



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

February 15, 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/83996441336>

Meeting ID: 839 9644 1336

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 THE MINUTES OF
THE JANUARY 18, 2024 EXECUTIVE MEETING
AND REGULAR MEETING.**
- 5) **OLD BUSINESS:**
 - a) Commission to consider adopting Resolution No. 2024-02 expanding the Economic Development Target Area to include 124 E. Staat Street.
- 6) **NEW BUSINESS - None**
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES – Amanda McAlarney
– Marketing**
- 9) **PUBLIC COMMENTS**
- 10) **STAFF COMMENTS**
- 11) **BOARD COMMENTS**
- 12) **ADJOURNMENT**

**Fortville RDC
Executive Session
January 18, 2024**

The Town Council of Fortville, Indiana met in an executive session on Thursday January 18, 2024. The meeting was called to order at 6:00pm.

RDC Present: Scott Meyer, Amy Lawson, Chris McCreight, Ed Brand and Dan Huge.

Others Present: Joe Renner, Town Manager; Adam Zaklikowski, Planning Director; Alex Intermill, Town Attorney.

The Fortville RDC met as authorized under Indiana Code § 5-14-1.5-6.1(b)(9). There was no subject matter discussed in the Executive Session other than the subject matter specified in the public notice.

The meeting was adjourned at 6:15pm.

Scott Meyer

Fortville RDC President

Attest:

Missy Glazier

Fortville Clerk-Treasurer

Town of Fortville

01.18.24

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. Streamed virtually via Zoom.

Present:

Scott Meyer, President; Amy Lawson, Vice President; Chris McCreight, Secretary; Ed Brand, RDC Member; Dan Huge, RDC Member; Meghan Britt, MVCSC Representative; Adam Zaklikowski, Planning Director; Joe Renner, Town Manager; Alex Intermill, Town Attorney.

Not Present:

N/A

Approval of Agenda:

Motion to approve the meeting agenda with the addition of the Executive Session certification made by Scott Meyer, seconded by Ed Lawson. Motion carried unanimously.

Approval of Minutes:

Motion to approve the December 27, 2023 Special Meeting minutes as distributed. Motion made by Ed Brand, seconded by Amy Lawson. Motion carried unanimously.

Amy Lawson made the motion to approve the Executive Session certification of January 18, 2024 with Dan Huge seconding. Motion carried unanimously.

Old Business:

N/A

New Business:

Commission to designate a President, Vice President, and Secretary for 2024 – Amy Lawson nominated Scott Meyer for President with Ed Brand seconding. Motion carried unanimously. Scott Meyer nominated Amy Lawson for Vice President with Dan Huge seconding. Motion carried unanimously. Amy Lawson nominated Chris McCreight for Secretary with Scott Meyer seconding. Motion carried unanimously.

Commission to consider endorsing a Riverfront Liquor License request by Scott Woolridge, attorney on behalf of Jason Ratliff for The Kitchen on Main at 8-10 S. main Street. Public Hearing required – Ed Brand made the motion to approve the request with Amy Lawson seconding. Motion carried unanimously.

Commission to consider adopting Resolution No. 2024-01 expanding the Economic Development Target area to include 124 E. Staat Street. Tabled to February meeting.

Review of Financials:

Discussion on financials and commitments. Motion made by Amy Lawson, seconded by Dan Huge. Motion carried unanimously.

Approval of Invoices:

Amy Lawson made the motion no invoices to approve with Chris McCreight seconding. Motion carried unanimously.

Public Comment:

No members of the public wished to speak.

Staff/Board Comment:

Adam Zaklikowski made recommendations on the RDC's priorities for 2024.

Amy Lawson welcomed Dan Huge and Meghan Britt.

Meeting Adjourn:

Amy Lawson made the motion to adjourn the meeting at 6:58pm. Ed Brand seconded the motion. Motion carried unanimously.

President: _____

Scott Meyer

Clerk-Treasurer: _____

Missy Glazier

Fund Detail History

Date : 02/12/2024 01:13:08 PM

FUND_HIST_DETAIL.FRX

Fund 2216

All History

FUND	ACCT PERIOD	TITLE	BEGIN YR BAL	RECEIPTS YTD	EXPENDED YTD	CURRENT BAL
2216	1/2023	Economic Development (Operating)	\$2548496.23	\$0.00	\$446034.14	\$2102462.09
DATE	DOC NUM	CK NUM	VENDOR / RECEIVED FROM	RECEIVED	EXPENDED	BAL
01/05/2023	53286	17332	INDOT	\$0.00	\$433734.14	\$2114762.09
DAILY SUMMARY FOR 01/05/2023				\$0.00	\$433734.14	\$2114762.09
01/19/2023	53164	17378	MOZZI'S PIZZA	\$0.00	\$12300.00	\$2102462.09
DAILY SUMMARY FOR 01/19/2023				\$0.00	\$12300.00	\$2102462.09
03/30/2023	53854	17568	LANDWORX ENGINEERING, LLC	\$0.00	\$1530.00	\$2100932.09
DAILY SUMMARY FOR 03/30/2023				\$0.00	\$1530.00	\$2100932.09
04/13/2023	54014	17603	JENNIFER M BELL & JULIE A CAUDELL	\$0.00	\$180000.00	\$1920932.09
DAILY SUMMARY FOR 04/13/2023				\$0.00	\$180000.00	\$1920932.09
04/27/2023	54165	17640	DISPLAY SALES CO	\$0.00	\$8639.00	\$1912293.09
DAILY SUMMARY FOR 04/27/2023				\$0.00	\$8639.00	\$1912293.09
06/14/2023	51379		HANCOCK COUNTY AUDITOR	\$783226.17	\$0.00	\$2695519.26
DAILY SUMMARY FOR 06/14/2023				\$783226.17	\$0.00	\$2695519.26
07/26/2023	55088	17921	DISPLAY SALES CO	\$0.00	\$8957.00	\$2686562.26
DAILY SUMMARY FOR 07/26/2023				\$0.00	\$8957.00	\$2686562.26
08/03/2023	55042	17928	ARCHITECTURE TRIO, INC	\$0.00	\$0.00	\$2686562.26
08/03/2023	55086	17942	KLEINPETER CONSULTING GROUP, LLC	\$0.00	\$14600.00	\$2671962.26
08/03/2023	55087	17926	ADVANCED RESTORATION	\$0.00	\$0.00	\$2671962.26
DAILY SUMMARY FOR 08/03/2023				\$0.00	\$14600.00	\$2671962.26
08/10/2023	55224	17968	ADVANCED RESTORATION	\$0.00	\$64614.96	\$2607347.30
DAILY SUMMARY FOR 08/10/2023				\$0.00	\$64614.96	\$2607347.30
09/21/2023	55613	18077	RPM ASSET VALUATION SERVICES	\$0.00	\$1150.00	\$2606197.30
DAILY SUMMARY FOR 09/21/2023				\$0.00	\$1150.00	\$2606197.30
10/24/2023	56040	18177	LANDWORX ENGINEERING, LLC	\$0.00	\$8803.10	\$2597394.20
10/24/2023	56041	18176	KEVIN CROTCHFELT	\$0.00	\$4065.00	\$2593329.20
DAILY SUMMARY FOR 10/24/2023				\$0.00	\$12868.10	\$2593329.20
11/14/2023	56173	18220	BOSE MCKINNEY & EVANS LLP	\$0.00	\$1377.50	\$2591951.70
DAILY SUMMARY FOR 11/14/2023				\$0.00	\$1377.50	\$2591951.70
11/21/2023	53320		ARCHITECTURE TRIO, INC.	\$734.00	\$0.00	\$2592685.70
DAILY SUMMARY FOR 11/21/2023				\$734.00	\$0.00	\$2592685.70
11/29/2023	53389		FOXGARDIN KITCHEN & ALE / JAKE	\$3466.00	\$0.00	\$2596151.70
11/29/2023	56365	18276	HORIZON MEDICAL PRODUCTS	\$0.00	\$44772.90	\$2551378.80
DAILY SUMMARY FOR 11/29/2023				\$3466.00	\$44772.90	\$2551378.80
11/30/2023	56388	18296	SMITH PROJECTS, INC.	\$0.00	\$90962.00	\$2460416.80
11/30/2023	56418	18292	PRISER APPRAISALS	\$0.00	\$1800.00	\$2458616.80
DAILY SUMMARY FOR 11/30/2023				\$0.00	\$92762.00	\$2458616.80
12/08/2023	53532		HANCOCK COUNTY AUDITOR	\$642037.09	\$0.00	\$3100653.89
DAILY SUMMARY FOR 12/08/2023				\$642037.09	\$0.00	\$3100653.89
12/28/2023	56706	18381	MICHAEL C LADY ADVISORS, INC	\$0.00	\$3200.00	\$3097453.89
12/28/2023	56707	18374	BOSE MCKINNEY & EVANS LLP	\$0.00	\$427.50	\$3097026.39
12/28/2023	56710	18378	ENVIRONMENTAL ASSURANCE COMPANY,	\$0.00	\$1800.00	\$3095226.39
12/28/2023	56736	18380	HORIZON MEDICAL PRODUCTS	\$0.00	\$2448.70	\$3092777.69
12/28/2023	56737	18383	LANDWORX ENGINEERING, LLC	\$0.00	\$8393.10	\$3084384.59

Fund Detail History

Date : 02/12/2024 01:13:08 PM
FUND_HIST_DETAIL.FRX

DAILY SUMMARY FOR 12/28/2023	\$0.00	\$16269.30	\$3084384.59
Fund # 2216 SubTotal	\$1429463.26	\$893574.90	\$3084384.59

*** GRAND TOTAL ***

\$1429463.26 \$893574.90

Town of Fortville Redevelopment Commission

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

February 14, 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	\$2,246.99	\$2,753.01	\$0.00	\$0.00	\$0.00	\$0.00	\$2,753.01
MVAH/Madison Lofts Bond (Tax Abatement)	\$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 (of original \$75k)	\$19,704.00	N/A	\$0.00	\$19,704.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,704.00
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
Property Acquisition - 2 properties	\$755,000.00	N/A	\$0.00	\$755,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$755,000.00
TOTAL	\$1,986,435.00		\$440,947.28	\$874,187.72	\$42,820.00	\$44,820.00	\$44,820.00	\$538,840.00	\$1,545,487.72

TOTAL RDC FUNDS:	\$3,084,634.59
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
Non-Committed Available Funds (excludes MVAH Madison Lofts Tax Abatement):	\$2,210,446.87

Prepared by: Adam Zaklikowski, Planning & Building Director

BUSINESS INVOICE

BILL TO

Town of Fortville

Redevelopment Commission

1/1/24-1/19/24

DESCRIPTION	AMOUNT DUE
Social Media Work	
<ul style="list-style-type: none">• Fortville Business research, Establishing boundaries of included business locations based on RDC requests, Information compilation and verification, 69 Individual business designs, downloading and emailing of designs. 20.5 Hours• Fortville picture compilation for REEL and REEL creation 2 hours	
	22 HOURS, 30 MIN. \$25/HOUR
TOTAL AMOUNT	\$ 562.50



765-278-2761

amanda.mcalarney@outlook.com

7352 S. Woodrow Dr., Pendleton, IN. 46064

Thank You!