



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

April 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 people 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@fortvilleindiana.org.

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/87283274000>

Meeting ID: 872 8327 4000

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
MARCH 25, 2024 MEETING**
- 5) **OLD BUSINESS - None**
- 6) **NEW BUSINESS:**
 - a) For 124 E. Staat Street, Commission to hold a Public Hearing on the Declaratory Resolution and Amendment to Plan; To adopt the Confirmatory Resolution No. 2024-4A.
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES - None**
- 9) **PUBLIC COMMENTS**
- 10) **STAFF COMMENTS**
- 11) **BOARD COMMENTS**
- 12) **ADJOURNMENT**

RDC RESOLUTION NO. 2024-4A

**RESOLUTION OF THE TOWN OF FORTVILLE REDEVELOPMENT COMMISSION
CONFIRMING THE DECLARATORY RESOLUTION OF SAID COMMISSION
AMENDING THE REDEVELOPMENT PLAN FOR AND ENLARGING THE
FORTVILLE BROADWAY CONSOLIDATED REDEVELOPMENT AREA**

WHEREAS, the Town of Fortville Redevelopment Commission (the “Commission”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), on February 5, 2003 adopted its Declaratory Resolution No. 2-A-2003 (the “Original Declaratory Resolution”) declaring an area of the Town of Fortville, Indiana (the “Town”) as the “Fortville Industrial Park Economic Development Area” (the “Original Area”), an “economic development area” within the meaning of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, “Act”), designating the entire Original Area as an “allocation area” for purposes of Indiana Code 36-7-14-39, and approving the Economic Development Plan for the Original Area (the “Original Plan”); and

WHEREAS, following the adoption of the Original Declaratory Resolution, the Commission amended the Original Plan from time to time to expand the Original Area (the Original Area as so expanded from time to time to date, the “Area”), to redesignate the Original Area as expanded as a redevelopment area known as the “Fortville Broadway Consolidated Redevelopment Area” and to add additional projects to the Original Plan (the Original Plan, as so amended to date, the “Plan”) through the adoption of amending resolutions (the Original Declaratory Resolution, together with said amending resolutions to date, the “Original Area Resolutions”); and

WHEREAS, the Commission, on February 15, 2024, adopted a declaratory resolution (the “Declaratory Resolution”), amending the Plan, enlarging the Area and including additional property on the acquisition list; and

WHEREAS, the Commission submitted the Declaratory Resolution (including the amendment to the Plan) and supporting data to the Town of Fortville Plan Commission (the “Plan Commission”) and the Plan Commission issued its written order on March 26, 2024 approving the Declaratory Resolution and the Plan as amended by the Declaratory Resolution; and

WHEREAS, on April 1, 2024, the Town Council of the Town approved the order of the Plan Commission and the amendment of the Plan and the enlargement of the Area pursuant to the Declaratory Resolution and the Act; and

WHEREAS, the Commission published notice of the adoption and substance of the Declaratory Resolution in the *Daily Reporter* on April 5, 2024, in accordance with Indiana Code 36-7-14-17 and Indiana Code 5-3-1, which notice also gave notice of a hearing on the Declaratory Resolution to be held by the Commission (the “Notice”); and

WHEREAS, the Notice has been filed in the office of the Plan Commission, the Board of Zoning Appeals, the Public Works Board, the Park Board, the Building Commissioner and any

other departments, bodies or officers having to do with Town planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, on April 18, 2024, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF FORTVILLE REDEVELOPMENT COMMISSION THAT:

Section 1. The Declaratory Resolution adopted on February 15, 2024, attached hereto as Exhibit A and incorporated herein by reference, is hereby confirmed in all respects. The amendment of the Plan provided for by the Declaratory Resolution, the expansion of the Area provided for in the Declaratory Resolution and the addition to the acquisition list contained in the Plan as amended by the Declaratory Resolution, are hereby confirmed in all respects.

Section 2. This resolution shall be effective as of the date of its adoption.

Passed and adopted at a meeting of the Town of Fortville Redevelopment Commission
this 18th day of April, 2024.

TOWN OF FORTVILLE REDEVELOPMENT
COMMISSION

D. Scott Meyer, President

ATTEST:

Christopher McCreight, Secretary

EXHIBIT A

Declaratory Resolution

RESOLUTION NO. 2024-4A

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORTVILLE, INDIANA, APPROVING (1) A DECLARATORY RESOLUTION OF THE TOWN OF FORTVILLE REDEVELOPMENT COMMISSION WHICH AMENDED THE DECLARATORY RESOLUTION AND REDEVELOPMENT PLAN FOR THE FORTVILLE BROADWAY CONSOLIDATED REDEVELOPMENT AREA TO ENLARGE THE AREA AND ADD THE ACQUISITION OF CERTAIN PROPERTY THERETO, AND (2) THE ORDER OF THE TOWN OF FORTVILLE PLAN COMMISSION RELATED THERETO

WHEREAS, on February 15, 2024, the Town of Fortville Redevelopment Commission (the "Commission") adopted a Declaratory Resolution (the "Declaratory Resolution") amending the declaratory resolution and redevelopment plan (the "Plan") related to the Fortville Broadway Consolidated Redevelopment Area (the "Area") to enlarge the Area by adding the property described on Exhibit A attached hereto (the "Additional Parcel") to the Area and to include the acquisition of the Additional Parcel in the Plan; and

WHEREAS, the Town of Fortville Plan Commission (the "Plan Commission") approved the Declaratory Resolution and the Plan, as amended by the Declaratory Resolution, on March 26, 2024; and

WHEREAS, Indiana Code 36-7-14 requires approval of the Declaratory Resolution and the amendment to the Plan and the action of the Plan Commission by the Town Council of the Town;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORTVILLE, INDIANA THAT:

Section 1. The Declaratory Resolution and amendment to the Plan for the Area are in all respects approved, ratified and confirmed by the Town Council of the Town.

Section 2. The action of the Plan Commission approving the amendment to the Plan and the Declaratory Resolution is in all respects approved, ratified and confirmed by the Town Council of the Town.

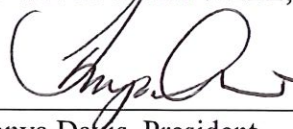
Section 3. The determination of the Commission that the Area is a redevelopment area pursuant to Indiana Code 36-7-14 is in all respects approved, ratified and confirmed.

Section 4. The Clerk-Treasurer of the Town is hereby directed to file a copy of the Declaratory Resolution, the amendment to the Plan and the approving order of the Plan Commission with the permanent minutes of this meeting.

Section 5. This resolution shall be effective from and after passage.

Adopted this 1st day of April, 2024.

TOWN COUNCIL OF
TOWN OF FORTVILLE, INDIANA



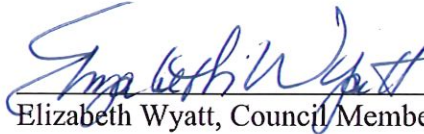
Tonya Davis, President



Ryan Rummell, Vice President



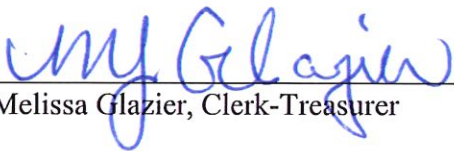
Fred Fentz, Council Member



Elizabeth Wyatt, Council Member

Vanessa Battaglia, Council Member

ATTEST:



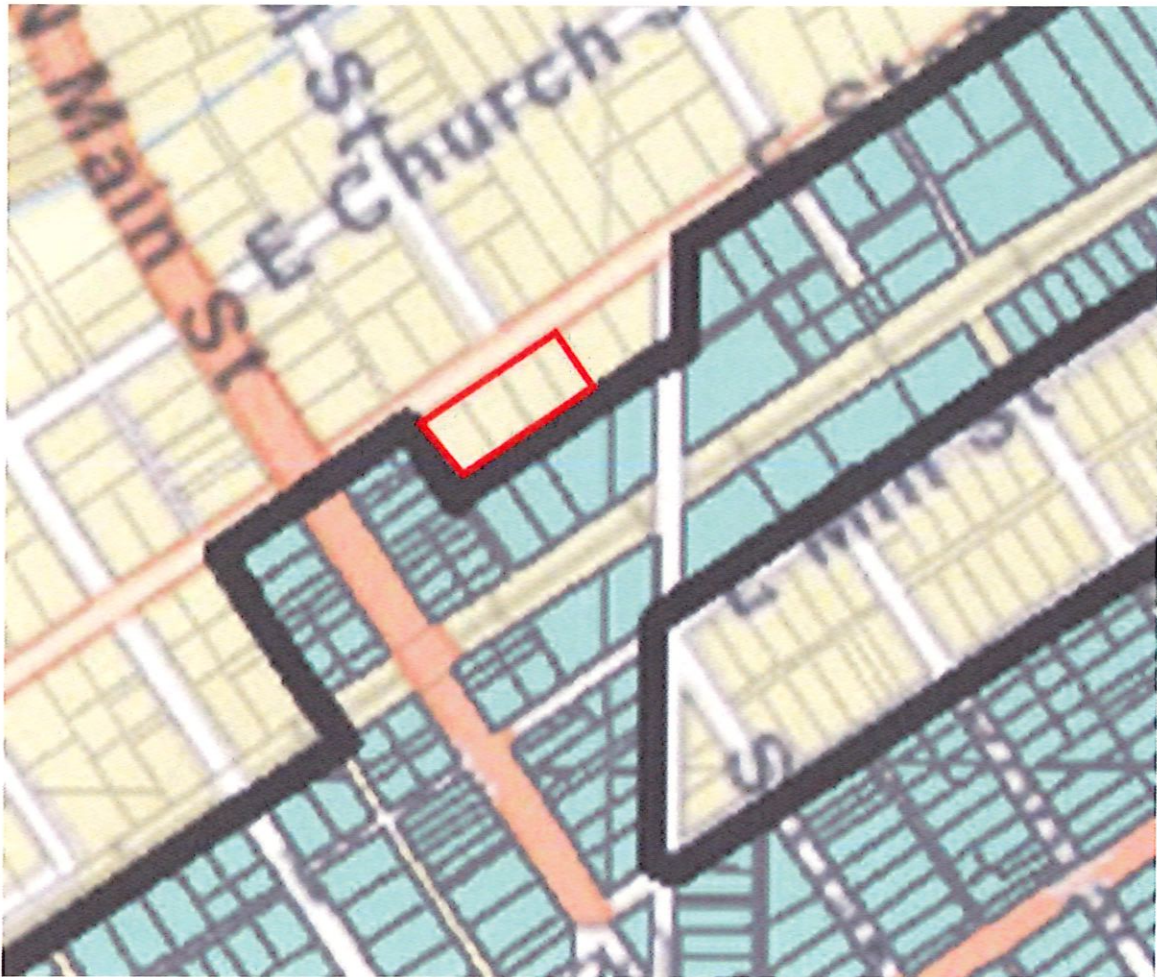
Melissa Glazier, Clerk-Treasurer

EXHIBIT A

Description of the Additional Parcel

The Additional Parcel is located at 124 Staat Street in the Town of Fortville, Indiana

The Additional Parcel is shown as colored in red below.



PLAN COMMISSION ORDER NO. 3A

**ORDER OF THE TOWN OF FORTVILLE PLAN COMMISSION
(I) DETERMINING THAT A DECLARATORY RESOLUTION
AND AMENDMENT TO THE REDEVELOPMENT PLAN FOR
THE FORTVILLE BROADWAY CONSOLIDATED
REDEVELOPMENT AREA, AS APPROVED AND ADOPTED BY
THE TOWN OF FORTVILLE REDEVELOPMENT
COMMISSION, CONFORM TO THE PLAN OF DEVELOPMENT
FOR THE TOWN OF FORTVILLE AND (II) APPROVING THAT
RESOLUTION AND AMENDMENT TO THE REDEVELOPMENT
PLAN**

WHEREAS, on February 15, 2024, the Town of Fortville Redevelopment Commission (“Redevelopment Commission”) adopted a declaratory resolution (the “Declaratory Resolution”) pursuant to Indiana Code 36-7-14 and Indiana Code 36-7-25, and all acts supplemental and amendatory thereto (collectively, the “Act”), amending the declaratory resolution and redevelopment development plan previously approved by the Redevelopment Commission relating to the Fortville Broadway Consolidated Redevelopment Area (each of which have been previously amended by resolutions of the Redevelopment Commission (as amended to such date, the “Original Area Resolutions” and the “Plan”, respectively)) by adding additional real estate (the “Additional Parcel”) described on Exhibit A attached hereto, to the Fortville Broadway Consolidated Redevelopment Area (the “Area”) and to include the acquisition of the Additional Parcel in the Plan; and

WHEREAS, the Town of Fortville Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the Town; and

WHEREAS, the Act requires the Plan Commission to find that the Plan as amended by the Declaratory Resolution to include the Additional Parcel in the Area and on the list of properties to be acquired as set forth in the Plan, conforms to the plan of development for the Town and to approve the Declaratory Resolution and the amendment to the Plan; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution, the amendment to the Plan to add the Additional Parcel to the Area and to include the acquisition of the Additional Parcel in the Plan, and the potential development contemplated thereby and determined that they conform to the plan of development for the Town, and now desires to approve the Declaratory Resolution and the amendment to the Plan to include adding the Additional Parcel to the Area and to the list of properties to be acquired as set forth in the Plan;

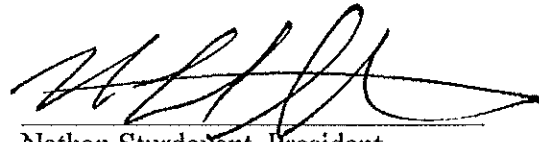
NOW, THEREFORE, BE IT ORDAINED by the Plan Commission, as follows:

Section 1. The Declaratory Resolution and amendment to the Plan to include: (i) adding the Additional Parcel to the Area and (ii) adding the acquisition of the Additional Parcel to the Plan ((i) and (ii) collectively, the "Amendment") conform to the plan of development for the Town.

Section 2. The Plan, as amended to include the Amendment, and the Declaratory Resolution are in all respects approved, ratified and confirmed.

Section 3. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan, as amended to include the Amendment, with the permanent minutes of this meeting.

Passed and so ordered by the Town of Fortville Plan Commission, this 26th day of March, 2024.



Nathan Sturdevant, President

ATTEST:

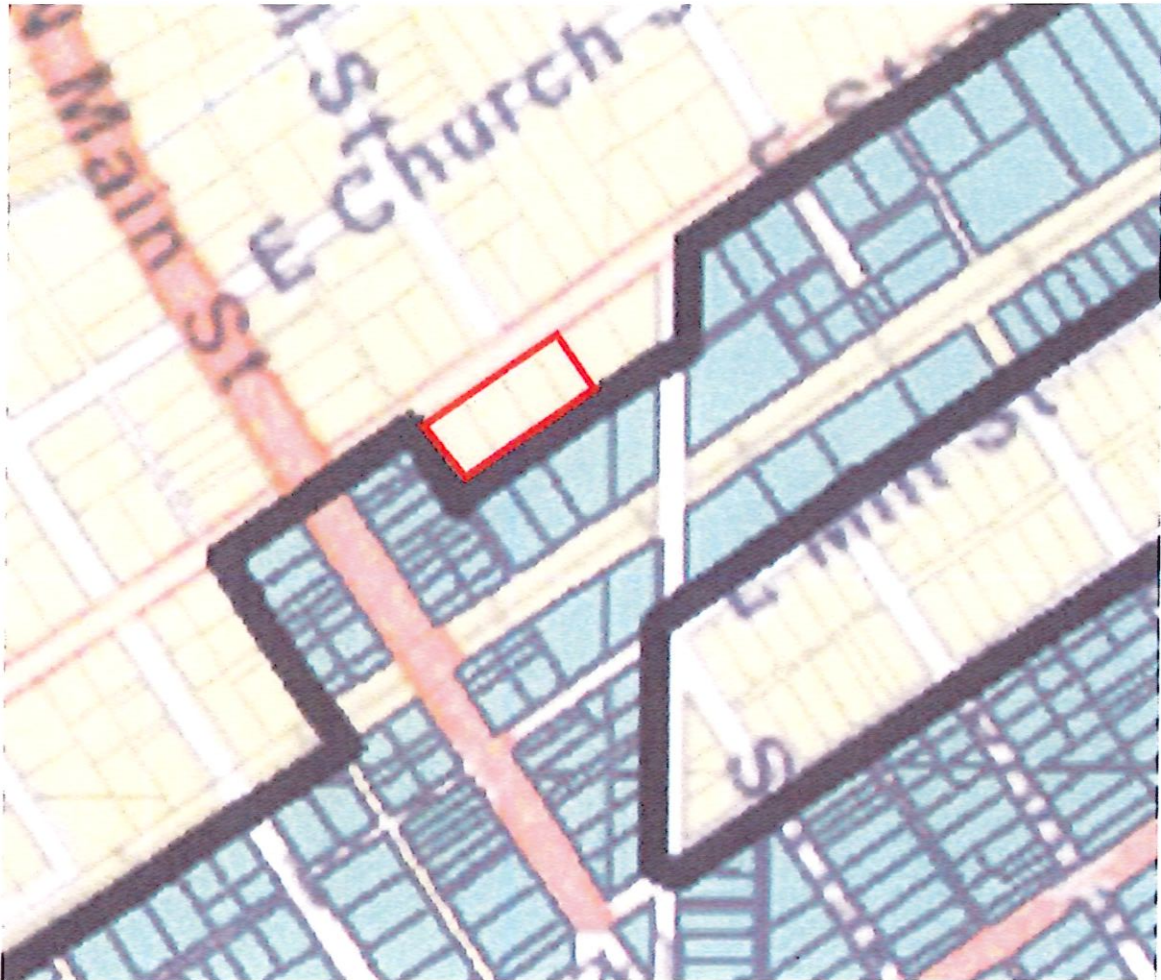

Elizabeth McCreight, Recording Secretary

EXHIBIT A

Properties

The Additional Parcel is located at 124 Staat Street in the Town of Fortville, Indiana

The Additional Parcel is shown as colored in red below.



RESOLUTION NO. 2024-02

**DECLARATORY RESOLUTION OF THE TOWN OF FORTVILLE
REDEVELOPMENT COMMISSION AMENDING THE
REDEVELOPMENT PLAN FOR AND ENLARGING THE FORTVILLE
BROADWAY CONSOLIDATED REDEVELOPMENT AREA**

WHEREAS, the Town of Fortville Redevelopment Commission (the "Commission"), pursuant to Indiana Code 36-7-14, as amended (the "Act"), on February 5, 2003 adopted its Declaratory Resolution No. 2-A-2003 (the "Original Declaratory Resolution") declaring an area of the Town of Fortville, Indiana (the "Town") as the "Fortville Industrial Park Economic Development Area" (the "Original Area"), an "economic development area" within the meaning of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, "Act"), designating the entire Original Area as an "allocation area" for purposes of Indiana Code 36-7-14-39, and approving the Economic Development Plan for the Original Area (the "Original Plan"); and

WHEREAS, since the adoption of the Original Declaratory Resolution, the Commission has amended the Original Plan from time to time to expand the Original Area (the Original Area as so expanded from time to time to date, the "Area"), to redesignate the Original Area as expanded as a redevelopment area known as the "Fortville Broadway Consolidated Redevelopment Area" and to add additional projects to the Original Plan (the Original Plan, as so amended to date, the "Plan") through the adoption of amending resolutions (the Original Declaratory Resolution, together with said amending resolutions to date, the "Original Area Resolutions"); and

WHEREAS, the Commission now desires to amend the Original Area Resolutions and the Original Plan to add the real estate parcel described on Exhibit A attached hereto (the "Additional Parcel") to the Area and include the acquisition of the Additional Parcel in the Plan, all of which is in, serving or benefitting the Area; and

WHEREAS, the Commission finds that through the acquisition of the Additional Parcel and the addition of the Additional Parcel to the Area, the Commission will be able to use the properties for support of the Area; and

WHEREAS, information concerning the Additional Parcel and supporting data were reviewed and considered at this meeting.

WHEREAS, Indiana Code 36-7-14-15 authorizes the Commission to amend the Original Area Resolutions and the Plan, after conducting a public hearing, if it finds that:

- (i) The amendment is reasonable and appropriate when considered in relation to the Original Area Resolutions, the Plan and the purposes of Indiana Code 36-7-14; and
- (ii) The Original Area Resolutions and the Plan, with the proposed amendment, conform to the comprehensive plan for the Town;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF FORTVILLE REDEVELOPMENT COMMISSION, AS FOLLOWS:

1. The Commission hereby finds that it will be of public utility and benefit to amend the Original Area Resolutions and the Plan by: (i) adding the Additional Parcel to the Area and (ii) adding the acquisition of the Additional Parcel to the Plan ((i) and (ii) collectively, the "Amendment"), and that the public health and welfare will be benefited by the Amendment. The Commission further finds and determines that the Amendment is reasonable and appropriate when considered in relation to the Plan and the purposes of the Act, and that the Plan, with the Amendment, conforms to the comprehensive plan for the Town. The Commission hereby reconfirms the findings and determinations set forth in the Original Area Resolutions with respect to the Area. The Additional Parcel will be in, serving or benefitting the Area. In proceeding with the acquisition of the Additional Parcel and adding the Additional Parcel to the Area, the Commission shall follow the procedures set forth in the Act.

2. The Amendment is hereby approved in all respects. The Plan, as amended by the Amendment, is hereby confirmed in all respects.

3. Any member of the Commission is hereby authorized to take such actions as are necessary to implement the purposes of this resolution, and any such action taken prior to the date hereof is hereby ratified and approved.

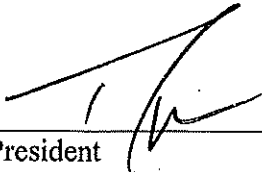
4. This Resolution shall be submitted to the Town of Fortville Plan Commission (the "Plan Commission") and the Town Council of the Town as provided in the Act, and if approved by the Plan Commission and the Town Council of the Town shall be submitted to a public hearing as provided by the Act, after public notice as required by the Act.

5. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Hancock County Auditor in connection with the Amendment for the Area.

6. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

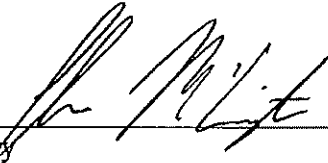
Passed and adopted at a meeting of the Town of Fortville Redevelopment Commission this 15th day of February 2024.

TOWN OF FORTVILLE REDEVELOPMENT
COMMISSION



President

ATTEST:



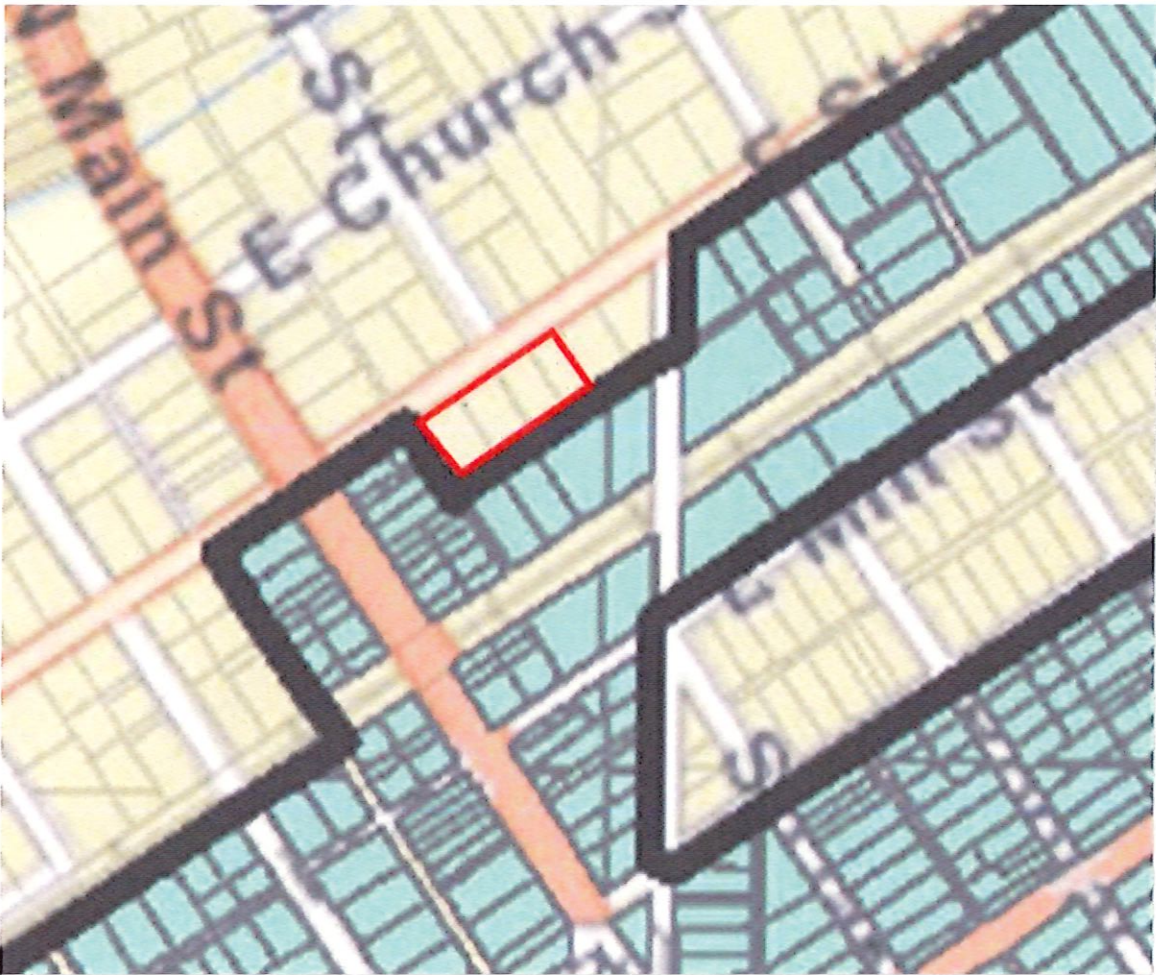
Secretary

EXHIBIT A

Description of the Additional Parcel

The Additional Parcel is located at 124 Staat Street in the Town of Fortville, Indiana

The Additional Parcel is shown as colored in red below.



Fund Detail History

Date : 04/16/2024 12:26:28 PM
 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 |
| Fund # 2216 | | SubTotal | | \$615.00 | \$774532.09 | \$2307262.25 |
| *** GRAND TOTAL *** | | | | \$615.00 | \$774532.09 | |

Town of Fortville Redevelopment Commission

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

April 16, 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 |
| 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 | \$41,504.96 | 3/22/24 | \$0.00 | \$41,504.96 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$41,504.96 |
| 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 - 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 | \$1,281,435.00 | | \$441,509.78 | \$168,625.22 | \$42,820.00 | \$44,820.00 | \$44,820.00 | \$538,840.00 | \$839,925.22 |

| | |
|--|-----------------------|
| TOTAL RDC FUNDS: | \$2,307,262.25 |
| 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: | \$2,138,637.03 |

Prepared by: Adam Zaklikowski, Planning & Building Director