



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

September 21, 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 MINUTES OF THE AUGUST 17, 2023 MEETING.

5) OLD BUSINESS - None

6) NEW BUSINESS

a. Oath of Office for new member, Chris McCreight.

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.

d. 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.

7) REVIEW OF FINANCIALS

8) APPROVAL OF INVOICES – None

9) PUBLIC COMMENTS

10) STAFF COMMENTS

11) BOARD COMMENTS

12) ADJOURNMENT

Town of Fortville

08.17.2023

RDC Meeting

Opening of Meeting:

The meeting was held at the Fortville Town Hall 714 E. Broadway St in-person and via Zoom. Meeting was called to order by President Scott Meyer at 6:30pm.

Present:

Scott Meyer, President; Amy Lawson, Vice President; Ed Brand, RDC Member; Hart Summeier, RDC Member; Alex Intermill, Town Attorney (virtually); Adam Zaklikowski, Planning Director; Tony May, Mt. Vernon Schools (virtually).

Not Present:

Missy Glazier, Clerk-Treasurer

Approval of Agenda

No changes.

Approval of Minutes:

Ed Brand made the motion to approve the July 20 meeting minutes as presented. Amy Lawson seconding. Motion carried, passed 4-0.

Old Business:

None.

New Business:

a. Consider selecting a Secretary amongst RDC members - Commissioner Amy Lawson made the motion to nominate commissioner Hart Summeier as the secretary for the RDC. Commissioner Ed Brand seconded; motion passed unanimously.

b. To consider a request from Police Chief Patrick Bratton for \$44,792.10 to cover the cost of new Automatic External Defibrillators (AEDs) for all existing police vehicles - Commissioner Hart Summeier made the motion to approve the request from Chief Bratton for \$44,792.10 to cover the cost of new AED's for the police department. Commissioner Amy Lawson seconded. After discussion, commissioner Hart Summeier presented an amendment to his original motion earmarking \$50,000 to the police

department for purposes of acquiring AED's and necessary refill supplies, allocated funds must be used by December 31, 2023. Commissioners Amy Lawson, Ed Brand, and Hart Summeier voted in favor of the motion. Commissioner Scott Meyer abstained.

c. To consider authorizing \$16,923 for a ChargePoint Electric Vehicle (EV) Charging Station for public use at the Town's public parking lot between Main Street and Merrill Street, south of the railroad tracks - After a brief presentation by Adam Zaklikowski, commissioner Ed Brand made the motion to table the discussion regarding a proposal to install an electric vehicle charging station for public use. Commissioner Hart Summeier seconded. The planning and building Director Adam Zaklikowski requested clarification for the purposes of the tabling. Commissioner Scott Meyer clarified that the tabling of the conversation is to allow time for the Town Council to create a parking strategy for the town and bring forward a proposal at a later date. The motion passed unanimously.

Review of Financials:

Commissioner Amy Lawson made the motion to approve the financials as presented. Commissioner Ed Brand seconded the motion. Motion passed unanimously, 4-0.

Approval of Invoices

None.

Public Comment:

None.

Staff Comment:

None.

Board Comment:

None.

Meeting Adjourn:

Amy Lawson made the motion to adjourn the meeting at 7:01 p.m. Ed Brand seconded the motion. Motion carried, passed 4-0.

President: _____
Scott Meyer

Secretary: _____
Hart Summeier

Fund Detail History

Date : 09/19/2023 02:49:53 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
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)

September 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	\$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	\$0.00	\$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	\$29,200.00	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	\$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
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	\$422,575.48	\$0.00	\$42,820.00	\$44,820.00	\$44,820.00	\$538,840.00		\$1,093,875.48

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):	\$2,184,771.82

Prepared by: Adam Zaklikowski, Planning & Building Director



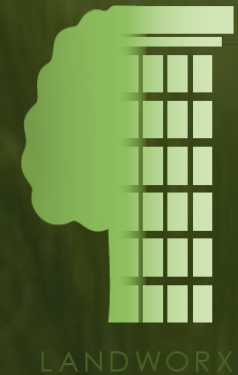
PRESENTATION FOR FORTVILLE REDEVELOPMENT COMMISSION

LANDMARK PARK

Ben Houle – LandWorx

Erik Muehlhausen – Prince Alexander Architects

SEPTEMBER 21, 2023



Fortville Action Inc.
Dedicated to a Vibrant Fortville

MASTER PLAN

- GENERAL DISCUSSION ON PROCESS
- STAKEHOLDER RESULTS
- PUBLIC SURVEY RESULTS
- OUTCOMES – SUGGESTED PHASING FACTORS
- OVERALL SITE GRAPHICS FOR REVIEW
- SCHEMATIC COSTS
- NEXT STEPS

THE PROCESS

REVIEW EXISTING INFORMATION

- LOCAL & REGIONAL TRAILS PLANS
- PRIOR PARKS IMPROVEMENTS
- INFO FROM TOWN & PARKS DEPT., HISTORICAL PHOTOS & OWNERSHIP
- CATALOGUING OF MONUMENTS/PLAQUES

STAKEHOLDER INPUT

- INITIAL SMALLER MEETINGS OF KEY STAKEHOLDERS
- EXPANDED TO DIRECT NEIGHBORS FOR MEETING & DISCUSSION

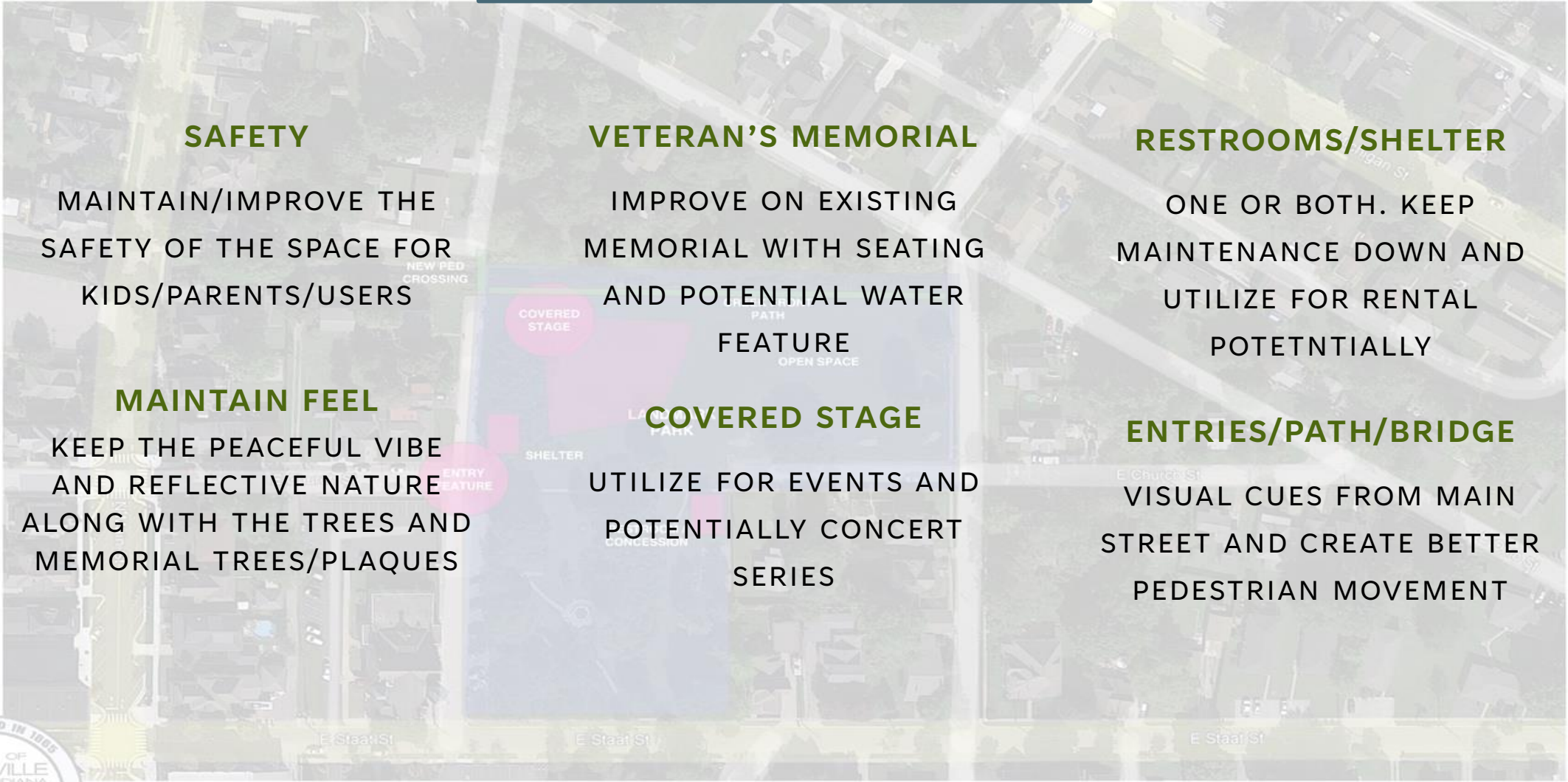
PUBLIC INPUT

- SOCIAL MEDIA SURVEY
- SUMMER CELEBRATION – DISCUSSIONS AND SURVEYS WITH ATTENDEES

MASTER PLAN

- REFINE OPTIONS BASED ON INPUT
- COORDINATE FOR POTENTIAL COSTS AND PHASING
- PRESENT TO STAKEHOLDERS
- REFINE & FINAL PRESENTATION TO RDC

STAKEHOLDER INPUT



SAFETY

MAINTAIN/IMPROVE THE SAFETY OF THE SPACE FOR KIDS/PARENTS/USERS

MAINTAIN FEEL

KEEP THE PEACEFUL VIBE AND REFLECTIVE NATURE ALONG WITH THE TREES AND MEMORIAL TREES/PLAQUES

VETERAN'S MEMORIAL

IMPROVE ON EXISTING MEMORIAL WITH SEATING AND POTENTIAL WATER FEATURE

COVERED STAGE

UTILIZE FOR EVENTS AND POTENTIALLY CONCERT SERIES

RESTROOMS/SHELTER

ONE OR BOTH. KEEP MAINTENANCE DOWN AND UTILIZE FOR RENTAL POTENTIALLY

ENTRIES/PATH/BRIDGE

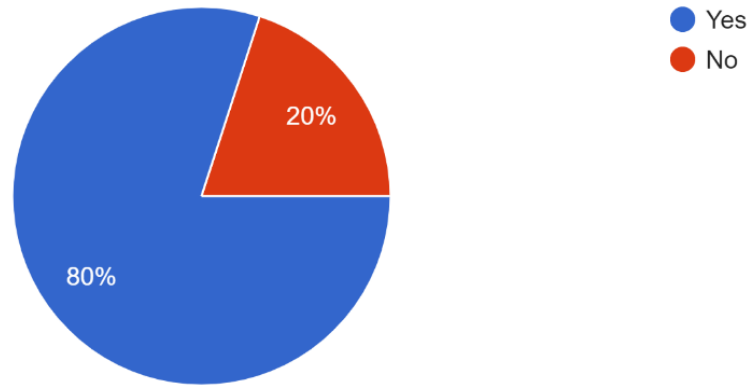
VISUAL CUES FROM MAIN STREET AND CREATE BETTER PEDESTRIAN MOVEMENT



PUBLIC SURVEY RESULTS

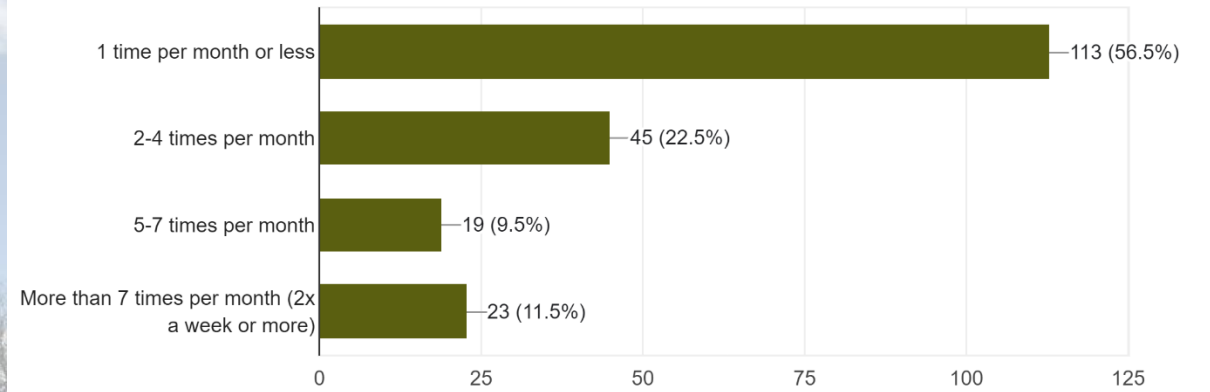
Are you a Fortville resident?

200 responses

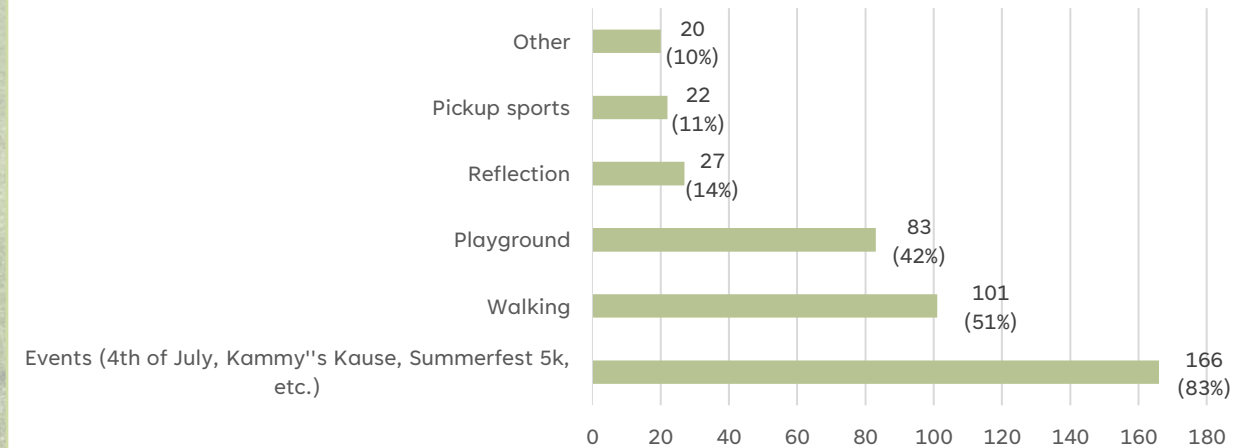


How often do you visit Landmark Park?

200 responses

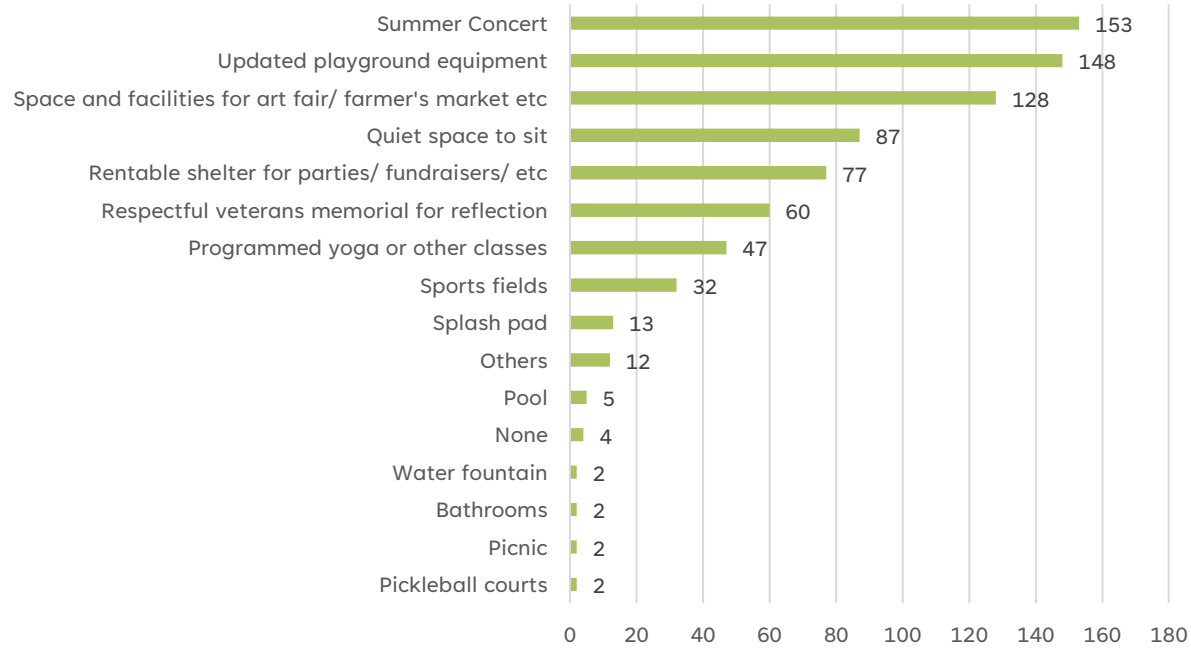


What types of activities do you take part in while at Landmark Park?

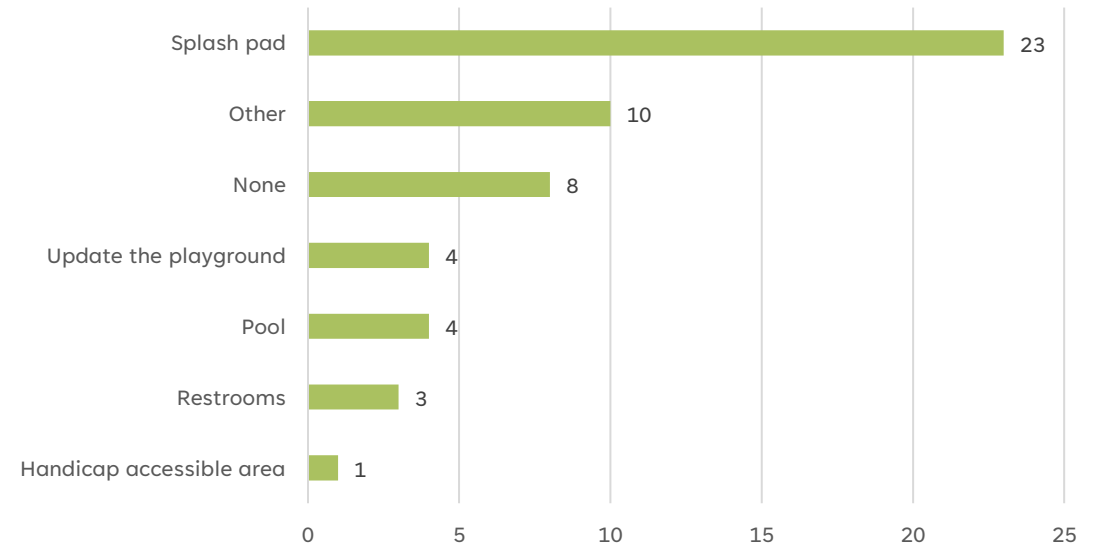


PUBLIC SURVEY RESULTS

What type of activities would you LIKE to see at Landmark Park?



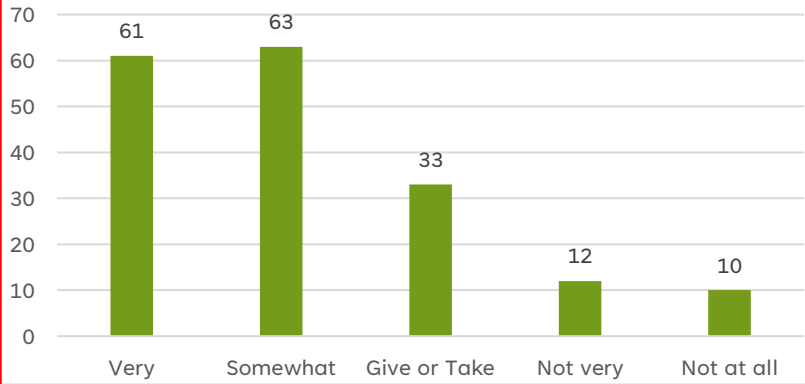
Additional ideas



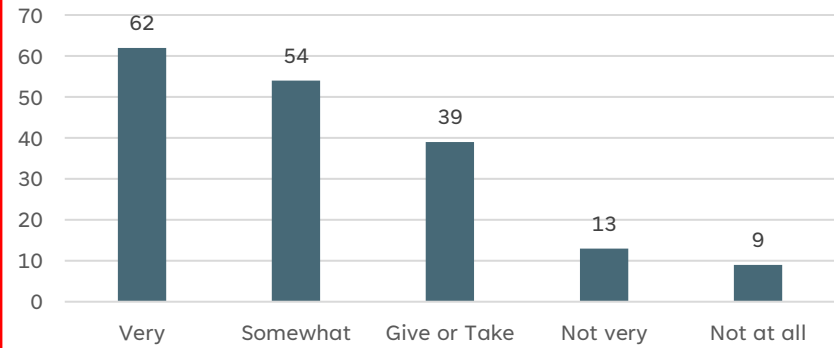
PUBLIC SURVEY RESULTS

RATE WHAT WOULD YOU LIKE TO SEE DONE AS AN IMPROVEMENT AT LANDMARK PARK?

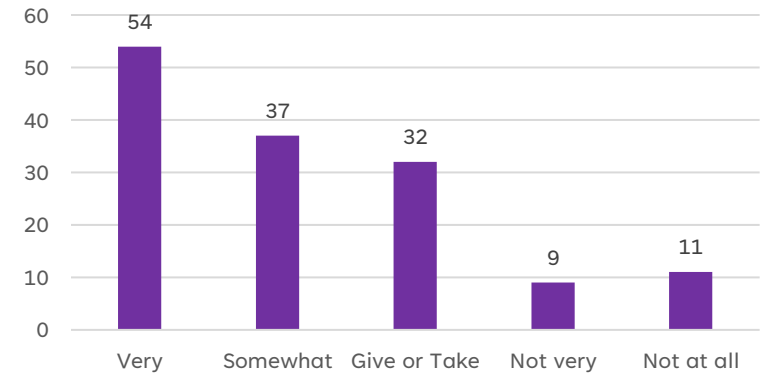
Shelter



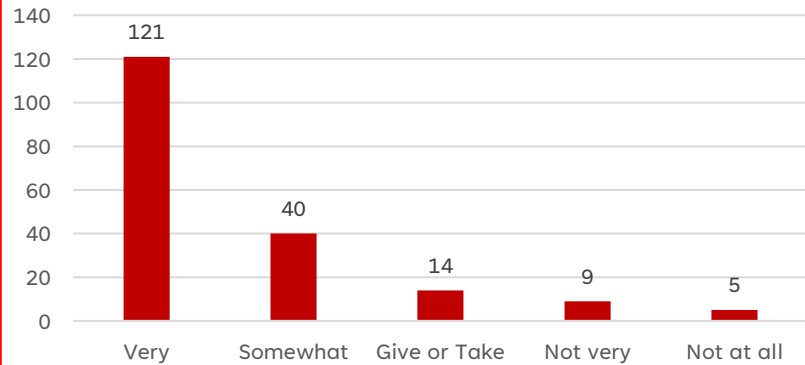
Stage



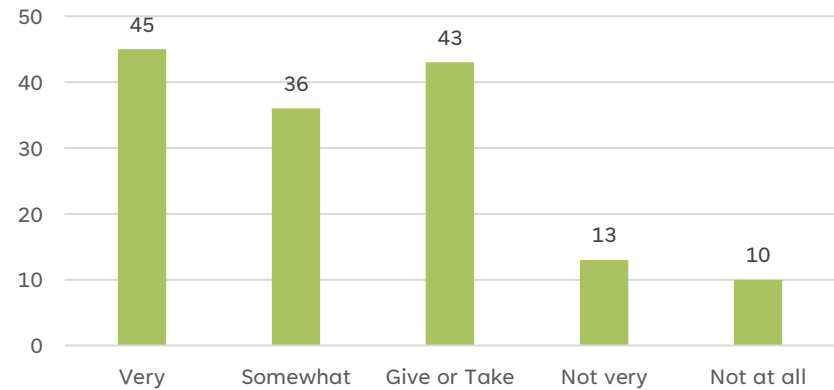
Water Feature



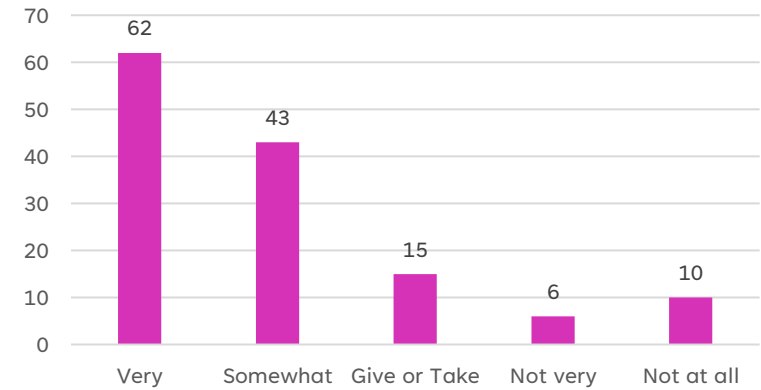
Playground



Veterans Memorial



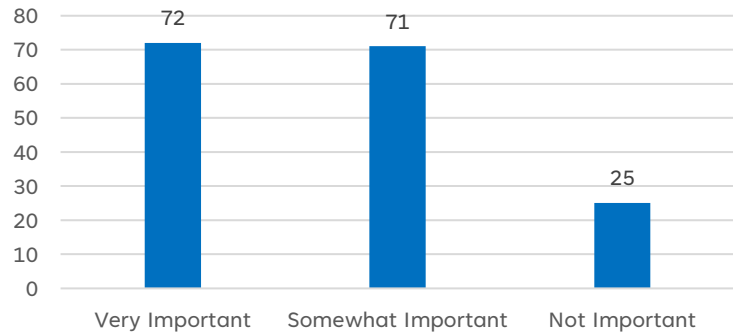
Path



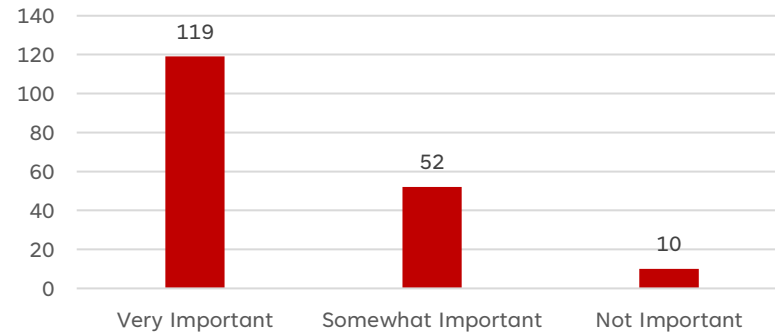
PUBLIC SURVEY RESULTS

WHAT ARE SOME THINGS IMPORTANT TO YOU WHILE ENJOYING THE PARK?

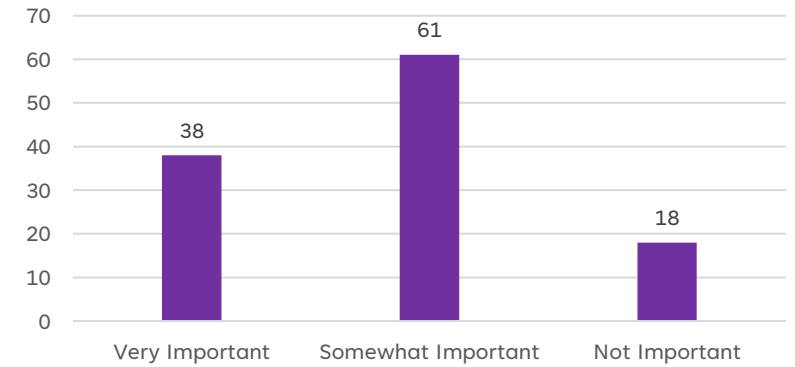
Line of Site



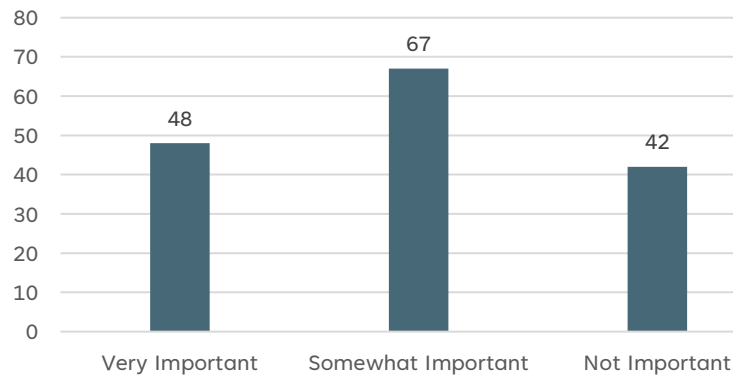
Accessibility



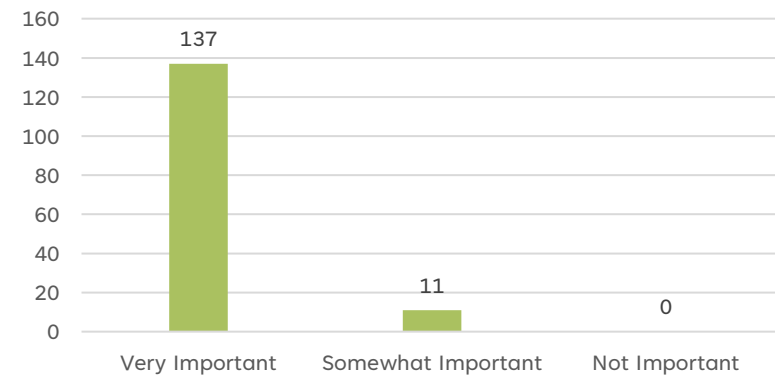
Connections



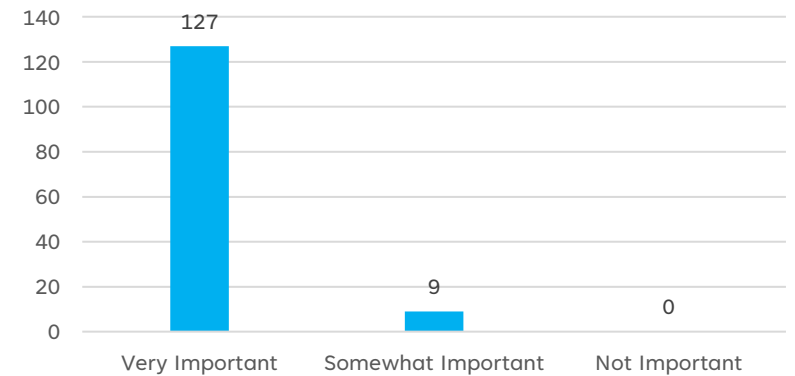
Quiet



Safety



Cleanliness



PUBLIC SURVEY RESULTS

ADDITIONAL FEEDBACK:

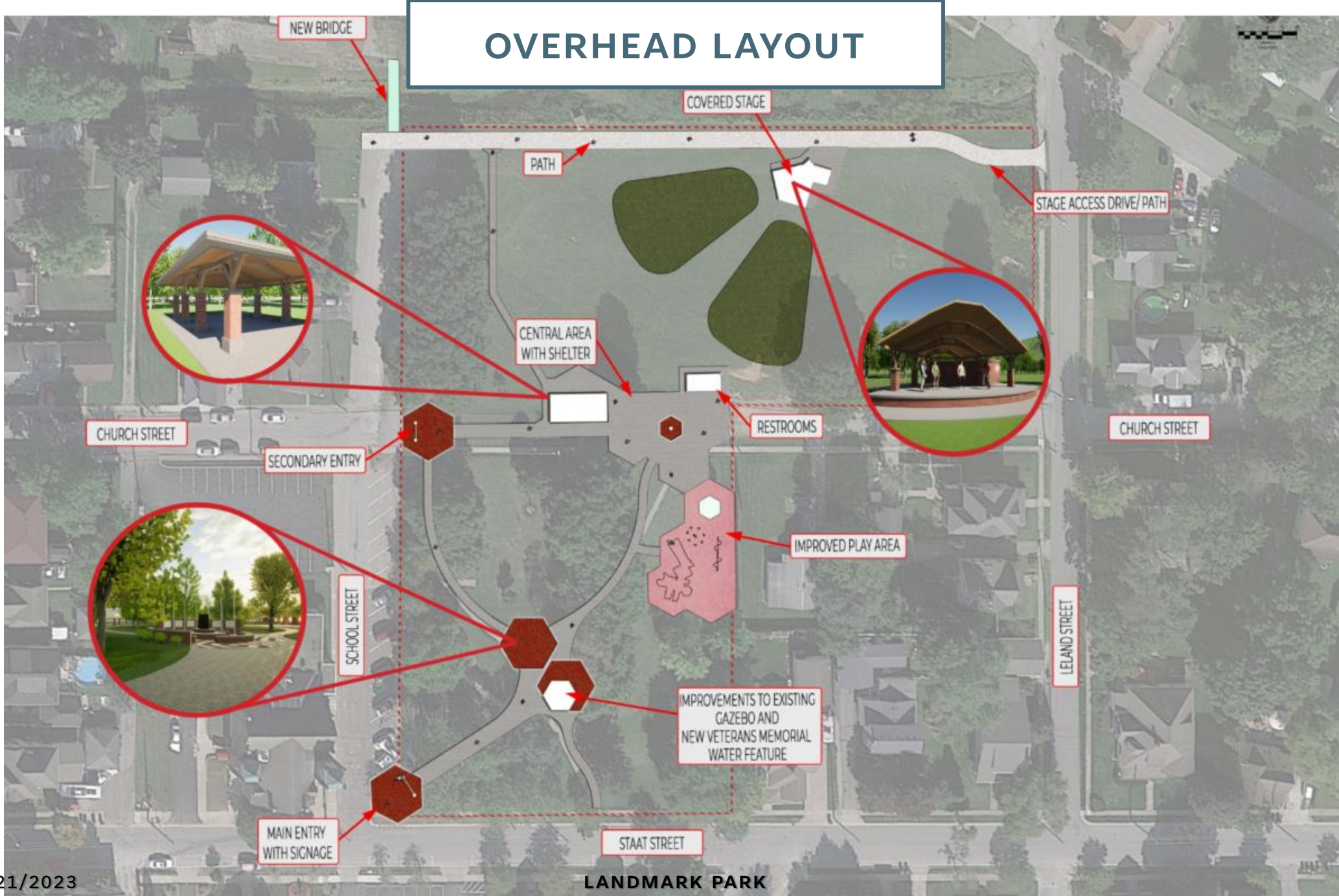
1. Making it handicap accessible is very important and well-lit at night for safety. An open-air shelter would be nice but not the highest priority.
2. Improvement of playground and increased maintenance – better slides, more swings.
3. Would love to have restroom(s) and covered stage.
4. This is such a centerpiece of Fortville. Can't wait to see more happening in our park.
5. The concerts were the best thing Fortville ever done for the community and families.
6. The trees and open spaces are the best part of the park. Unlike other parks, it feels non-cluttered and is great for a picnic or walk. I would recommend a small playground update and infrastructure such as water fountains and benches and flowers rather than any huge changes like stages.



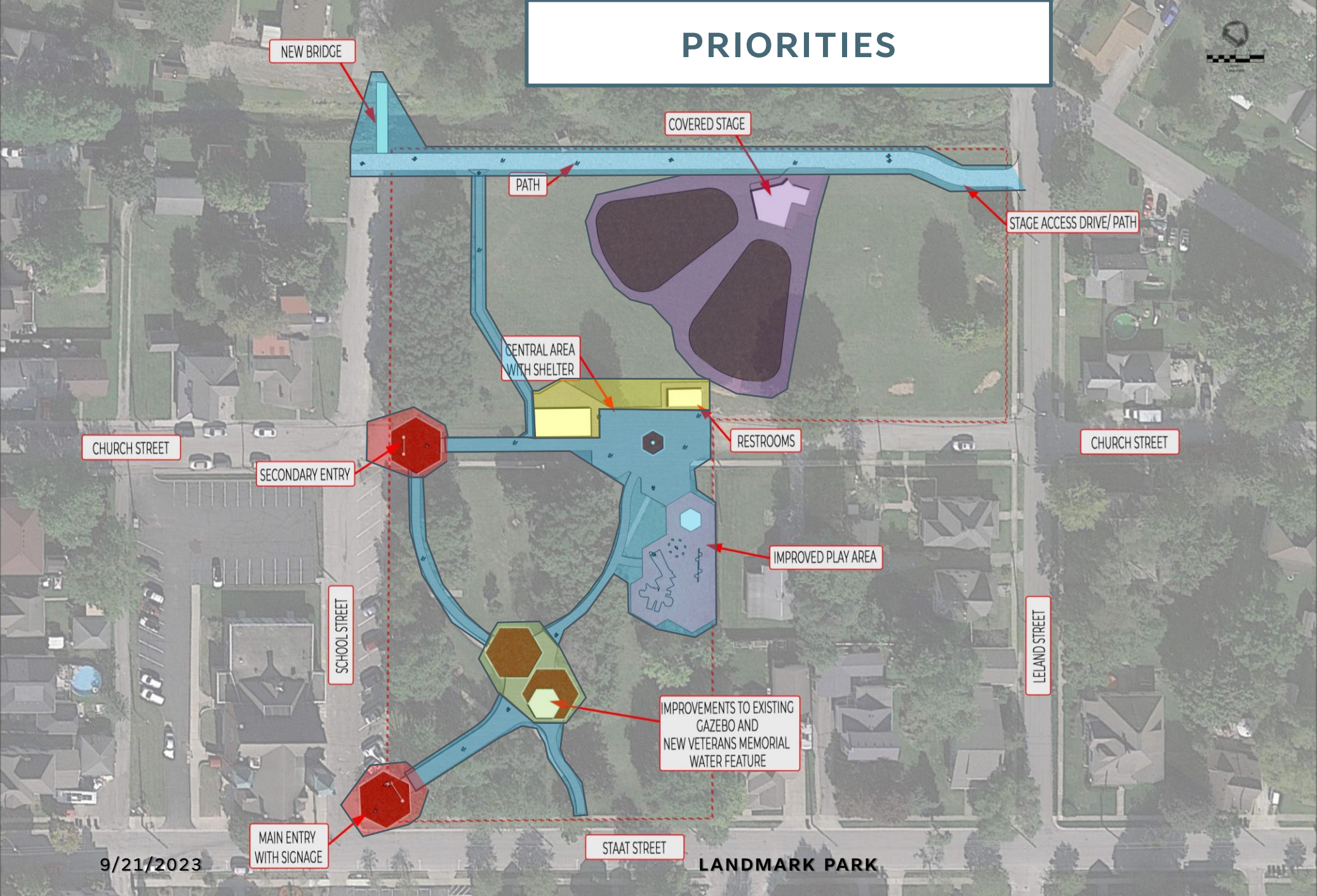
OVERALL PRIORITIES

1. SIDEWALKS, BRIDGE, PATH, & PLAYGROUND
HELPS WITH ACCESSIBILITY (VERY IMPORTANT), LINE OF SITE, AND SAFETY
2. IMPROVE GAZEBO AREA & VETERANS MEMORIAL
NEW LIFE TO OLD SPACE, EASY TO FUNDRAISE FOR, ALSO PROVIDES FOR SECURITY & LINE OF SITE
3. COVERED STAGE
IMPORTANT FOR EVENTS (MOST USED) & FOR ACTIVATION
4. SHELTER & RESTROOMS
NEXT LEVEL FOR SUPPORT OF EVENTS, RENTAL POSSIBILITIES, AND DESIRE FOR USABLE PUBLIC FCILITIES WHILE PLAYING, WALKING, REFLECTING
5. ENTRY FEATURES
FINAL STEP AND CAN BE TWEAKED POTETNIALY BASED ON USE OF IOTHER ELEMENTS (ADDING FENCE TO CORDON OFF AREAS FOR A BIERGARTEN OR TICKETED EVENTS)

OVERHEAD LAYOUT



PRIORITIES



- 1 –SIDEWALK
- 2 –MEMORIAL
- 3 –STAGE
- 4 –SHELTER
- 5 -ENTRIES

SCHEMATIC ELEMENTS



SCHEMATIC ELEMENTS



9/21/2023

LANDMARK PARK

14

SCHEMATIC ELEMENTS



POTENTIAL LAYOUT



9/21/2023

LANDMARK PARK

16

SCHEMATIC CONSTRUCTION COST ESTIMATE

ALL DEPENDENT ON TIMING, MATERIALS, FINAL SIZE AND LAYOUT.

- I. SIDEWALKS, BRIDGE, PATH, PLAYGROUND
~ \$450,000.
- II. VETERANS MEMORIAL & GAZEBO IMPROVEMENTS
~ \$300,000.
- III. COVERED STAGE & STORAGE
~ \$700,000.
- IV. RESTROOM & SHELTER
~ \$300,000.
- V. ENTRIES
~ \$250,000.



TOTAL BASE CONSTRUCTION: ~\$2.0MM

SOFT COSTS: ~\$300,000.

ESCALATION: ~\$180,000.

POTENTIAL ADDITIONAL FOR SEPARATING

BUDGET NUMBER ~ \$3.0MM

NEXT? TIMELINE



SURVEY DELIVERY (TOPOGRAPHIC)

FUNDRAISE (GRANT OPPORTUNITIES)

DESIGN

IMPLEMENTATION

QUESTIONS??

THANK YOU!

BEN HOULE – LANDWORX

317-670-5436

ERIK MUEHLHAUSEN – PRINCE ALEXANDER

317-261-0070

08/09/2023

