



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

December 27, 2023 Special 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/81883377611>

Meeting ID: 818 8337 7611

Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*
Amy Lawson, *Vice President*
Hart Summeier, *Secretary*
Ed Brand
Chris McCreight
Vacant, (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
NOVEMBER 16, 2023 EXECUTIVE
MEETING MINUTES.**

5) **TO CONSIDER APPROVING THE
NOVEMBER 16, 2023 REGULAR
MEETING MINUTES.**

6) **OLD BUSINESS - None**

7) **NEW BUSINESS:**

a) Request by Julie Bandy and Vasilis Makris for Façade Repair Funding for improvements to 115 N. Main Street (Old Carnegie Library).

b) To approve a marketing proposal by Amanda McAlarney for Broadway businesses impacted by roadway construction.

7) **REVIEW OF FINANCIALS**

8) **APPROVAL OF INVOICES – Horizon
Medical, Bose McKinney & Evans, Landworx**

9) **PUBLIC COMMENTS**

10) **STAFF COMMENTS**

11) **BOARD COMMENTS**

12) **ADJOURNMENT**

**Fortville Town Council & RDC
Executive Session
November 16, 2023**

The Town Council and Redevelopment Commission of Fortville, Indiana met in an executive session on Wednesday, November 16, 2023. The meeting was called to order at 6:00pm.

RDC Present: Scott Meyer, Amy Lawson, Hart Summeier, Ed Brand and Chris McCreight.

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

The Town Council and RDC met as authorized under Indiana Code “For discussion of strategy with respect to the purchase or lease of real property prior to execution of a contract or option to purchase or lease. [I.C. § 5-14-1.5-6.1(b)(2)(D)]” 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 6:20pm.

Scott Meyer

Fortville RDC President

Attest:

Missy Glazier

Fortville Clerk-Treasurer

Town of Fortville

11.16.23

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; Hart Summeier, Secretary; Ed Brand, RDC Member; Chris McCreight, RDC Member; Adam Zaklikowski, Planning Director; Joe Renner, Town Manager; Alex Intermill, Town Attorney (Virtual).

Not Present:

N/A

Approval of Agenda:

Motion to approve the meeting agenda with the addition of item 4a (approval of the executive session as advertised). Motion made by Commissioner Ed Brand, seconded by Commissioner Hart Summeier. Motion carried unanimously.

Approval of Minutes:

Motion to approve the October 2023 minutes as distributed. Motion made by Commissioner Ed Brand, seconded by Commissioner Chris McCreight. Commissioners Scott Meyer and Amy Lawson abstained. Motion carried unanimously.

Motion to approve the executive sessions as advertised. Motion made by Commissioner Hart Summeier, seconded by Commissioner Ed Brand. Motion carried unanimously.

Old Business:

N/A

New Business:

Commissioner Hart Summeier made the motion to authorize the Town Manager and Council to make an offer with the monetary limit discussed, on the property discussed, to the seller discussed. Commissioner Ed Brand seconded. Motion carried unanimously.

Review of Financials:

Discussion on financials and adjustments to commitments. Motion made by Commissioner Ed Brand, seconded by Commissioner Amy Lawson. Motion carried unanimously.

Approval of Invoices:

Discussion and approval of various invoices related to property, appraisal, defibrillators for Police Department, and public roadway projects. Motions made by Commissioner Hart Summeier and seconded by Commissioner Amy Lawson for each invoice as presented. All motions carried unanimously.

Public Comment:

No members of the public wished to speak.

Staff/Board Comment:

A detailed discussion unfolded regarding the town's approach to economic development. The conversation primarily revolved around the need for hiring economic development consultants. There was a clear sense of urgency about soliciting Requests for Proposals (RFPs) from firms specializing in attracting businesses and industry to municipalities. This topic sparked some debate, with certain board members expressing frustration over what they perceived as a lack of progress in engaging such consultants.

The role of real estate firms in the town's economic development strategy was also a point of discussion. It was noted that while real estate firms play a crucial role in property transactions, their focus differs significantly from that of economic development consultants. The latter are seen as crucial for creating broader opportunities for growth and attracting diverse businesses to the area. Concerns were raised that an over-reliance on real estate firms for economic development might not fully align with the town's broader growth and development objectives. The discussion underscored the need for a more defined and strategic approach to economic development, one that goes beyond the traditional scope of real estate transactions to encompass a more holistic vision for the town's growth and prosperity. Staff Member Adam

Zalikowski communicated a better understanding of the Board's objectives and will work to provide more information at the next general meeting of the RDC.

Meeting Adjourn:

Amy Lawson made the motion to adjourn the meeting at 7:03pm. Ed Brand seconded the motion. Motion carried, passed 5-0.

President: _____

Scott Meyer

Clerk-Treasurer: _____

Missy Glazier

From: Julie Bandy <julieannbandy@gmail.com>

Sent: Tuesday, November 28, 2023 8:44 AM

To: Zaklikowski, Adam <azak@fortvilleindiana.org>; Vasilis Makris <vasilimakris@yahoo.com>

Subject: RDC Facade Program

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Good morning, Adam.

Thank you for your email.

I apologize. You've been so helpful to us, and I didn't want to bother you again, so I emailed Scott Meyer, president of the Redevelopment Commission. Although it didn't look like it may have gone through, it bounced back. We really appreciate your help.

Below is the email I composed.

The project's start and end dates depend on the approval of funds. Once approved, we will pay the deposits, and the work can get started, weather-dependent.

Please let us know how to proceed from here.

From: Vasilis Makris and Julie Bandy

Re: Carnegie Library:

1. Facade
2. Asbestos Removal
3. Roof

Greetings!

We are the new owners of the Carnegie Library located at 115 N Main St. In Fortville, Indiana. Our intention for the future of this building is to create a Cultural Arts and Events Center. We plan to add approximately 3,000 square feet to the upper floor and the basement. We first need to get the facade repaired, the asbestos removed, and a new roof installed.

We are seeking any financial assistance through the RDC for the following redevelopment of our facility.

We have hired an architect and surveyor but not a general contractor. We plan to hire a GC once we have our survey back and have finalized our plans.

We have attained three quotes for the Facade Repair, the Roof, and the Asbestos Removal for 2023, all from licensed contractors.

- 1.
- 2.

3. **Facade Repair**

4.

The current facade is made of wood, which has deteriorated over the last 100 years. (Please find the pictures attached).

Our goal is to maintain the original look of the building, including the entry, which needs to be repaired.

I've attached the following quotes from 3 Facade Contractorsd. We plan to hire Parsons.

2. **Asbestos Removal**

The building was originally built in 1917. We had tests run for Asbestos for the insulation that surrounds the pipes coming from the boiler and runs throughout the lower floor of the building; the plaster in the walls (upper and lower floor), the ceiling, and casing surrounding the point of entry from the boiler system.

Asbestos was detected only in the insulation surrounding the pipes coming from the boiler system.

We have quotes to remove the pipes that have asbestos surrounding them.

Please find the three quotes attached. We plan to hire Duck MultiServices.

3.

4.

5. **Roof**

6.

The roof appears to have some deterioration. Additionally, it is not period correct. Since our goal is to renovate the building to its original appearance, we are having a period-correct roof installed.

We have attained three quotes; we will use New Suburban Company for the roof. I am attaching three quotes.

Please let us know if there are any additional questions or if you may need more specific information from us.

Thank you in advance for your consideration for this project.

Sincerely,

~Julie Bandy & Vasilis Makris

317-850-3014





115



115



115





Amber Jenkins

INVOICE

INV039

DATE

11/05/2023

DUE

On Receipt

BALANCE DUE

USD \$5,987.75

BILL TO

Julie bandy, Carnegie Library Building

DESCRIPTION	RATE	QTY	AMOUNT
Remove metal roofing and flashing from the brick	\$1,100.00	1	\$1,100.00
Repair wood sheathing and framing where needed	\$2,150.00	1	\$2,150.00
Replace rotted trims and boards	\$995.00	1	\$995.00
Scrape and sand facade	\$675.00	1	\$675.00
Paint two coats	\$650.00	1	\$650.00
	SUBTOTAL		\$5,570.00
	TAX (7.5%)		\$417.75
	TOTAL		\$5,987.75
	BALANCE DUE		USD \$5,987.75



Apex Exterior Solutions

Zackery parsons
yourroofsolution@gmail.com

INVOICE

INV037

DATE

11/02/2023

DUE

On Receipt

BALANCE DUE

USD \$7,310.00

BILL TO

Julie bandy, carnegie library

DESCRIPTION	RATE	QTY	AMOUNT
Remove facade metal roof and counter flashing	\$0.00	1	\$0.00
Repair/replace all rotted or deteriorated wood where necessary	\$0.00	1	\$0.00
Paint facade 2 coats Sherwin-Williams emerald exterior with 24 hours in between coats to ensure best finish	\$0.00	1	\$0.00
Install radius metal roof 24 gauge galvalume kynar finish panel White	\$0.00	1	\$0.00
Install new counter flashing into brick kynar finish white to match the roof	\$0.00	1	\$0.00
Scope total	\$6,800.00	1	\$6,800.00

SUBTOTAL \$6,800.00

TAX (7.5%) \$510.00

TOTAL \$7,310.00

BALANCE DUE **USD \$7,310.00**



JJE Historical Division

Adam Gardner
Business Number 5135679628
jjeoldworldrenovation@hotmail.com

INVOICE

INV039

DATE

11/05/2023

DUE

On Receipt

BALANCE DUE

USD \$6,097.40

BILL TO

Julie bandy, Carnegie Library Building

DESCRIPTION	RATE	QTY	AMOUNT
Remove metal roofing and flashing from the brick	\$725.00	1	\$725.00
Repair wood sheathing and framing where needed	\$2,200.00	1	\$2,200.00
Replace rotted trims and boards	\$1,100.00	1	\$1,100.00
Scrape and sand facade	\$675.00	1	\$675.00
Paint two coats	\$972.00	1	\$972.00
Wood and trim replacement to be with common lumber	\$0.00	1	\$0.00

SUBTOTAL \$5,672.00

TAX (7.5%) \$425.40

TOTAL \$6,097.40

BALANCE DUE **USD \$6,097.40**



New Suburban Roofing & Metal
8465 Keystone Crossing
Ste 266
Indianapolis, IN 46240
Phone: 317-505-1872

Estimate

10/21/2023

Company Representative
Vincent DeMichieli
Phone: (317) 667-6665
vincent@newsurban.co

Julie Bandy - 115 N Main St
115 North Main Street
Fortville, IN 46040
(317) 850-3014

Job: NS-2391: Julie Bandy - 115 N Main St

27.33SQ MILAN METAL SHINGLE ESTIMATE

- Remove existing roofing down to deck.
 - Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$55 per sheet. Two sheets are included in this estimate.
 - Supply & Install Non Granulated High Temp Ice and Water Shield at all penetrations and valleys.
 - Supply & Install High Temp Synthetic underlayment to keep roof dry.
 - Steep Charge included for 7/12 pitch.
 - Supply & Install Metal Slate Shingle Roofing and Trim.
 - Ebony 39" Exposure McElroy Milan Panels to be installed.
 - Supply & Install New Pipe and Chimney Flashings.
 - Clean up all job related debris and dispose.
 - Provide 5 year workmanship warranty.
 - 40 year color fast paint warranty.
- Crews will maintain safety requirements at all times during the construction process.
- Roof will be installed per manufacturer and building code requirements.

Material

Labor

\$34,876.00

TOTAL

\$34,876.00

*Estimate price is good for 30 days from date sent.
50% deposit required to order materials, remaining balance due upon completion.*

Company Authorized Signature

Date

Customer Signature

Date



THE HOME OF ROOF IT FORWARD

**15499 Stony Creek Way Noblesville, IN 46060 317-975-1176 Fax 888-493-7138
ROOFITFORWARDIN.COM**

***** Estimate *****

**Julie Bandy
115 N. Main St.
Fortville, IN 46040**

Metal Roofing Section

House EDCO ArrowLine Slate Steel Roof

Complete removal and disposal of existing roof system down to the roof decking

Cutting in of ridge vent system if one does not exist

Installation of the following Items:

-Ice and water shield along all eaves

-Synthetic felt underlayment

-Drip edge

-EDCO metal slate panels

-Hip and Ridge cap

-Chimney Flashing fastened with z bar and rivets, and sealed with silicon

-Pipe boots installed on all pipes and flues and sealed with silicon

Complete clean up and removal of all debris

10 year workmanship warranty, 30 Year Manufacturer Warranty

Total cost \$69,200.00

ESTIMATE

Hoel Roofing & Remodeling
 1419 Commerce Drive
 Rushville, IN 46173
 (765) 561-2054

Sales Representative
 Mark Kiemeyer
 mark@hoelrr.com



Vasili Makris (2)
115 N Main St.
Fortville, IN 46040

Estimate #	6230
Date	9/29/2023

Item	Description	Unit of Measure	Qty	Price	Amount
Provia Slate Roof Package	Provia Slate Roof Package Ironstone - #10621043	ea	1.00	\$24,715.73	\$24,715.73
Epilay Proctectite Superior	underlayment - 10 SQ Roll	Roll	3.00	\$137.42	\$412.26
Epilay Plystick Ice Water Guard	Ice & Water Shield - 2 SQ Roll	Roll	3.00	\$186.09	\$558.27
Labor-	Labor charge to remove and replace asphalt shingles with a Provia Metal Slate Roof.	Items	25.00	\$400.00	\$10,000.00

Sub Total	\$35,686.26
Total	\$35,686.26

SPECIAL INSTRUCTIONS

Provia Metal Slate Roof Package comes with a 120 mph wind rating and a Limited Lifetime Warranty.
 Hoel Roofing & Remodeling offers a 5 year Workmanship Warranty.

WARRANTIES (Roofing Material): Limited Lifetime (LABOR): 5 Years

HOEL ROOFING AND REMODELING, LLC 2602 W. 1000 N., KNIGHTSTOWN, IN 46148

TERMS AND CONDITIONS 1. **INSURANCE DEDUCTIBLE:** It is the Owner's responsibility to pay any insurance deductible. HOEL cannot and will not pay, waive, promise to pay, or rebate all or any part of Owner's insurance deductible applicable to the insurance claim covering any part of the Work. 2. **AUTHORIZATIONS:** Owner agrees that HOEL may communicate with and employ an estimator to assist HOEL in estimating the Work. Owner authorizes HOEL and estimator to communicate with Owner's Insurer and Mortgage Company concerning the Work and payment from the Insurer. Owner also authorizes and directs that any payments made by the Insurer for any part of the Work are to be made in HOEL's name alone and to HOEL directly. 3. **MODIFICATIONS/ALTERATIONS:** Materials used in performing the Work will be of the same or similar quality or specification as the materials on the property immediately prior to the loss. Any modification or alteration of the materials to be used in performing the Work must be in writing and signed by HOEL and Owner. All terms and conditions of this Agreement will apply to any subsequent modification of the Work. 4. **OWNER'S PROPERTY:** Owner will provide HOEL with full access to the Property for the purpose of completing the Work. HOEL is not responsible for any delay in completion of the Work caused by inability to access the Property. 5. **DAMAGE INCIDENT TO WORK:** Owner is solely responsible for removing any breakable/valuable objects from the landscaping/exterior of the building and for securing pictures and valuables on or against interior walls or mantles before HOEL commences its work. HOEL is not responsible for damage to any personal property caused by noise or vibration incident to completion of the Work. HOEL is not responsible for any damage to the Property below the roof due to leaks caused by excessive wind, ice, hail, or ice damming. 6. **WARRANTIES:** In accordance with Ind. Code 32-27-1, HOEL warrants that the Work will be free from defects caused by faulty workmanship or defective materials for 5 years from the date on which the Work has been substantially completed. As set forth in the attached Notice of Waiver of Implied Warranties, this warranty is in lieu of any other warranties that may be implied by law. 7. **WARRANTY CLAIMS:** If Owner discovers any defect or issue with the Work, Owner must promptly report a warranty claim to HOEL. All claims or other complaints should be directed to HOEL at the address and phone number shown on the front page. 8. **PREEXISTING CONDITION:** HOEL is not liable for damage or defects resulting from previous construction (e.g., wavy appearance from warped or improperly installed roof decking, improper ventilation, etc.). Unless specifically stated otherwise, replacement or repair of damaged decking, fascia boards, roof jacks, rafters, ventilators, flashing, chimneys, gutters, or other such materials is not included within the Work. If HOEL discovers and replaces rotted or damaged wood during the Work, Owner agrees to pay HOEL \$100 dollars per sheet of damaged and replaced OSB (Oriented Strand Board) and \$8 per linear foot of damaged and replaced pine board. 9. **REQUESTED COSMETIC CHANGES:** If Owner makes a material change in the Work less than 72 hours of before HOEL's scheduled commencement of the Work, Owner agrees to pay a change fee of \$175 which will be due and payable at the time of the change. **LIMITATION OF LIABILITY:** HOEL is not responsible for damages resulting from fires, windstorms, or other hazards normally contemplated to be covered by Owner's insurance. In no event shall HOEL, its members, employees, or agents, be liable to Owner for incidental, indirect, special, or consequential damages. Unless otherwise prohibited by law, the parties agree that HOEL's liability for any claim under any cause of action is limited and will not exceed the contract price. **CANCELATION:** You may cancel this Agreement at any time before midnight on the third business day after you receive any written notification from your insurance company that all or any part of the claim or contract is not a covered loss under the insurance policy. See the included Notice of Cancellation form explaining this right. **MERGER & SEVERABILITY:** This Agreement represents the complete agreement between the parties. If any provision in this agreement is found to be unenforceable, it is the intention of the parties that the other provisions shall be enforceable. **FORCE MAJEURE:** In the event the Work cannot be performed due to circumstances outside HOEL's control such as an act of god, fire, weather event, or riot, HOEL is permitted to terminate the Agreement. Owner shall reimburse HOEL for all labor and material expenses HOEL has incurred up to the time of such termination. **LITIGATION:** Except for warranty claims, any action against HOEL for breach of contract must be brought within 2 years from the occurrence of the alleged breach. If HOEL has to sue or defend any litigation between Owner and HOEL concerning any issue pertaining to the Agreement, including, but not limited to nonpayment, defective workmanship, or breach of warranty, and HOEL is the prevailing party, Owner will be liable for HOEL's reasonable costs and expenses incurred in connection with the litigation, including without limitation, court costs, reasonable attorney's fees, and expert fees. Owner will also be responsible for prejudgment interest at a rate of 8% per annum. The parties agree that Indiana Law governs this Agreement and that the exclusive venue for any litigation will be Marion County, Indiana.

WAIVER OF JURY TRIAL: OWNER AND HOEL VOLUNTARILY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY LITIGATION ARISING OUT OF OR RELATED TO THIS AGREEMENT OR THE WORK. ADDITIONALLY, OWNER WAIVES ANY RIGHT TO INITIATE OR JOIN ANY CLASS ACTION LAWSUIT AGAINST HOEL. **CONSTRUCTION DEFECT STATUTORY NOTICE:** IC 32-27-3 CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR OR BUILDER OF YOUR HOME. SIXTY (60) DAYS BEFORE YOU FILE LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR OR BUILDER A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR OR BUILDER THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE BUILDER OR CONTRACTOR. HOWEVER, IF YOU UNREASONABLY REJECT A REASONABLE WRITTEN OFFER AND COMMENCE AN ACTION AGAINST THE BUILDER OR CONTRACTOR, A COURT MAY AWARD ATTORNEY'S FEES AND COSTS TO THE BUILDER OR CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT. HOEL ROOFING AND REMODELING, LLC 2602 W. 1000 N., KNIGHTSTOWN, IN 4614

AIR Co.

Asbestos Inspections & Removal

4404 N. Franklin Road • Indianapolis, IN 46226
Phone (317) 546-7473 • Fax (317) 546-1272
www.aircoindy.com

Proposal

PROPOSAL SUBMITTED TO:	PHONE #	DATE:
STREET ADDRESS:	MOBILE #	JOB NAME:
CITY, STATE, ZIP CODE:	E-MAIL ADDRESS:	JOB LOCATION:
ARCHITECT/CONSULTANT	DATE OF PLANS	JOB NUMBER:

We hereby submit specifications and estimates for:

We propose hereby to furnish material and labor – complete with the above specifications, for the sum of:

_____ Dollars (\$ _____)

Payment to be made as follows (terms):

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon approval, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

In the event of litigation relating to the subject matter of this Agreement, the non-prevailing party shall reimburse the prevailing party for all reasonable attorney fees and costs resulting therefrom. A finance charge of 1.5% will be charged on all past due invoices

Authorized Signature:

Printed Name & Title:

Note: This proposal may be withdrawn by AIR Co. if not accepted within thirty (30) days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date of Acceptance: _____



October 18, 2023

Julie Dandy
115 N Main Street
Fortville, IN 46040

Re: Removal and disposal of the asbestos pipe insulation from the basement of the above-mentioned building.

*****Special Note:**

-Anticipated duration is 2 days – 4 days.

Dear Julie:

We propose to complete the above referenced scope of work for the Sum of:

- **Glove Bag Removal: FIVE THOUSAND SIXTY DOLLARS AND ZERO CENTS (\$5,060.00).**
- OR
- **Wrap & Cut Removal: FOUR THOUSAND TWO HUNDRED THIRTY-FIVE DOLLARS AND ZERO CENTS (\$4,235.00).**

Additional Alternate 1: Demolition of the restroom ceiling as needed to access the asbestos pipe insulation above for the Sum of: **FOUR HUNDRED TWENTY DOLLARS AND ZERO CENTS (\$420.00).**

Additional Alternate 2: Demolition and disposal of the boiler system from the basement of the above-mentioned address for the Sum of: **FOUR THOUSAND FOUR HUNDRED TEN DOLLARS AND ZERO CENTS (\$4,410.00).**

The above-mentioned price is inclusive of all labor, material, insurance, fuel surcharge, OSHA air monitoring and landfill fees required to complete the proposed scope of work in accordance with all OSHA, EPA and IDEM rules and regulations.

***All credit card payments will be charged an additional 5% transaction fee.

Please call me with any questions at your convenience.

Sincerely,

ENVIRONMENTAL MANAGEMENT
SPECIALISTS, INC.

Nate Papaik

Nate Papaik
Project Manager



Waste Disposal Information

***The information below will need to be filled out and returned prior to the start of all asbestos and lead abatement projects.

- Owner Name: _____
- Owner Address: _____
 - Address 1: _____
 - Address 2 (PO Box/Suite): _____
 - City / State / Zip: _____
- Owner Phone Number: _____
- Owner EPA # (if applicable): _____
- Site Address: _____
- Site County: _____

CUSTOMER SIGNATURE: _____

DATE: _____

Prepared for: Town of Fortville

Prepared by: Amanda McAlarney, Social Media Management, LLC.
765-278-2761 | socialmedia@denversgpb.com

Introduction:

I am grateful for the opportunity to submit a social media business proposal for the Town of Fortville and the re-opening of Broadway Street.

Implementation of Reels into Facebook news feeds has increased engagement and time spent on the META app in 2023. Statistics and trends indicate Reels and shorts are the engagement medium of 2024. I propose a Social Media campaign that includes a Reel, promoted on the Town of Fortville's META sites, which includes Facebook and Instagram.

Goals:

- Effectively convey Broadway Street and associated businesses are open and accessible post road construction.
- Increase awareness of Fortville businesses to neighboring communities, specifically, Fishers, Geist, and Noblesville.
- Encourage local businesses to share and promote social media campaign.

Cost Estimate:

- Facebook/Instagram Promotion
 - 12 day campaign at \$200/day = \$2400
 - Expected reach is 22.7K - 65.6K PER DAY
- Reel creation, design, edit, promotion and post-campaign review provided by Amanda McAlarney
 - 9 hours at \$25.00/hour = \$225.00
 -

TOTAL ESTIMATED EXPENSE: \$2,625.00

Timeline:

1. Approval of business proposal
2. Creation of Reel (3-5 business days)
3. Submitted for approval to Town of Fortville
4. Once Reel approved, assist Town of Fortville Social Media Manager with promotion or if needed, I can become a temporary Admin of the page to initiate the campaign and then immediately remove myself from admin.
5. Campaign runs for 12 days
6. Submit a post campaign review of statistics and analysis for Town of Fortville's return on investment.

Fund Detail History

Date : 12/19/2023 10:54:22 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
Fund # 2216		SubTotal		\$1429463.26	\$876155.60	\$3101803.89

*** GRAND TOTAL ***

\$1429463.26 \$876155.60

Town of Fortville Redevelopment Commission

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

December 19, 2023



Commitment	Pledged	Date Pledged	Paid	REMAINING COMMITMENTS						TOTAL REMAINING
				Year 2023	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	\$0.00	\$10,033.85	\$0.00	\$0.00	\$0.00	\$0.00	\$10,033.85
Marketing	\$5,000.00	N/A	\$2,246.99	\$0.00	\$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	\$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	\$0.00	\$66,265.86	\$0.00	\$0.00	\$0.00	\$0.00	\$66,265.86
RDC Façade Repair Program - Non-allocated funds (of original \$75k)	\$40,135.00	N/A	\$0.00	\$0.00	\$40,135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,135.00
South Madison - Property Acquisition	\$80,500.00	N/A	\$0.00	\$0.00	\$80,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,500.00
FAI Landmark Park Plan	\$20,000.00	12/15/22	\$10,333.10	\$8,393.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,393.10
Fortville Police - Defibrillators - Until 12/31/23	\$50,000.00	8/17/23	\$44,772.90	\$2,448.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,448.70
TOTAL	\$1,381,935.00		\$496,053.28	\$10,841.80	\$199,687.72	\$42,820.00	\$44,820.00	\$44,820.00	\$538,840.00	\$881,829.52

TOTAL RDC FUNDS:	\$3,101,803.89
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):	\$2,891,274.37

Prepared by: Adam Zaklikowski, Planning & Building Director

Horizon Medical Products
PO Box 232
Wilmore, KY 40390
(877) 721-5510
www.horizonmedicalproducts.com



INVOICE

BILL TO
Fortville Police
Department
Attn: Accounts Payable
714 E. Broadway
Fortville, IN 46040

SHIP TO
Attn: Phillip Bratton
714 E. Broadway
Fortville, IN 46040

INVOICE # 2210697
DATE 10/27/2023
DUE DATE 11/26/2023
TERMS Net 30

SHIP DATE	SHIP VIA	TRACKING NO.	REFERENCE
10/27/2023	UPS Ground	1Z23Y24V0396659386	PO: Bratton10623

ITEM	QTY	UNIT PRICE	AMOUNT
Physio-Control LIFEPAK® 1000 AED - Graphical Display	1	2,335.45	2,335.45
Physio-Control Infant/Child Electrode Pads	1	113.25	113.25
Physio-Control (REDI-PAK) Replacement LIFEPAK® Adult Electrode Pads	1	0.00	0.00
Extra REDI-PAK included with AED			
NOTE	1	0.00	0.00
SN: 50639667			

Thank you for your business!

BALANCE DUE

\$2,448.70

QUESTIONS ABOUT THIS INVOICE?
sales@horizonmp.com | 877.721.5510

Received 18 AED's
was billed for 17.
This invoice is for
the other AED we
Received.

PLEASE REMIT PAYMENT TO
Horizon Medical Products
PO Box 232
Wilmore, KY 40390

Pat

**BOSE
McKINNEY
& EVANS LLP**

ATTORNEYS AT LAW

Town of Fortville
ATTN: Joe Renner
714 E. Broadway
Fortville, IN 46040-1550

December 5, 2023
Invoice No. 868291
Client Matter No. 023421-0046

Matter: 624 High Street Acquisition

<u>Date</u>	<u>Professional</u>	<u>Hours</u>	<u>Narrative</u>
11/15/23	A. Intermill	0.70	Communications with Wilkinson's lawyer regarding settlement matters and status conference; prepaer and file status report and request to continue hearing.
11/21/23	A. Intermill	0.10	Follow up communications with opposing counsel regarding status of appraisals.
11/30/23	A. Intermill	0.10	Communications regarding appraisal status.

Sub-Total Fees: 427.50

SUMMARY OF PROFESSIONAL SERVICES

PROFESSIONAL	HOURS	RATE	AMOUNT
Alex C. Intermill	<u>0.90</u>	475.00	<u>427.50</u>
	0.90		427.50

TOTAL CURRENT BILLING: \$ 427.50

**BOSE
McKINNEY
& EVANS LLP**

ATTORNEYS AT LAW

Town of Fortville
ATTN: Joe Renner
714 E. Broadway
Fortville, IN 46040-1550

December 5, 2023
Invoice No. 868291
Client Matter No. 023421-0046

REMITTANCE COPY

Matter: 624 High Street Acquisition

Current Billing:	\$	427.50
Prior Outstanding Invoices:		<u>1,991.58</u>
Total Amount Due:	\$	<u>2,419.08</u>

Prior Outstanding Invoices

<u>Invoice Date</u>	<u>Invoice No.</u>	<u>Amount Billed</u>	<u>Amount Due</u>
11/16/23	866706	1,991.58	<u>1,991.58</u>
Prior Outstanding Invoices Total:			\$ 1,991.58

PAYMENT OPTIONS:

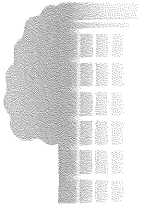
REMIT CHECK TO:

Bose McKinney & Evans LLP
111 Monument Circle, Ste. 2700
Indianapolis, IN 46204

WIRE AND ACH INSTRUCTIONS:

Bank: BMO Harris Bank
ABA No.: 071000288
Beneficiary: Bose McKinney & Evans LLP
Account No.: 010075193
Swift Code: HATRUS44

Please reference Invoice number and Client Matter number on your payment
Invoice questions: Contact Betsy Moore at (317) 684-5140 or bmoore@boselaw.com



LandWorx Engineering, LLC
 958 E. Washington Street, Suite 100
 Indianapolis, IN. 46202
 317.616.0177
 leslie.steinert@landworxeng.com
 www.landworxeng.com

LANDWORX

BILL TO

Fortville Redevelopment Commission

INVOICE

Invoice No: 9901
 Invoice Date: December 11, 2023
 Terms: Upon receipt

Landmark Park

00358

Description		% Comp.		Amount Due
Landmark Master Planning		100%		\$8393.10
				\$8,393.10

Total Amount Due | **\$8,393.10**

This invoice is due upon receipt

Landmark Park Billing

Invoice Number	Total Invoice	FAI Share		RDC Share		Outstanding Balance	Notes
		FAI Share (\$5,000 max)	Paid (Yes/No)	Fortville RDC Share	Paid (Yes/No)		
1329	\$3,060.00	\$1,530.00	Yes	\$1,530.00	Yes	\$0.00	
1342	\$1,530.00	\$1,161.90	Yes	\$368.10	Yes	\$0.00	FAI accidentally paid extra on this one and we credited it to them.
1365	\$3,086.20	\$1,543.10	Yes	\$1,543.10	Yes	\$0.00	
1443	\$1,530.00	\$765.00	Yes	\$765.00	Yes	\$0.00	
1506	\$3,060.00	\$0.00	n/a	\$3,060.00	no	\$3,060.00	
1494	\$8,400.00	\$0.00	n/a	\$8,400.00	partially	\$4,200.00	Fortville RDC paid \$4200.00
1474	\$3,060.00	\$0.00	n/a	\$3,060.00	partially	\$1,133.10	Fortville RDC paid \$1926.90
Total		\$5,000.00		\$18,726.20		\$8,393.10	Currently outstanding (all due from the RDC)

FAI - Paid in Full