 SUM: \$637242.23

**Recess of the Redevelopment Commission (RDC) Meeting / Open of the Redevelopment Meeting/Town Council (TC) Workshop**

Michael Hostetler advised of the closing of the regular RDC meeting and the opening of the RDC/TC Workshop:

John McDill moved to recess the RDC Meeting and to open the RDC/TC Workshop, seconded by Terry Langford. 5-aye, 0-nay, motion approved.

Brian Colton, of Umbaugh & Associates (Certified Public Accountants) circulated a handout and completed a presentation based on the documentation/information included.

Mr. Colton's discussion included, but was not limited to, financing options for the RDC as it relates to the 2013 BAN. Options included issuing a bond to pay for the BAN over a longer period of years, extending the existing BAN into a new BAN, the pros and cons of the options, and the financial flexibility of each option. Mr. Colton also established a rough timeline and steps for refinancing.

The RDC/TC Workshop was closed and the RDC regular meeting was reopened. Justin Endres advised, a vote was not required.

**Staff Reports:**

Paul Wheatley provided staff reports during the open Redevelopment Commission (RDC)/Town Council Workshop:

- NAI Fortis-Clarion Partners Project  
Mr. Wheatley advised the USACE permit could be issued as early as October 3<sup>rd</sup>. Clarion also has a tentative closing date scheduled for October 18<sup>th</sup>.
- SR 311/31 Corridor Study Update  
Mr. Wheatley reminded the RDC a presentation is scheduled for HWC to publicly review the Corridor Study before the Town Council meeting on October 23<sup>rd</sup>.

**New Business:**

NONE


**Old Business:**

NONE

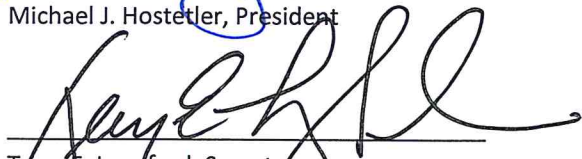
**Motion to adjourn by:**

John McDill moved, seconded by Terry Langford to adjourn the meeting. 5-aye 0-nay, motion approved. Meeting adjourned at 7:50 p.m.

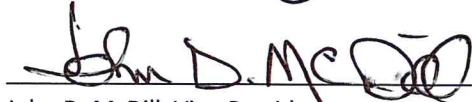
**PRESIDENT HOSTETLER** advised the next Redevelopment meeting will be November 6, 2017 at 6:00 P.M. in the Town Hall Meeting Room.

  
Michael J. Hostetler, President

  
David Morris, Member

  
Terry E. Langford, Secretary

  
Douglas J. Reiter, Member

  
John D. McDill, Vice-President

  
Recording Secretary