



# AGENDA

## FORTVILLE REDEVELOPMENT COMMISSION (RDC)

### January 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](mailto: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/82538093508>  
Meeting ID: 825 3809 3508  
Phone Option: (312) 626-6799

#### **MEMBERS**

Scott Meyer, *President*  
Amy Lawson, *Vice President*  
Ed Brand  
Chris McCreight  
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) TO CONSIDER APPROVING THE DECEMBER 27, 2023 SPECIAL MEETING MINUTES.**

#### **5) OLD BUSINESS - None**

#### **6) NEW BUSINESS:**

- a) Commission to designate a President, Vice President, and Secretary for 2024.
- b) Commission to consider endorsing a Riverfront Liquor License request by Scott Wooldridge, Attorney, on behalf of Jason Ratliff for The Kitchen on Main at 8-10 S. Main Street. Public Hearing required.
- c) Commission to consider adopting Resolution No. 2024-01 expanding the Economic Development Target Area to include 124 E. Staat Street.

#### **7) REVIEW OF FINANCIALS**

#### **8) APPROVAL OF INVOICES - None**

#### **9) PUBLIC COMMENTS**

#### **10) STAFF COMMENTS – RDC Priorities for 2024.**

#### **11) BOARD COMMENTS**

#### **12) ADJOURNMENT**

***Wolf Law Firm, LLC***  
**Attorneys at Law**

Sarah M. Wolf  
J. Scott Wooldridge

Founder, 1950  
William H. Wolf  
(1920-2011)

December 27, 2023

Fortville Redevelopment Commission  
714 E. Broadway Street  
Fortville, IN 46040

**RE: 8 South Main Street Riverfront Permit, Letter of Request**

Dear Members of the Fortville RDC:

Wolf Law Firm, LLC, attorney J. Scott Wooldridge, is the legal representative for Jason Ratliff and his business of 510 Business Group, LLC, which plans to do business as The Kitchen on Main. Please accept this letter of request as fulfilling requirement 2 under ordinance 2020-5A as it pertains to their desire to obtain a Riverfront Development District alcoholic beverage permit.

The issues in Section 2(d) are listed below, along with the replies.

- a) What is the need for the permit, the intended type of business, and the square footage of the building? The need for the riverfront permit exists because there are no alcohol permits presently available in Fortville due to the quota limit. The facility at 8 S. Main Street will be a full-service restaurant. The actual square footage of the facility is approximately 5,000 square feet.
- b) The Fortville RDC shall conduct a Public Hearing for consideration of this request and as scheduled, the required public hearing will be held on \_\_\_\_\_ at 6:30 p.m.
- c) In making a decision the Fortville RDC shall consider the following:
  - i. Proprietor's reputation and business plan – Jason Ratliff has had a career as a successful businessperson/entrepreneur, most notably in construction, and is an upstanding member of the community. His general business plan consists of having a family full-service restaurant serving traditional American cuisines with the possibility following the approval of a liquor license to have a more expanded menu; this restraint will have a bar in the back portion of the restaurant a sort of speak-easy bar as it will be more hidden yet open to the public.
  - ii. The business will not be solely focused on being an alcohol-based experience, as this will be a full-service restaurant focused on a wonderful dining experience with alcohol available to consume with their meals.

# *Wolf Law Firm, LLC*

## Attorneys at Law

Sarah M. Wolf  
J. Scott Wooldridge

Founder, 1950  
William H. Wolf  
(1920-2011)

- iii. The business will not be detrimental to nearby property values, in fact, the business should increase the tax base and property values as it will be turning a long-standing empty building into a destination restaurant that will bring more people from outside the downtown community into downtown Fortville.
- iv. The nature of the business is as a destination traditional restaurant that will increase the high-quality restaurants that are attracting residents and visitors alike to come to downtown Fortville to shop and eat. This is not a chain restaurant or business owned by a large corporation but rather a locally owned business by a lifelong resident of the area who loves his community and whose name is well known not only in Fortville but throughout Hancock County for producing high quality work.
- v. As mentioned above, this business will attract visitors to downtown Fortville where they will discover that there are more than great locally owned restaurants in Fortville.
- d) This business is located within the Riverfront Development District as designated by the Fortville Town Council and within the Broadway Avenue TIF district.
- e) It is our hope that the Fortville RDC will provide an approval/endorsement letter as a result of our request and presentation to the proprietor and the State ATC.
- f) It is the intent of the applicant to follow the renewal procedures as outlined in Ordinance 2020-5A.

Hopefully this addresses many of the questions that the Fortville RDC may have, and we look forward to answering additional questions at the meeting. In the meantime, should any questions arise, please feel free to contact me.

Very Truly Yours,

**WOLF LAW FIRM, LLC**

/s/ J. Scott Wooldridge  
J. Scott Wooldridge  
Attorney for Petitioner

cc: 510 Business Group, LLC

*6 East Main Street • Greenfield, Indiana 46140  
Phone: (317) 462-9225 • Fax: (317) 462-9220*

# 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.

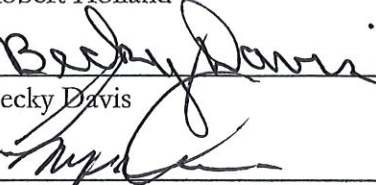
ADOPTED BY THE FORTVILLE, INDIANA TOWN COUNCIL THIS 13<sup>th</sup> DAY  
OF June, 2020.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

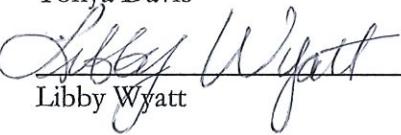
Voting Affirmative:

  
Fred (Fritz) Fentz, Council President

Robert Holland

  
Becky Davis

Tonya Davis

  
Libby Wyatt

Voting Opposed:

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Fred (Fritz) Fentz, Council President

Robert Holland

Becky Davis

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Tonya Davis

Libby Wyatt

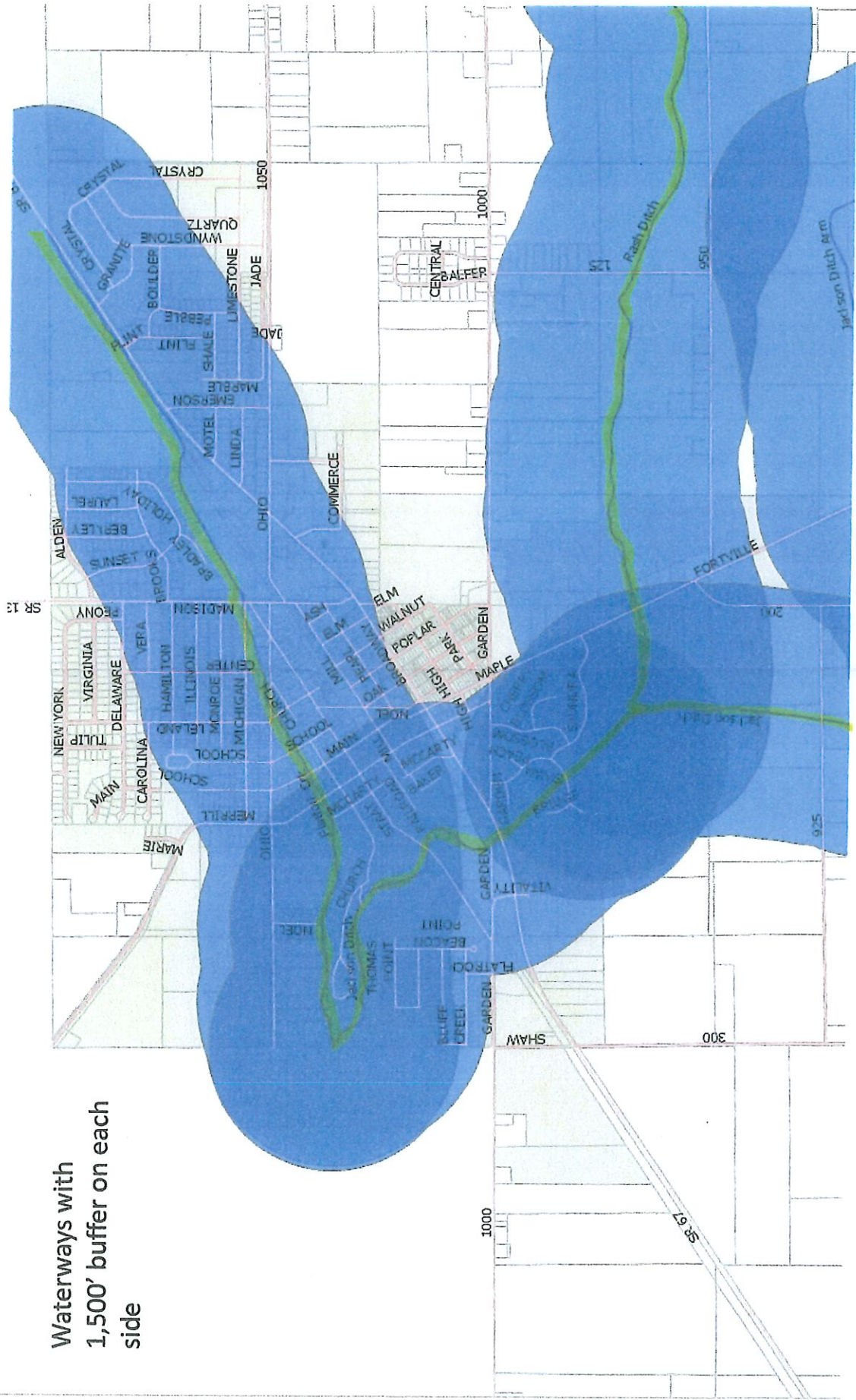
ATTEST:

  
Melissa Glazier  
Clerk-Treasurer

APPROVED AS TO FORM:

\_\_\_\_\_  
Alex Intermill  
Town Attorney

Waterways with  
1,500' buffer on each  
side



**Fund Detail History**

Date : 01/16/2024 11:54:25 AM  
 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
10/24/2023	56040	18177	LANDWORX ENGINEERING, LLC	\$0.00	\$8803.10	\$2598544.20
10/24/2023	56041	18176	KEVIN CROTCHFELT	\$0.00	\$4065.00	\$2594479.20
DAILY SUMMARY FOR 10/24/2023				\$0.00	\$12868.10	\$2594479.20
11/14/2023	56173	18220	BOSE MCKINNEY & EVANS LLP	\$0.00	\$1377.50	\$2593101.70
DAILY SUMMARY FOR 11/14/2023				\$0.00	\$1377.50	\$2593101.70
11/21/2023	53320		ARCHITECTURE TRIO, INC.	\$734.00	\$0.00	\$2593835.70
DAILY SUMMARY FOR 11/21/2023				\$734.00	\$0.00	\$2593835.70
11/29/2023	53389		FOXGARDIN KITCHEN & ALE / JAKE	\$3466.00	\$0.00	\$2597301.70
11/29/2023	56365	18276	HORIZON MEDICAL PRODUCTS	\$0.00	\$44772.90	\$2552528.80
DAILY SUMMARY FOR 11/29/2023				\$3466.00	\$44772.90	\$2552528.80
11/30/2023	56388	18296	SMITH PROJECTS, INC.	\$0.00	\$90962.00	\$2461566.80
11/30/2023	56418	18292	PRISER APPRAISALS	\$0.00	\$1800.00	\$2459766.80
DAILY SUMMARY FOR 11/30/2023				\$0.00	\$92762.00	\$2459766.80
12/08/2023	53532		HANCOCK COUNTY AUDITOR	\$642037.09	\$0.00	\$3101803.89
DAILY SUMMARY FOR 12/08/2023				\$642037.09	\$0.00	\$3101803.89
12/28/2023	56706	18381	MICHAEL C LADY ADVISORS, INC	\$0.00	\$3200.00	\$3098603.89
12/28/2023	56707	18374	BOSE MCKINNEY & EVANS LLP	\$0.00	\$427.50	\$3098176.39
12/28/2023	56710	18378	ENVIRONMENTAL ASSURANCE COMPANY,	\$0.00	\$1800.00	\$3096376.39
12/28/2023	56736	18380	HORIZON MEDICAL PRODUCTS	\$0.00	\$2448.70	\$3093927.69
12/28/2023	56737	18383	LANDWORX ENGINEERING, LLC	\$0.00	\$8393.10	\$3085534.59
DAILY SUMMARY FOR 12/28/2023				\$0.00	\$16269.30	\$3085534.59
Fund # 2216		SubTotal		\$1429463.26	\$892424.90	\$3085534.59

### Fund Detail History

Date : 01/16/2024 11:54:25 AM  
FUND\_HIST\_DETAIL.FRX

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\*\*\* GRAND TOTAL \*\*\*

\$1429463.26

\$892424.90

# Town of Fortville Redevelopment Commission

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

January 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	\$2,246.99	\$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	\$730,000.00	N/A	\$0.00	\$730,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$730,000.00
<b>TOTAL</b>	<b>\$1,961,435.00</b>		<b>\$440,947.28</b>	<b>\$849,187.72</b>	<b>\$42,820.00</b>	<b>\$44,820.00</b>	<b>\$44,820.00</b>	<b>\$538,840.00</b>	<b>\$1,520,487.72</b>

<b>TOTAL RDC FUNDS:</b>	<b>\$3,085,534.59</b>
<b>TOTAL RDC YEARLY INCOME (2021):</b>	<b>\$889,699.26</b>
<b>TOTAL RDC YEARLY INCOME (2022):</b>	<b>\$1,141,592.90</b>
<b>TOTAL RDC YEARLY INCOME (2023):</b>	<b>\$1,425,263.20</b>
<b>Non-Committed Available Funds (excludes MVAH Madison Lofts Tax Abatement):</b>	<b>\$2,236,346.87</b>

Prepared by: Adam Zaklikowski, Planning & Building Director