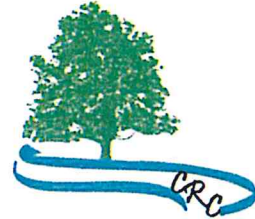


Sellersburg Redevelopment Commission

316 East Utica Street
Sellersburg, Indiana 47172



Minutes for 12/04/2017

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

CALL TO ORDER:

The Redevelopment Commission Meeting was called to order on December 4, 2017 by John McDill at 6:05 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
Nick Lawrence, The Wheatley Group

Not Present

Crystal Gunther

MEETING BUSINESS:

John McDill opened the meeting announcing he would be running the meeting due to Michael Hostetler feeling ill prior to the start. Following, Terry Langford moved, seconded by Michael Hostetler, to approve the minutes of the November 6, 2017 meeting as presented. 5-aye, 0-nay, motion approved.

Approval of Claims:

H. J. Umbaugh & Associates: Invoice No. 150961 | \$2120.00

Michael Hostetler moved, seconded by David Morris to approve the claim as submitted. 5-aye, 0-nay, motion approved. Discussion followed regarding annual TIF neutralization services provided by Umbaugh.

TIF Fund and BAN Fund Reports:

TIF Balance: \$517373.38 BAN balance: \$112320.00 SUM: \$629693.38

Staff Reports:

Nick Lawrence provided staff reports for the following:

- NAI Fortis-Clarion Partners Project

Paul Wheatley to meet on December 5, 2017 with NAI Fortis, One Southern Indiana and the IEDC. Property is to be added to IEDC's Zoom Prospector building inventory. Project will be reviewed with the IEDC. Discussion of build-to-suit options planned.

- SR 311/31 Corridor Study Update

Nick Lawrence advised, we are in the early stages of the project therefore; a statement of expectations may be presented to INDOT from the Sellersburg Town Council expressing a desire to coordinate.

- Prospect calls

- Education Entity | Camp Run

Paul Wheatley and Nick Lawrence advised, a broker had contacted them expressing a possible education entity interest in the Camp Run area.

An education entity will not generate tax money for the TIF dictating a need for further discussion if this interest continues.

- Multi-family Proposal | Camp Run

Interest has been expressed with regards to a multi-family proposal. This is in addition to the previous proposal by Mr. Ron Hess and Millennium Builders.

- Coffee Crossing | Camp Run

Coffee Crossing representatives have expressed interest in building at the Camp Run signal light on ARC property.

A letter of intent has been drafted and submitted on behalf of the Commission to Clark County with a request to activate the signal from flashing to a working signal light.

Coffee Crossing would like to turn dirt early 2018.

- Industrial User | Sellersburg Industrial Park

Paul Wheatley and Nick Lawrence actively working to facilitate a meeting with the property owner.

- Industrial User | 10-acre site for 50,000 sq. ft. building

Paul Wheatley and Nick Lawrence to schedule a direct meeting for discussion.

New Business:

- 2018 Contract | Justin Endres, Attorney
Only change is the year from 2017 to 2018

Terry Langford moved, seconded by Michael Hostetler, to approve the contract as presented. 5-aye, 0-nay, motion approved.

- 2018 Contract | The Wheatley Group
- Monthly increase from \$2000.00 to \$2500.00
(Note: Terry Langford advised, the original discussion included an agreement to increase the monthly service fee as the scope increased. All agreed, the scope has increased.)

Michael Hostetler moved, seconded by David Morris, to approve the contract as presented. 5-aye, 0-nay, motion approved.

Old Business:

- BAN

Nick Lawrence provided an overview of financing scenarios for the 2013 Bond Anticipation Notes as provided by H. J. Umbaugh & Associates.

Paul Wheatley, Nick Lawrence, and Justin Endres all provided insight regarding the information provided by Umbaugh. The board then agreed to narrow the number of options before discussing in greater detail.

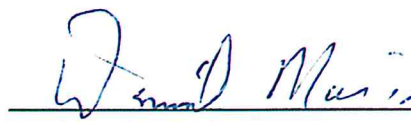
Motion to adjourn by:

Terry Langford moved, seconded by David Morris to adjourn the meeting. 5-aye 0-nay, motion approved. Meeting adjourned at 7:07 p.m.

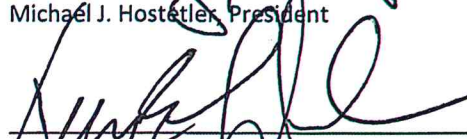
PRESIDENT HOSTETLER advised the next Redevelopment meeting will be Thursday, January 4th 2018 at 6:00 P.M. in the Town Hall Meeting Room. Public Notice to be posted to advise of the change due to the New Year Holiday.



Michael J. Hostetler, President

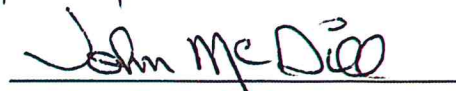


David Morris, Member



Terry E. Langford, Secretary

Douglas J. Reiter, Member



John D. McDill, Vice-President



Recording Secretary