



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

July 18, 2024 Meeting

In accordance with the Americans with Disabilities Act (ADA), the Town of Fortville will, upon request, provide appropriate aid and/or assistance leading to effective participation for individuals with disabilities. Anyone who requires such assistance should contact Andy Williams, Office Manager, at least 48 hours before the scheduled meeting at (317) 485-4044 Ext. 1003 or via email at awilliams@fortville.in.gov.

PUBLIC MEETING

6:30 p.m.

In-person:

Fortville Town Hall
714 E. Broadway St.
Fortville, IN 46040

Virtually via Zoom:

<https://us02web.zoom.us/j/84471852881>

Meeting ID: 844 7185 2881

Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*
Amy Lawson, *Vice President*
Chris McCreight, *Secretary*
Ed Brand
Dan Huge
Meghan Britt (*Non-Voting*), *Mt. Vernon Schools*

TOWN CLERK-TREASURER

Melissa Glazier

STAFF

Adam Zaklikowski, *Planning & Building Dir.*
Alex Intermill, *Town Attorney*
Joe Renner, *Town Manager*

- 1) **CALL TO ORDER - ROLL CALL
(DECLARATION OF QUORUM)**
- 2) **PLEDGE OF ALLEGIANCE**
- 3) **APPROVE THE MEETING AGENDA**
- 4) **CONSIDER APPROVING MINUTES OF THE
JUNE 20, 2024 MEETING**
- 5) **OLD BUSINESS - None**
- 6) **NEW BUSINESS:**
 - a) RDC to hold a Public Hearing and consider endorsing the request for a Riverfront Liquor License from Preston Zwolle of Du Lit Restaurant at 101 W. Broadway St.
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES – None**
- 9) **PUBLIC COMMENTS**
- 10) **STAFF COMMENTS**
- 11) **BOARD COMMENTS**
- 12) **ADJOURNMENT**

Town of Fortville

06.20.24

RDC Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway. Meeting was called to order by RDC President Scott Meyer at 6:30pm.

Present:

Scott Meyer, President; Amy Lawson, Vice President; Chris McCreight, Secretary; Ed Brand, RDC Member; Adam Zaklikowski, Planning Director; Joe Renner, Town Manager; Alex Intermill, Town Attorney (Via Zoom).

Not Present:

Amy Lawson & Meghan Britt

Approval of Agenda:

Motion to approve the meeting agenda made by Ed Brand, seconded by Chris McCreight. Motion carried unanimously.

Approval of Minutes:

Motion to approve the 05.16.24 meeting minutes made by Ed Brand, seconded by Chris McCreight. Motion carried unanimously.

Old Business:

- a. RDC to consider adopting a revised Façade Repair Grant Guidelines Form – Adam Zaklikowski discussed updates to the form. Scott Meyer suggested an additional end date to the approval. Chris McCreight suggests 12 months. Commission members agreed. Motion was made by Dan Huge and seconded by Chris McCreight. Motion carried unanimously.

New Business:

- a. RDC to consider authorizing funding for Façade Repair for Emerge Church building at 211 S. Merrill Street – Pastor Edmondson via Zoom and Associate Pastor Rob Carst presented the need for the façade repair. Rob Carst asks for replacement of front shingles and repaint the entire building. Motion was made by Dan Huge to approve \$5900 for repairs and seconded by Ed brand. Motion carried unanimously.
- b. RDC to consider authorizing funding for Façade Repair for Indiana Farm Bureau Insurance building at 19 S. Main Street – Scott Richards is asking for \$14,750 for the repair of the front of the building. Motion was made by Ed brand and seconded by Dan Huge. Motion carried with Scott Meyer abstaining.

Review of Financials:

Financials reviewed. Adam shared TIF disbursement. Motion was made by Ed Brand and seconded by Dan Huge. Motion carried unanimously.

Approval of Invoices:

Dan Huge made the motion to approve the invoice for Krohn & Associates seconded by Ed Brand. Motion carried unanimously.

Public Comment:

No members of the public wished to speak.

Staff/Board Comment:

Ed Brand would like to have the updated Façade Program spreadsheet accessible and to add a couple of columns.

Meeting Adjourn:

Dan Huge made the motion to adjourn the meeting at 6:59pm. Ed Brand seconded the motion. Motion carried unanimously.

President: _____

Scott Meyer

Clerk-Treasurer: _____

Missy Glazier

Du Lit

Proposal for Alcohol permit.

1. My name is Preston Zwolle, Owner of Du Lit. Currently we are trying to maintain a high standard of fresh foods and made from scratch items. The overall vision was a more upscale location here in Fortville and after our reputation builds, I plan on opening additional locations.
2. This establishment is a family friendly restaurant, we are not a bar. I do not plan on having a large drink menu, however a lot of people are asking for maybe a small selection of bottled drinks, plus maybe a red and white wine for people to drink with steaks or salmon.
3. I think that this restaurant will only add to the local area. It's somewhat upscale and I have invested in making the outside nicer and plan to have landscaping done as well. The current and modern approach could possibly be an example for other restaurants in the future.
4. The word is traveling that Du Lit is a place to come. A lady I just spoke to drive 50 miles to have lunch here today with a friend. The music and modern atmosphere is trendy for the younger crowd as well as acceptable for older patrons.
5. People are talking and traveling for this new and unique menu. People talking about Du Lit in Fortville will only help the other businesses in town.

Thank you for your consideration and time.

Sincerely,
Preston Zwolle
Owner Du Lit

TOWN OF FORTVILLE, INDIANA

ORDINANCE NO. 2020-5A

AN ORDINANCE ESTABLISHING THE TOWN OF FORTVILLE RIVERFRONT DEVELOPMENT DISTRICT

Recitals

A. The Town of Fortville, Indiana (“Town”), pursuant to Indiana Code § 36-7-14, established the redevelopment area known as the “Town of Fortville Consolidated Redevelopment Area #1.” Both Town and State funds have been used for redevelopment purposes in the area.

B. Indiana Code § 7.1-3-20-16 enables a municipality to create a riverfront development district within a redevelopment area. The Indiana Alcohol & Tobacco Commission (“State ATC”) may, upon recommendation by the Town, issue a non-transferrable permit to the proprietor of a restaurant or event venue for the purpose of selling alcoholic beverages within the boundaries of a riverfront development district.

C. Fortville Redevelopment Commission (“RDC”) determined that the creation of the riverfront development district will help remove some of the barriers to development in the downtown business district. Accordingly, the RDC recommended creating a riverfront development district along with the review procedure outlined in this ordinance.

D. The Fortville Town Council (“Council”) desires to establish the “Town of Fortville Riverfront Redevelopment District,” as described and depicted in Exhibit A to this ordinance and to allow for the issuance of permits to sell alcoholic beverages within the Town of Fortville Riverfront Development District in accordance with the local guidelines provided below, all of which is in accordance with local and State laws.

NOW, THEREFORE, BE IT ORDAINED by the Town Council, as follows:

1. The Town of Fortville Riverfront Development District, as set forth in Exhibit A, is approved and confirmed.

2. The local rules provided below are hereby adopted. Furthermore, these local guidelines shall serve as the criteria by which the RDC shall determine whether an applicant should receive a letter requesting the State ATC’s approval of a request for a riverfront development district permit:

a. The proprietor shall submit a Letter of Request to the RDC explaining the need for the permit, the intended type of business, and the square footage of the building.

b. The RDC shall conduct a Public Hearing and a notice shall be posted on the site a minimum of 10 days in advance of the meeting.

d. In making its decision of approval or denial, the RDC shall consider the following criteria:

i) The proprietor's reputation and business plan;

ii) The business is focused on a dining and/or entertainment experience rather than an alcohol-based consumption experience;

iii) The business will not be detrimental to nearby property values;

iv) The nature of the business will further the intent of perpetuating Fortville as an enjoyable, mixed-use small town atmosphere for residents and visitors alike; and

v) The ability of the business to draw new business activity to the town.

e. The business must be located within a TIF District.

f. The RDC shall provide an approval/endorsement letter to the proprietor and the State ATC.

g. Annual renewals and complaints shall be reviewed by the RDC.

i) The State ATC will automatically renew a riverfront permit if there is no notification from the RDC.

ii) If a complaint is filed, the RDC shall hold a Public Hearing to discuss the complaint with the permit holder and remonstrators.

iii) Upon review, the RDC shall notify the State ATC of its findings.

3. This ordinance shall be effective upon passage.

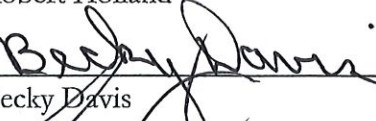
ADOPTED BY THE FORTVILLE, INDIANA TOWN COUNCIL THIS 13th DAY
OF June, 2020.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL


Voting Affirmative:


Fred (Fritz) Fentz, Council President

Robert Holland


Becky Davis


Tonya Davis


Libby Wyatt

Voting Opposed:

~~~~
Fred (Fritz) Fentz, Council President


Robert Holland

Becky Davis

~~~~
Tonya Davis

Libby Wyatt

ATTEST:


Melissa Glazier
Clerk-Treasurer

APPROVED AS TO FORM:

Alex Intermill
Town Attorney

Fund Detail History

Date : 07/10/2024 11:33:04 AM
 FUND_HIST_DETAIL.FRX

Fund 2216
 All History

FUND	ACCT PERIOD	TITLE	BEGIN YR BAL	RECEIPTS YTD	EXPENDED YTD	CURRENT BAL
2216	1/2024	Economic Development (Operating)	\$3081179.34	\$0.00	\$5900.00	\$3075279.34
DATE	DOC NUM	CK NUM	VENDOR / RECEIVED FROM	RECEIVED	EXPENDED	BAL
01/08/2024	56852	56852	MERIDIAN TITLE COPORATION	\$0.00	\$5900.00	\$3075279.34
DAILY SUMMARY FOR 01/08/2024				\$0.00	\$5900.00	\$3075279.34
02/01/2024	57101	18520	PRISER APPRAISALS	\$0.00	\$900.00	\$3074379.34
DAILY SUMMARY FOR 02/01/2024				\$0.00	\$900.00	\$3074379.34
02/16/2024	54777		ASAP	\$0.00	\$0.00	\$3074379.34
02/16/2024	54778		ASAP	\$615.00	\$0.00	\$3074994.34
DAILY SUMMARY FOR 02/16/2024				\$615.00	\$0.00	\$3074994.34
02/26/2024	57401	18588	AMANDA MCALARNEY, SOCIAL MEDIA	\$0.00	\$562.50	\$3074431.84
DAILY SUMMARY FOR 02/26/2024				\$0.00	\$562.50	\$3074431.84
03/27/2024	57790	57790	MERIDIAN TITLE COPORATION	\$0.00	\$582807.09	\$2491624.75
DAILY SUMMARY FOR 03/27/2024				\$0.00	\$582807.09	\$2491624.75
03/28/2024	57780	18677	BOSE MCKINNEY & EVANS LLP	\$0.00	\$22712.50	\$2468912.25
03/28/2024	57781	18674	AMERICAN ENVIRONMENTAL	\$0.00	\$1650.00	\$2467262.25
03/28/2024	57783	18684	MERIDIAN TITLE COPORATION	\$0.00	\$0.00	\$2467262.25
DAILY SUMMARY FOR 03/28/2024				\$0.00	\$24362.50	\$2467262.25
04/04/2024	57852	18672	JASON RANDALL WILKINSON	\$0.00	\$160000.00	\$2307262.25
DAILY SUMMARY FOR 04/04/2024				\$0.00	\$160000.00	\$2307262.25
05/01/2024	54778		ASAP	\$-615.00	\$0.00	\$2306647.25
DAILY SUMMARY FOR 05/01/2024				\$-615.00	\$0.00	\$2306647.25
05/23/2024	58379	18843	AIM Media Indiana	\$0.00	\$46.90	\$2306600.35
05/23/2024	58380	18846	O.W. KROHN & ASSOCIATES,LLC	\$0.00	\$3105.00	\$2303495.35
05/23/2024	58381	18842	BOSE MCKINNEY & EVANS LLP	\$0.00	\$6976.00	\$2296519.35
DAILY SUMMARY FOR 05/23/2024				\$0.00	\$10127.90	\$2296519.35
05/30/2024	58452	18853	BOSE MCKINNEY & EVANS LLP	\$0.00	\$3555.00	\$2292964.35
DAILY SUMMARY FOR 05/30/2024				\$0.00	\$3555.00	\$2292964.35
06/07/2024	58485	18870	BOSE MCKINNEY & EVANS LLP	\$0.00	\$2106.04	\$2290858.31
DAILY SUMMARY FOR 06/07/2024				\$0.00	\$2106.04	\$2290858.31
06/12/2024	55756		HANCOCK COUNTY TREASURER	\$848700.43	\$0.00	\$3139558.74
DAILY SUMMARY FOR 06/12/2024				\$848700.43	\$0.00	\$3139558.74
Fund # 2216 SubTotal				\$848700.43	\$790321.03	\$3139558.74
*** GRAND TOTAL ***				\$848700.43	\$790321.03	

Town of Fortville Redevelopment Commission

Remaining Financial Commitments - TIF (Fund 2216 - Economic Development Operating)

July 10, 2024



Commitment	Pledged	Date Pledged	Paid	REMAINING COMMITMENTS					TOTAL REMAINING
				Year 2024	Year 2025	Year 2026	Year 2027	Years 2028-2039	
SR 67 Traffic Signal & Signage Upgrades @ Maple/Main, Garden/Vitality	\$15,000.00	N/A	\$4,966.15	\$10,033.85	\$0.00	\$0.00	\$0.00	\$0.00	\$10,033.85
Marketing	\$5,000.00	N/A	\$2,809.49	\$2,190.51	\$0.00	\$0.00	\$0.00	\$0.00	\$2,190.51
MVAH/Madison Lofts Bond (Tax Refund)	\$671,300.00	N/A	\$0.00	\$0.00	\$42,820.00	\$44,820.00	\$44,820.00	\$538,840.00	\$671,300.00
New Vernon Twp Library - Retention	\$271,134.00	7/20/23	\$0.00	\$271,134.00	\$0.00	\$0.00	\$0.00	\$0.00	\$271,134.00
INDOT Broadway Streetscape & Redesign - Local Share	\$500,000.00	N/A	\$433,734.14	\$66,265.86	\$0.00	\$0.00	\$0.00	\$0.00	\$66,265.86
RDC Façade Repair Program - Non-allocated funds available for 2024	\$20,854.96	3/22/24	\$0.00	\$20,854.96	\$0.00	\$0.00	\$0.00	\$0.00	\$20,854.96
RDC Façade Repair Program - 19 S. Main St. - Ind. Farm Bureau Ins.	\$14,750.00	6/20/24	\$0.00	\$14,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,750.00
RDC Façade Repair Program - 115 N. Main St.	\$20,431.00	12/27/23	\$0.00	\$20,431.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,431.00
RDC Façade Repair Program - 211 S. Merrill St. - Emerge Church	\$5,900.00	6/20/24	\$0.00	\$5,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,900.00
RDC Façade Repair Program - 222 W. Broadway St.	\$28,199.04	3/22/24	\$0.00	\$28,199.04	\$0.00	\$0.00	\$0.00	\$0.00	\$28,199.04
TOTAL	\$1,552,569.00		\$441,509.78	\$439,759.22	\$42,820.00	\$44,820.00	\$44,820.00	\$538,840.00	\$1,111,059.22

TOTAL RDC FUNDS:	\$3,139,558.74
TOTAL RDC YEARLY INCOME (2021):	\$889,699.26
TOTAL RDC YEARLY INCOME (2022):	\$1,141,592.90
TOTAL RDC YEARLY INCOME (2023):	\$1,425,263.20
Funds Available for S. Madison Blvd Project & Property Purchase for Economic Dev:	\$2,699,799.52

Prepared by: Adam Zaklikowski, Planning & Building Director