



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

October 19, 2023 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/8287827>

Meeting ID: 828 7827 5797

Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*

Amy Lawson, *Vice President*

Hart Summeier, *Secretary*

Ed Brand

Chris McCreight

Tony May, *(Non-Voting) Mt.*

Vernon Schools

TOWN CLERK-TREASURER

Melissa Glazier

STAFF

Adam Zaklikowski, *Planning &
Building Dir.*

Alex Intermill, *Town Attorney*

1) CALL TO ORDER - ROLL CALL (DECLARATION OF QUORUM)

2) PLEDGE OF ALLEGIANCE

3) APPROVE THE MEETING AGENDA

4) TO CONSIDER APPROVING THE SEPTEMBER MEETING MINUTES.

5) OLD BUSINESS

- A. Kevin Crotchfelt of 15180 Properties V2, LLC, owner of 11 15 S. Main Street, to present on the improvements to the windows on the building and to seek reimbursement for previously authorized funds from the RDC Façade Repair Program.

6) NEW BUSINESS

- A. RDC to approve a bid for the previously authorized pavement improvements to Old SR 67.

7) REVIEW OF FINANCIALS

8) APPROVAL OF INVOICES – LandWorx Engineering

9) PUBLIC COMMENTS

10) STAFF COMMENTS

11) BOARD COMMENTS

12) ADJOURNMENT

Town of Fortville

09.21.23

RDC Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 W. Broadway St. and streamed live via Zoom. Meeting was called to order by 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; Alex Intermill, Town Attorney (Virtual).

Not Present:

N/A

Approval of Agenda:

Planning and Building Director Adam Zaklikowski recommended agenda items 6.b. and 6.d. be moved to next month's meeting. In addition, President Scott Meyer, indicated item 6.a. had already been accomplished and could be removed. Vice President Amy Lawson motioned to approve the agenda with the presented revisions, Commissioner Ed Brand seconded - motion carried unanimously.

Approval of Minutes:

Commissioner Ed Brand motioned to approve the minutes from the August 17th, 2023 meeting as presented. Commissioner Amy Lawson seconded. The motion carried unanimously with Commissioner Chris McCreight abstaining.

Old Business:

N/A

New Business:

- a. Oath of Office for new member, Chris McCreight – Previously completed.

b. Continue to October 19 Meeting – To conduct a Public Hearing and consider a request by Jason Ratliff of 510 Business Group, LLC for an RDC-endorsed 3-way liquor license for a proposed restaurant within the Town’s Riverfront Development District at 8 S. Main Street.

c. Ben Houle of LandWorx Engineering to provide an update on the plan for proposed improvements to Landmark Park - Ben Houle of LandWorx Engineering provided an update on proposed developments to Landmark Park.

d. Continue to October 19 Meeting - Kevin Crotchfelt of 15180 Properties V2, LLC, owner of 11 15 S. Main Street, to present on the improvements to the windows on the building and to seek reimbursement for previously authorized funds from the RDC Façade Repair Program.

Review of Financials:

Commissioner Ed Brand made the motion to approve the financials as presented.
Commissioner Amy Lawson seconded the motion. Motion passed unanimously.

Approval of Invoices:

N/A

Public Comment:

No one wished to speak.

Staff Comment:

Town Manager Joe Renner detailed the proactive work being completed by town staff to keep the drainage ditch north of Landmark Park clean and free of debris. In addition, he indicated the bidding process for infrastructure improvements co-located with the coming-soon Scooter's Coffee would be better served separately and intends to provide an update to the RDC at the October meeting.

Board Comment:

N/A

Meeting Adjourn:

Amy Lawson made the motion to adjourn the meeting at 7:54pm. Ed Brand seconded the motion. Motion carried, passed 5-0.

President: _____

Scott Meyer

Clerk-Treasurer: _____

Missy Glazier

Zaklikowski, Adam

From: kevin.crotchfelt@gmail.com
Sent: Friday, September 29, 2023 2:50 PM
To: Zaklikowski, Adam
Subject: 11 S. Main RDC Windows
Attachments: 11 S. Main New Front Windows 1.jpg; 11 S. Main New Front Windows 2.jpg; Final Paid Invoice.pdf; P3151562a-Edit.jpg

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

Hi Adam,

Attached are the before and after photos.

Also attached is the paid receipt. When I originally sent in the estimate the window company had forgotten to put framing out new windows into estimate. It made the price jump up significantly. I'm not asking for more money, just what was agreed upon. I'm just very happy they are done. I believe their half was \$2,995.00 from the original estimate I sent over to them.

The reason the bill was pre-paid is this company has always required payment in full before installation. Not sure why, but it has always been the case on several houses and my buildings they have worked on.

Thank you very much for your help in this. Thank you very much to the RDC too. I really appreciate it. I'm working on my next building for next year.

Regards
Kevin Crotchfelt
15180 Properties V2, LLC



Factory Direct

8888 Keystone Crossing Suite 1300
 Indianapolis, IN 46240
 ☎ (317) 228-3300
 ☎ 800-380-4522 Toll-Free
<https://FactoryDirect4Homes.com>
Service@FactoryDirect4Homes.com

INVOICE
35596

DATE
09/15/2023

DUE
On Receipt

BALANCE DUE
USD \$0.00

BILL TO

Kevin Crotchfelt

15180 Properties V2, LLC
 11-15 S Main Street
 Fortville, IN 46040
 ☎ 4802257948
kevin.crotchfelt@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
-------------	------	-----	--------

✓ Ultimate 8000 Series - Picture(s) - Classic Clay (Interior and Exterior) 975 per (See Discount Below)	\$1,675.00	4	\$6,700.00
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- TRUE LIFETIME WARRANTY AND GLASS BREAKAGE WARRANTY - Non-Prorated and Transferable Warranty
- Ultimate Energy Efficient Category

INCLUDED:

- *Warm Edge Intercept Spacer
- Fusion Welded Frame and Sashes
- Architectural Narrowline Frame and Sash
- Composite Reinforcement

*Super Spacer and Stainless Intercept Spacer are available

**Triple Pane Glass Packages are available

***Exterior Colors and Interior Woodgrains are available

✓ Energy Star Package - Platinum Low E and Premium Argon for Windows 150 per	\$150.00	6	\$900.00
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***Krypton Gas is an available option

(See Discount Below)

DESCRIPTION	RATE	QTY	AMOUNT
✓ Double Pane Double Strength Glass 50 per ✓ (NO CHARGE) (See Discount Below)	\$0.00	6	\$0.00
Tempered Glass Package	\$475.00	4	\$1,900.00
✓ High-Performance G8 Exterior Custom Trim (30 YEAR WARRANTY ON EXTERIOR CUSTOM TRIM)	\$245.00	6	\$1,470.00
UV Protected - Physical Performance - Stain Resistant - Brushed Texture			
(See Discount Below)			
*Please review the report below regarding exterior custom trim.			
**Please see the brochure for color options.			
✓ Trash, Measure, and Set-Up - 250.00 ✓ (NO CHARGE)	\$0.00	1	\$0.00

SUBTOTAL	\$10,970.00
DISCOUNT	-\$2,840.00
TOTAL	\$8,130.00
PAID	-\$8,130.00
	09/06/2023
BALANCE DUE	USD \$0.00

Please leave a rating/review on
<https://factorydirect4homes.com/quick-review>

We Carry Over 25 Manufacturers

"WE'LL BEAT ANY QUOTE BY 10 to 60%."
(Most Quotes Are Beaten By \$5,000 On Average)

Total Energy Savings Per Year 720
TOTAL ENERGY SAVINGS OVER 10 YEARS 7,200

✓ 0% Financing is available with Approved Credit
✓ No Pre-Paid Penalties • No Financing Fee • No Documentation Fee • No Annual Fee

Over 32 Years of Service Since 1991 and over 545,000 Windows Installed.

Our Top Three AAMA Factory Certified Master Window Installers have Over 100 Years of Experience.

We Carry Over 25 Manufacturers

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(Most Quotes Are Beaten By \$5,000 On Average)

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Over 32 Years of Service Since 1991 and over 545,000 Windows Installed.

Our Top Three AAMA Factory Certified Master Window Installers have Over 100 Years of Experience.

CERTIFIED FACTORY AAMA INSTALLATION INCLUDED

Includes High-Performance G8 Exterior Custom Trim (no nail holes in custom trim for water to infiltrate), Polyurethane Insulation, 50 Year ASI Silicone, Mold Remediation (if needed), Clean Up, and Haul-Away of your Old Windows.

Unparalleled Lifetime Transferable Warranty
Backed by a Non-Prorated Seal Failure and Glass Breakage Warranty. (As long as you own the home, you have a Full Lifetime Warranty with No Time Limit)



Over 30 Years of Service Since 1991

GO GREEN AWARD
CERTIFIED ENERGY CONSULTANTS
2022

Angi Super Service Award
2022

15 Time Award Winner
2022, 2021, 2020, 2019
2018, 2017, 2016, 2015
2014, 2013, 2012, 2011
2010, 2009, 2008

12 Time Award Winner
2022, 2021, 2020, 2019
2018, 2017, 2016, 2015
2014, 2013, 2012, 2011

Most Efficient 2023
ENERGY STAR
www.energystar.gov

BBB, AIA, AAMA, ASI, ENERGY STAR



WASCO COTTAGE
COMMUNITY CENTER





NO PARKING
4:00 AM
TO 6:00 AM

CLOSED

Libby's

NO PETS ALLOWED

FRANCIS CANTINA

DONATION CENTER

Free
Read a book
Get
10 seconds



Fund Detail History

Date : 10/17/2023 11:31:50 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
Fund # 2216		SubTotal		\$783226.17	\$724375.10	\$2607347.30
*** GRAND TOTAL ***				\$783226.17	\$724375.10	

Town of Fortville Redevelopment Commission

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

October 18, 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	\$10,033.85	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$2,753.01
MVAH/Madison Lofts Infrastructure	\$25,000.00	N/A	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00
MVAH/Madison Senior Lofts Infrastructure	\$25,000.00	N/A	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00
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	\$66,265.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66,265.86
Scooter's Coffee - Old SR 67 Repair	\$100,352.76	N/A	\$0.00	\$100,352.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,352.76
RDC Façade Repair Program - Non-allocated funds (of original \$75k)	\$26,206.50	N/A	\$0.00	\$29,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,200.00
RDC Façade Repair Program - 124 E Staat St	\$15,000.00	N/A	\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
RDC Façade Repair Program - 11 15 S Main St	\$2,993.50	6/15/23	\$0.00	\$2,993.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,993.50
South Madison - Property Acquisition	\$80,500.00	N/A	\$0.00	\$80,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,500.00
FAI Landmark Park Plan	\$20,000.00	N/A	\$1,530.00	\$18,470.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,470.00
Fortville Police - Defibrillators - Until 12/31/23	\$50,000.00	8/17/23	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
TOTAL	\$1,536,352.76		\$442,477.28	\$425,568.98	\$0.00	\$42,820.00	\$44,820.00	\$44,820.00	\$538,840.00		\$1,096,868.98

TOTAL RDC FUNDS:	\$2,607,347.30
TOTAL RDC YEARLY INCOME (2021):	\$889,699.26
TOTAL RDC YEARLY INCOME (2022):	\$1,141,592.90
TOTAL RDC YEARLY INCOME PROJECTED (2023):	\$1,500,000.00
Non-Committed Available Funds (excludes MVAH Madison Lofts Tax Abatement):	\$2,181,778.32

Prepared by: Adam Zaklikowski, Planning & Building Director



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

www.landworxeng.com

LANDWORX

RECEIVED
 TOWN OF FORTVILLE

SEP 21 2023

714 E. BROADWAY
 FORTVILLE, IN 46040

BILL TO

Robert Sterrett
 PO Box 424
 Fortville, IN 46040-0424
 rjsterrett050553@gmail.com

INVOICE

Invoice No: 1342
 Invoice Date: March 15, 2023
 Terms: Net 30

Professional fee service dates: 02/16/2023 to 03/15/2023

Landmark Park

00358

Description	Contract Amount	% Comp.	Previously Billed	Amount Due
ALTA/NSPS Topographic Survey	\$8,400.00	0%	\$0.00	\$0.00
Landmark Master Planning	\$15,300.00	30%	\$3,060.00	\$1,530.00
	\$23,700.00	19%	\$3,060.00	\$1,530.00

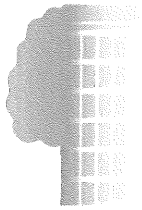
Total Amount Due **\$1,530.00**

This invoice is due upon receipt

RDC \$ due:
 INV 1342 - \$765.00
 INV 1365 - \$1543.10
 INV 1443 - \$765.00
 INV 1474 - \$1530.00
 INV 1494 - \$4200.00

 \$8,803.10
 az

RDC pays \$765.00
 az



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

LANDWORX

RECEIVED
 TOWN OF FORTVILLE

SEP 21 2023

714 E. BROADWAY
 FORTVILLE, IN 46040

BILL TO

Robert Sterrett
 PO Box 424
 Fortville, IN 46040-0424
 rjsterrett050553@gmail.com

INVOICE

Invoice No: 1365
 Invoice Date: April 15, 2023
 Terms: Net 30

Professional fee service dates: 03/16/2023 to 04/15/2023

Landmark Park 00358

Description	Contract Amount	% Comp.	Previously Billed	Amount Due
ALTA/NSPS Topographic Survey	\$8,400.00	0%	\$0.00	\$0.00
Landmark Master Planning	\$15,300.00	50%	\$4,590.00	\$3,060.00
	\$23,700.00	32%	\$4,590.00	\$3,060.00

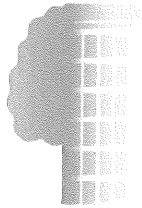
Project Reimbursable Expenses:

Description	Quantity	Amount
meeting for Landmark Park	1	\$26.20

Total Amount Due \$3,086.20
This invoice is due upon receipt

Rbc pays \$1,543.10

az



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

www.landworxeng.com

LANDWORX

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 TOWN OF FORTVILLE

SEP 21 2023

714 E. BROADWAY
 FORTVILLE, IN 46040

BILL TO

Robert Sterrett
 PO Box 424
 Fortville, IN 46040-0424
 rjsterrett050553@gmail.com

INVOICE

Invoice No: 1443
 Invoice Date: July 14, 2023
 Terms: Net 30

Professional fee service dates: 06/16/2023 to 07/14/2023

Landmark Park **00358**

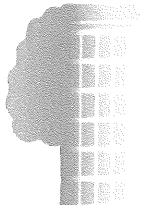
Description	Contract Amount	% Comp.	Previously Billed	Amount Due
ALTA/NSPS Topographic Survey	\$8,400.00	0%	\$0.00	\$0.00
Landmark Master Planning	\$15,300.00	60%	\$7,650.00	\$1,530.00
	\$23,700.00	39%	\$7,650.00	\$1,530.00

Total Amount Due **\$1,530.00**

This invoice is due upon receipt

RBC pays \$ 765.00

az



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

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 TOWN OF FORTVILLE

SEP 21 2023

714 E. BROADWAY
 FORTVILLE, IN 46040

BILL TO

Robert Sterrett
 PO Box 424
 Fortville, IN 46040-0424
 rjsterrett050553@gmail.com

INVOICE

Invoice No: 1474
 Invoice Date: August 15, 2023
 Terms: Net 30

Professional fee service dates: 07/16/2023 to 08/15/2023

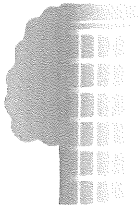
Landmark Park **00358**

Description	Contract Amount	% Comp.	Previously Billed	Amount Due
ALTA/NSPS Topographic Survey	\$8,400.00	0%	\$0.00	\$0.00
Landmark Master Planning	\$15,300.00	80%	\$9,180.00	\$3,060.00
	\$23,700.00	52%	\$9,180.00	\$3,060.00

Total Amount Due **\$3,060.00**

This invoice is due upon receipt

RDC pays \$1,530
az



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

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RECEIVED
 TOWN OF FORTVILLE

SEP 21 2023

714 E. BROADWAY
 FORTVILLE, IN 46040

BILL TO

INVOICE

Robert Sterrett
 PO Box 424
 Fortville, IN 46040-0424
 rjsterrett050553@gmail.com

Invoice No: 1494
 Invoice Date: September 15, 2023
 Terms: Net 30

Professional fee service dates: 08/16/2023 to 09/15/2023

Landmark Park

00358

Description	Contract Amount	% Comp.	Previously Billed	Amount Due
ALTA/NSPS Topographic Survey	\$8,400.00	100%	\$0.00	\$8,400.00
Landmark Master Planning	\$15,300.00	80%	\$12,240.00	\$0.00
	\$23,700.00	87%	\$12,240.00	\$8,400.00

Total Amount Due \$8,400.00

This invoice is due upon receipt

RDC pays \$4,200