



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

July 20, 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 forty-eight (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

Via Zoom

<https://us02web.zoom.us/j/81831406027>
Meeting ID: 818 3140 6027
Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*
Amy Lawson, *Vice President*
Cheyenne Hoffa, *Secretary*
Ed Brand
Hart Summeier
Tony May, *(Non-Voting) Mt. Vernon Schools*

TOWN CLERK-TREASURER

Melissa Glazier

STAFF

Adam Zaklikowski, *Planning & Building Dir.*
Joe Renner, *Town Manager*
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 MAY 18, 2023 MEETING
AND JUNE 15, 2023 MEETING.

5) OLD BUSINESS - None

6) NEW BUSINESS

a. Consider approving and signing a Letter of Support for the proposed new Vernon Township Library location at 602 Vitality Drive.

7) REVIEW OF FINANCIALS

8) APPROVAL OF INVOICES – Three (3):
Display Sales, Kleinpeter Consulting,
Advanced Restoration Contractors.

9) PUBLIC COMMENTS

10) STAFF COMMENTS

11) BOARD COMMENTS

12) ADJOURNMENT

Town of Fortville

05/18/2023

RDC Meeting

Opening of Meeting:

The meeting was held at 714 E Broadway and streamed live via Zoom. Meeting was called to order by President Scott Meyer at 6:30 pm.

Present:

Scott Meyer, President; Amy Lawson, Vice President; Cheyenne Hoffa, Secretary; Hart Summeier, RDC Member; Ed Brand, RDC Member; Adam Zaklikowski, Planning & Building Director, Alex Intermill, Town Attorney.

Not Present:

Missy Glazier, Clerk/Treasurer; Joe Renner; Town Manager; Tony May, MVCSC Representative.

Old Business:

None.

New Business:

- a) To consider approving the April 20, 2023 RDC meeting minutes.
 - a. H. Summeier made a motion to approve the April 20, 2023 RDC meeting minutes as presented, E. Brand seconds. Motion carries 4-0.
- b) Florence May, Vernon Township Trustee, to request financial assistance from the RDC for safety vests and a ladder truck for the Vernon Township Fire Department.
 - a. What is a typical mutual aid wait for a ladder truck currently?
 - E. 10 -15 minutes depending on location within township. However, they are in more demand. A large commercial fire would most likely require 3 ladder trucks. Closest is Fishers at 116th and Brooks School Rd. Pendleton does not own a ladder truck. Both stations will be able to house the ladder truck. The ladder truck will most likely be housed in Fortville because it is on the south side of the railroad tracks.
 - b. Are there mutual aid costs? What will McCordsville RDC be committing? Would be interested in seeing lease costs? Would be interested in seeing how other communities may be receiving funds from developers for fire territory support?

- E. There is no cost to mutual aid. However, Fishers has told other communities that they've overused their service and that they would only be able to come moving forward if a structure fire was declared.
- c. What is the cost schedule interest rate based on? How are other communities making large purchases like this?
 - E. Rates are through the state. The payment schedule is lease to own. Chief will meet with Greenfield to discuss.
- d. Is it possible to get a bond for the purchase?
 - E. Yes, but due to the high about of spending to get the township running, they may not have enough left.

Review of Financials:

- a) E. Brand made a motion to approve the financials as presented. C. Hoffa seconds. Motion carries, 5 – 0.

Approval of Invoices

- a) Display Sales
 - a. E. Brand stated that the banner invoicing is over of what was agreed upon. E. Brand made a motion to table the invoices until next meeting when Joe Renner can explain. H. Summeier seconds. Motion carries, 5 – 0.

Public Comment:

- 1. Tonya Davis – Town Council Member
 - a. Expressed that as development comes into Fortville, we should consider other ways to capture funding from developers to fund the township fire territory.
 - b. A. Zak stated that fire impact fees may be outlawed in Indiana. A. Intermill will look into it. Impact fees are allowed to be created for roads and parks.

Staff Comment:

N/A

Board Comment:

- a) E. Brand asked A. Intermill what are the limitations of TIF funds being used for public safety projects?
 - a. Must be a direct benefit to the TIF district; infrastructure. We cannot use it to pay salary. We could potentially use TIF Funds to pay for equipment. Will look into it.
- b) H. Summeier is speaking on behalf of Fritz Fentz (Town Council President) and is asking RDC to fund a feasibility study for a hotel at 67 & south Madison. A. Intermill stated that this may not be allowed to be funded by TIF funds. This does not benefit the entire TIF district. He feels that the study only stands to benefit the private hotel. E. Brand asked if Fritz was requesting this

funding as a citizen, town council president or a business owner? H. Summeier stated he would defer to Fritz. S. Meyer will provide some background information about the conversations and behind this request. S. Meyer and H. Summeier clarified that there is not a specific property or company in mind for this request.

- a. Ashley Jenkins (Resident of Fortville) and on the Library Board. She was concerned because this is the current site of the library. She is concerned because Fritz has been publicly non-supportive of the library.
- b. A. Intermill stated that TIF funds could potentially be used since there is not a specific company and property in mind.

Meeting Adjourn:

H. Summeier made the motion to adjourn the meeting at 7:25 p.m. A. Lawson seconded the motion. Motion carries, 5 – 0.

President: _____

Scott Meyer

Secretary: _____

Cheyenne Hoffa

Town of Fortville

06.15.23

RDC Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway, 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; Ed Brand, RDC Member; Adam Zaklikowski, Planning Director; Alex Intermill, Town Attorney (Virtual).

Not Present:

Cheyenne Hoffa, Hart Summeier, Tony May.

Approval of Agenda:

Ed Brand made the motion to approve the meeting agenda minus item #4. Amy Lawson seconded the motion. Motion carried, passed 3-0.

Approval of Minutes:

Tabled

Old Business:

N/A

New Business:

- a. Consider Adopting a Resolution for an Amended Tax Increment Pledge for the Ridgeview West Apartments – Kent Ritter requested an increase in the TIF Bond from 2 to 2.5 million, not to exceed. Buzz Krohn stated that the \$400K will come back to utilities and the underwriter supports the increase. Ed Brand made the motion to approve Resolution 2023-6A with Amy Lawson seconding. Motion carried, passed 3-0.
- b. Consider a request for RDC Façade Repair Funds for improvements to 11 15 S. Main St. – Kevin Crotchfelt stated he has already replaced awning, upper windows and

tuckpointing. He is just asking for assistance with the windows. Amy Lawson made the motion to approve the request with Ed Brand seconding. Motion carried, passed 3-0.

Review of Financials:

Financials reviewed. Ed Brand made the motion to approve the financials with Amy Lawson seconding. Motion carried, passed 3-0.

Approval of Invoices:

Tabled

Public Comment:

No one wished to speak.

Staff Comment:

The library is relocating and is looking at McCordsville Town Center or Township Office. The library Board wants to know what each town can provide financially. OCRA has a grant with some match from the RDC.

Board Comment:

N/A

Meeting Adjourn:

Ed Brand made the motion to adjourn the meeting at 7:26pm. Amy Lawson seconded the motion. Motion carried, passed 3-0.

President: _____

Scott Meyer

Clerk-Treasurer: _____

Missy Glazier

Fund Detail History

Date : 07/18/2023 02:10:19 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
Fund # 2216		SubTotal		\$783226.17	\$636203.14	\$2695519.26
*** GRAND TOTAL ***				\$783226.17	\$636203.14	

Town of Fortville Redevelopment Commission

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

July 18, 2023



Commitment	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	\$4,966.15	\$10,033.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,033.85
Street Banners	\$17,549.00	\$8,639.00	\$8,910.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,910.00
Marketing	\$5,000.00	\$2,246.99	\$2,753.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,753.01
MVAH/Madison Lofts Infrastructure	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00
MVAH/Madison Senior Lofts Infrastructure	\$25,000.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00
MVAH/Madison Lofts Bond (Tax Abatement)	\$671,300.00	\$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	\$433,734.14	\$66,265.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66,265.86
Scooter's Coffee - Old SR 67 Repair	\$100,352.76	\$0.00	\$100,352.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,352.76
Stellar Façade Repair Program - Kleinpeter Consulting	\$40,000.00	\$25,400.00	\$14,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,600.00
Stellar Façade Repair (VFW)	\$43,521.55	\$0.00	\$43,521.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,521.55
Stellar Façade Repair (FoxGardin)	\$5,730.00	\$0.00	\$5,730.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,730.00
RDC Façade Repair Program - Non-allocated funds	\$29,200.00	\$0.00	\$29,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,200.00
RDC Façade Repair Program - 124 E Staat	\$15,000.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
South Madison - Property Acquisition	\$80,500.00	\$0.00	\$80,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,500.00
FAI Landmark Park Plan	\$20,000.00	\$1,530.00	\$18,470.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,470.00
TOTAL	\$1,593,153.31	\$476,516.28	\$445,337.03	\$0.00	\$42,820.00	\$44,820.00	\$44,820.00	\$538,840.00	\$1,116,637.03

TOTAL RDC FUNDS:	\$2,695,519.26
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):	\$2,250,182.23

Prepared by: Adam Zaklikowski, Planning & Building Director

Zaklikowski, Adam

From: Renner, Joe
Sent: Thursday, June 29, 2023 10:24 AM
To: Zaklikowski, Adam; Scott Meyer; Amy Lawson; Cheyenne Hoffa; Ed Brand; Hart Summeier; Tony May; Glazier, Missy; Alex Intermill (Bose McKinney & Evans)
Cc: Frederick Fentz; Tonya Davis; Becky Davis; Libby Wyatt; Ryan Rummell
Subject: RDC question on invoice.
Attachments: Town of Fortville Pole Decorations REVISED.pdf; 20230327163524476.pdf

Members of the RDC,

I understand that there has been a question about the final bill for the lamp post banners and decorations.

The RDC approved \$17,549 based on the price quote that were provided. There was no price increase on the product from the vender. However, in the amount of time from getting the original price quote from the vender and excepting the order, the third part shipping company had an increase of \$47 for shipping and Handling. I approved the final quote with the shipping increase not thinking that there would be an issue it.

The two attachments show the difference in shipping of \$47.

I have asked them to wave any late fees that could be associated with this payment as it will likely be 90 days past due by the time it clears the July RDC meeting.

I hope this helps clear up any questions.

Thank you.

Joe Renner

Town Manager
Town of Fortville
(317) 485-4044 ex.1004
jrenner@fortvilleindiana.org
714 E. Broadway,
Fortville IN. 46040
www.fortvilleindiana.org



Display Sales

6300 W Old Shakopee Rd, Suite 112
Bloomington, MN 55438

Telephone 800-328-6195

Fax 952-885-0099

accounting@displaysales.com

www.displaysales.com



DISPLAYSALES

Invoice

Invoice Number	INV-035743
Invoice date	5/3/2023
Page	1 of 4
Ship Date	5/2/2023
Sales order	SO-335978
PO Number	
Contact	Joe Renner
Salesperson	Trevor Bowell
Payment Terms	Net 20
Customer Account	114435
Due Date	5/23/2023

Bill to:

Town of Fortville
714 E Broadway St
Fortville, IN 46040

Ship to:

Town of Fortville
714 E Broadway St
Fortville, IN 46040

Item number	Description	Quantity	Unit	Unit price	Amount
Custom Pole Banner	Custom Pole Banner Size: 30 x 60" Fabric: 18oz Vinyl, 2-Ply Process: Digital Same Image Front & Back 4" Pole Pocket - Top & Bottom 2 grommets Qty 36 in the following quantities Qty 23 Custom Waving Flag Art # Qty 9 BS630-O Welcome Building Ocean Blue Background Art # Qty 4 BS100-FG Welcome Flower Forest Green Background Welcome to Fortville Art # Quantity : 36.00 Size : 30x60 Style : Vinyl	36	EA	103.00	3,708.00

Please pay from this invoice. NEW remit to Display Sales address at top effective Jan 17, 2022.
6300 W OLD SHAKOPEE RD, SUITE 112 BLOOMINGTON, MN 55438
Past due invoices are subject to a finance charge of 1.5% per month which is an annual rate of 18%

Display Sales

6300 W Old Shakopee Rd, Suite 112
Bloomington, MN 55438

Telephone 800-328-6195
Fax 952-885-0099
accounting@displaysales.com
www.displaysales.com



DISPLAYSALES

Invoice

Invoice Number INV-035743
Invoice date 5/3/2023
Page 2 of 4
Ship Date 5/2/2023
Sales order SO-335978
PO Number
Contact Joe Renner
Salesperson Trevor Bowell
Payment Terms Net 20
Customer Account 114435
Due Date 5/23/2023

Bill to:

Town of Fortville
714 E Broadway St
Fortville, IN 46040

Ship to:

Town of Fortville
714 E Broadway St
Fortville, IN 46040

Item number	Description	Quantity	Unit	Unit price	Amount
Custom Pole Banner	Custom Pole Banner Size: 30 x 60" Fabric: 18oz Vinyl, 2-Ply Process: Digital Same Image Front & Back 4" Pole Pocket - Top & Bottom 2 grommets	24	EA	103.00	2,472.00
	Qty 24 in the following quantities				
	Qty 4 D518 Winter Flakes Ocean Blue Background Welcome to Fortville Art #				
	Qty 4 D560 Prancing Deer Forest Green Background Art #				
	Qty 4 D562 Three Ornaments Navy Blue Background Art #				
	Qty 4 BS576-Red Seasons Greetings Tree Art #				
	Qty 4 D598 Happy Holidays Blue Background Art #				
	Qty 4 D458/G1 Hanging Bulb Tree Green Background Art # Quantity : 24.00 Size : 30x60 Style : Vinyl				

Please pay from this invoice. NEW remit to Display Sales address at top effective Jan 17, 2022.
6300 W OLD SHAKOPEE RD, SUITE 112 BLOOMINGTON, MN 55438
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accounting@displaysales.com
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DISPLAYSALES

Invoice

Invoice Number INV-035743
Invoice date 5/3/2023
Page 3 of 4
Ship Date 5/2/2023
Sales order SO-335978
PO Number
Contact Joe Renner
Salesperson Trevor Bowell
Payment Terms Net 20
Customer Account 114435
Due Date 5/23/2023

Bill to:

Town of Fortville
714 E Broadway St
Fortville, IN 46040

Ship to:

Town of Fortville
714 E Broadway St
Fortville, IN 46040

Item number	Description	Quantity	Unit	Unit price	Amount
Custom Pole Banner	Custom Pole Banner Size: 16 x 45" Fabric: 18oz Vinyl, 2-Ply Process: Digital Same Image Front & Back 3" Pole Pocket - Top & Bottom 2 grommets 15 Banners in the following quantities: Qty 11 Custom Vertical Flag Design Art # Qty 2 BS630-O Welcome Building Ocean Blue Background Art # Qty 2 BS100-F Welcome Flower Forest Green Background Welcome to Fortville Art # Quantity : 15.00 Size : 16x45 Style : Vinyl	15	EA	71.00	1,065.00
Windscale Bracket Sy	Windscale 8 Bracket System Consisting of: (2) - Black Castings (2) - 3/4 x 19" Fiberglass Rods (4) - 40" Black Banding Straps (2) - Banner Pins (2) - 11" Black Tywraps Quantity : 15.00 Size : 8 Color : Black Style : 40"bands	15	EA	80.00	1,200.00
Hardware	40" Black Adjustable Banding Strap Quantity : 60.00 Size : 40" Color : Black Style : AdjBandStp	60	EA	0.00	0.00
Banner Hardware	Windscale 8 Black Casting Quantity : 30.00 Size : None Color : Black Style : 45 Casting	30	EA	0.00	0.00

Please pay from this invoice. NEW remit to Display Sales address at top effective Jan 17, 2022.
6300 W OLD SHAKOPEE RD, SUITE 112 BLOOMINGTON, MN 55438
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Display Sales

6300 W Old Shakopee Rd, Suite 112
Bloomington, MN 55438

Telephone 800-328-6195
Fax 952-885-0099
accounting@displaysales.com
www.displaysales.com



DISPLAYSALES

Invoice

Invoice Number INV-035743
Invoice date 5/3/2023
Page 4 of 4
Ship Date 5/2/2023
Sales order SO-335978
PO Number
Contact Joe Renner
Salesperson Trevor Bowell
Payment Terms Net 20
Customer Account 114435
Due Date 5/23/2023

Bill to:

Town of Fortville
714 E Broadway St
Fortville, IN 46040

Ship to:

Town of Fortville
714 E Broadway St
Fortville, IN 46040

Item number	Description	Quantity	Unit	Unit price	Amount
Banner Hardware	Banner Pin Quantity : 30.00 Size : None Color : None Style : Pins	30	EA	0.00	0.00
Banner Hardware	3/4x19" Fiberglass Rod Quantity : 30.00 Size : 3/4x19" Color : White Style : Fglass Rod	30	EA	0.00	0.00
Hardware	11" Black Tywrap Quantity : 30.00 Size : 11" Color : Black Style : Tywrap	30	EA	0.00	0.00
Fees	Digital Banner Setup Fee (1 per Design) Quantity : 12.00 Style : Setup	12	EA	20.00	240.00
Fees	Art Fee (\$125 per hour billed in 15 minute increments IF APPLICABLE) Quantity : 1.00 Style : Art	1	EA	0.00	0.00

Sales Subtotal	8,685.00
S & H	272.00
Sales Tax	0.00
Subtotal	8,957.00
Downpayment	0.00
Balance due	8,957.00

Please pay from this invoice. NEW remit to Display Sales address at top effective Jan 17, 2022.
6300 W OLD SHAKOPEE RD, SUITE 112 BLOOMINGTON, MN 55438
Past due invoices are subject to a finance charge of 1.5% per month which is an annual rate of 18%

Glazier, Missy

From: Carolyn - <carolyn@kleinpeterconsulting.com>
Sent: Sunday, June 25, 2023 10:30 AM
To: Glazier, Missy
Subject: Invoice Kleinpeter
Attachments: Keinpeter Const. Invoice.pdf

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

Attached is Kleinpeter Consulting Final Invoice for \$14,600. This should be paid for from local funds.

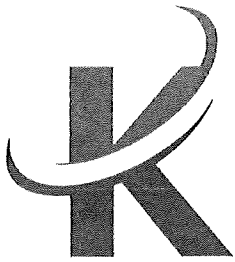
Send me a copy of the check when completed.

Kbc

Thanks

Carolyn Horvath
Kleinpeter Consulting Group LLC
P.O. Box 37
Whiteland, IN 46184

July RAC Mtg.
~~17~~
20



Kleinpeter Consulting Group LLC
P.O. Box 37
Whiteland, IN 46184
(812) 525-7080
mike@kleinpeterconsulting.com

Invoice 403

BILL TO

Town of Fortville
714 E Broadway St
Fortville, IN 46040

DATE
06/15/2023

PLEASE PAY
\$14,600.00

DUE DATE
07/15/2023

DATE	ACTIVITY	AMOUNT
06/15/2023	Grant Administration Final Administration payment for MSRP OCRA Grant	6,600.00
06/15/2023	Grant Administration Fees for Additional Funding for the MSRP OCRA Grant.	8,000.00

TOTAL DUE

\$14,600.00

THANK YOU.

Glazier, Missy

From: Carolyn - <carolyn@kleinpeterconsulting.com>
Sent: Sunday, June 25, 2023 10:24 AM
To: Glazier, Missy
Subject: Approval Pay App #4
Attachments: Adv.Restoration Pay App #4.pdf

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

Attached is Pay Application #4 from Advanced Restoration Contractors for \$156,198.61. This will be a split payment. \$91,583.65 will come from Federal Funds and the balance of \$64,614.96 will come from Local Funds.

Do I have your permission to drawn down the \$91,583.65?

Please respond to this email.

Thank You.

Carolyn

Carolyn Horvath
Kleinpeter Consulting Group LLC
P.O. Box 37
Whiteland, IN 46184

Advanced Restoration Contractors, Inc.

**TRANSMITTAL
No. 35**

141 S. Sherman Dr.
Indianapolis, IN 46201

Phone: (317) 353-8182
Fax:

PROJECT: Fortville - Downtown Façade Renovation Project **DATE:** 06/06/2023

TO: ARCHitecture trio Inc.
9093 Cinnebar Drive
Indianapolis, IN 46268
Phone:317-917-9042

REF:

ATTN: Patricia L. Jacobs, R.A.

JOB: 22-015
CONTRACT/PO: 21002

WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN:
<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approved as Submitted
<input type="checkbox"/> Letter	<input type="checkbox"/> Your Use	<input type="checkbox"/> Approved as Noted
<input type="checkbox"/> Prints	<input type="checkbox"/> As Requested	<input type="checkbox"/> Resubmit
<input type="checkbox"/> Change Order	<input type="checkbox"/> Review and Comment	<input type="checkbox"/> Submit
<input type="checkbox"/> Plans	<input checked="" type="checkbox"/> Other: Payment	<input type="checkbox"/> Returned
<input type="checkbox"/> Samples	SENT VIA:	<input type="checkbox"/> Returned for Corrections
<input type="checkbox"/> Specifications	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Due Date:
<input checked="" type="checkbox"/> Other: Pay Application	<input type="checkbox"/> Separate Cover Via:	<input type="checkbox"/> Other:

SUBMITTAL	DRAWING	ITEM NO.	COPIES	DATE	DESCRIPTION
			1	06/06/2023	Pay Application No. 4
			1	06/06/2023	Affidavit And Waiver Of Lien (Partial)

REMARKS:

Signed: _____
Wayne Morris

Date: 06/06/2023

PAYMENT APPLICATION

TO: Town of Fortville, Indiana 714 E. Broadway SL Fortville, IN 46040 Attn: Adam Zaklikowski	PROJECT NAME AND LOCATION: 22-015 Fortville - Downtown Façade Renovation Project 714 E. Broadway SL Fortville, IN 46040	APPLICATION # 4	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR
FROM: Advanced Restoration Contractors, Inc. PO Box 269568 Indianapolis, IN 46226-9568	ARCHITECT: ARCHITECTURE TIO INC. 9093 Cimnebar Drive Indianapolis, IN 46268	PERIOD THRU: 06/08/2023	
FOR: Downtown Façade Renovation Project		PROJECT #S: 21002	
		DATE OF CONTRACT: 04/21/2022	

CONTRACTOR'S SUMMARY OF WORK

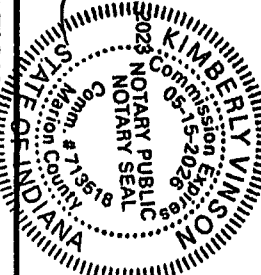
Application is made for payment as shown below.
Continuation Page is attached.

1. CONTRACT AMOUNT		\$402,000.00	
2. SUM OF ALL CHANGE ORDERS		(\$16,418.13)	
3. CURRENT CONTRACT AMOUNT	(Line 1 +/- 2)	\$385,581.87	
4. TOTAL COMPLETED AND STORED	(Column G on Continuation Page)	\$385,581.87	
5. RETAINAGE:			
a. 5.00% of Completed Work	(Columns D + E on Continuation Page)	\$19,279.09	
b. 0.00% of Material Stored	(Column F on Continuation Page)	\$0.00	
Total Retainage (Line 5a + 5b or Column I on Continuation Page)		\$19,279.09	
6. TOTAL COMPLETED AND STORED LESS RETAINAGE		\$366,302.78	
(Line 4 minus Line 5 Total)			
7. LESS PREVIOUS PAYMENT APPLICATIONS		\$210,104.17	
8. PAYMENT DUE		\$156,198.61	
9. BALANCE TO COMPLETION		\$19,279.09	
(Line 3 minus Line 6)			

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: Advanced Restoration Contractors, Inc.
By: *Carl L. Aikman Jr.* Carl L. Aikman Jr., President Date: 6/8/2023

State of: Indiana
County of: Marion
Subscribed and sworn to before me this 8th day of June, 2023
Notary Public: *Kim Vinson*
My Commission Expires: 5/15/2026



ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT: \$156,198.61

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT: *Patricia L. Jacobs, R.A.* Patricia L. Jacobs, R.A. Date: 6/20/2023

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

CONTINUATION PAGE

PROJECT: 22-015 APPLICATION #: 4
 Fortville - Downtown Façade Renovation Project DATE OF APPLICATION: 06/06/2023
 Payment Application containing Contractor's signature is attached. PERIOD THRU: 06/06/2023
 PROJECT #s: 21002

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD				
01	Building 01:							
02	Bonds and Insurance	\$17,585.00	\$17,585.00	\$0.00	\$0.00	\$17,585.00	\$0.00	
03	General Conditions	\$18,000.00	\$9,900.00	\$8,100.00	\$0.00	\$18,000.00	\$0.00	
04	Mobilization	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	
05	Scaffold, Access Equipment and Lifting Equipment	\$22,500.00	\$16,875.00	\$5,625.00	\$0.00	\$22,500.00	\$0.00	
06	Field Measurements for Material Orders/Shop Drawings	\$2,600.00	\$2,600.00	\$0.00	\$0.00	\$2,600.00	\$0.00	
07	Prepare Shop Drawings	\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$3,500.00	\$0.00	
08	Prepare Submittals	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$0.00	
09	Fabricate and Deliver Doors	\$6,200.00	\$0.00	\$6,200.00	\$0.00	\$6,200.00	\$0.00	
10	Fabricate and Deliver Storefronts	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	
11	Fabricate and Deliver Hardware	\$1,600.00	\$0.00	\$1,600.00	\$0.00	\$1,600.00	\$0.00	
12	Fabricate and Deliver Windows	\$6,000.00	\$0.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00	
13	Remove Limestone Veneer	\$9,600.00	\$9,600.00	\$0.00	\$0.00	\$9,600.00	\$0.00	
14	Remove CMU Walls	\$7,800.00	\$7,800.00	\$0.00	\$0.00	\$7,800.00	\$0.00	
15	Remove Doors and Secure Storefront	\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$3,500.00	\$0.00	
16	Strip Paint	\$15,600.00	\$15,600.00	\$0.00	\$0.00	\$15,600.00	\$0.00	
	SUB-TOTALS	\$139,485.00	\$101,960.00	\$37,525.00	\$0.00	\$139,485.00	100%	\$0.00

CONTINUATION PAGE

PROJECT: 22-015 APPLICATION #: 4
 Fortville - Downtown Façade Renovation Project DATE OF APPLICATION: 06/06/2023
 PERIOD THRU: 06/06/2023
 PROJECT #s: 21002

Payment Application containing Contractor's signature is attached.

A	B	C	D		E		F	G	H	I
			COMPLETED WORK	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)				
17	Remove Brick Veneer Over 2nd Floor Windows	\$2,200.00	\$0.00	\$2,200.00	\$0.00	\$2,200.00	100%	\$0.00		
18	Install Temporary Wall	\$6,200.00	\$6,200.00	\$0.00	\$0.00	\$6,200.00	100%	\$0.00		
19	Install Cornice Trim at Storefront	\$579.00	\$0.00	\$579.00	\$0.00	\$579.00	100%	\$0.00		
20	Install Storefront Framing	\$19,575.00	\$0.00	\$19,575.00	\$0.00	\$19,575.00	100%	\$0.00		
21	Repair Masonry	\$19,040.00	\$18,088.00	\$952.00	\$0.00	\$19,040.00	100%	\$0.00		
22	Install New Storefront Windows	\$4,000.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00	100%	\$0.00		
23	Install Coping	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	100%	\$0.00		
24	Install New Doors	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	100%	\$0.00		
25	Install New Windows	\$6,000.00	\$0.00	\$6,000.00	\$0.00	\$6,000.00	100%	\$0.00		
26	Install Sealants	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100%	\$0.00		
27	Remove Temporary Protection	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	100%	\$0.00		
28										
29	<u>Building 02:</u>									
30	Bonds and Insurance	\$13,150.00	\$13,150.00	\$0.00	\$0.00	\$13,150.00	100%	\$0.00		
31	General Conditions	\$13,580.00	\$8,827.00	\$4,753.00	\$0.00	\$13,580.00	100%	\$0.00		
32	Mobilization	\$4,500.00	\$4,500.00	\$0.00	\$0.00	\$4,500.00	100%	\$0.00		
	SUB-TOTALS	\$235,309.00	\$152,725.00	\$82,584.00	\$0.00	\$235,309.00	100%	\$0.00		

CONTINUATION PAGE

Payment Application containing Contractor's signature is attached.

PROJECT: 22-015 APPLICATION #: 4
 Fortville - Downtown Façade Renovation Project DATE OF APPLICATION: 06/06/2023
 PERIOD THRU: 06/06/2023
 PROJECT #s: 21002

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H % COMP. (G / C)	I BALANCE TO COMPLETION (C-G)	J RETAINAGE (If Variable)
			D AMOUNT PREVIOUS PERIODS	E AMOUNT THIS PERIOD					
33	Scaffold, Access Equipment and Lifting Equipment	\$10,400.00	\$8,840.00	\$1,560.00	\$0.00	\$10,400.00	100%	\$0.00	
34	Field Measurements for Material Orders/Shop Drawings	\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	100%	\$0.00	
35	Prepare Shop Drawings	\$3,500.00	\$3,325.00	\$175.00	\$0.00	\$3,500.00	100%	\$0.00	
36	Prepare Submittals	\$3,000.00	\$2,850.00	\$150.00	\$0.00	\$3,000.00	100%	\$0.00	
37	Fabricate and Deliver Doors	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	100%	\$0.00	
38	Fabricate and Deliver Storefronts	\$8,000.00	\$0.00	\$8,000.00	\$0.00	\$8,000.00	100%	\$0.00	
39	Fabricate and Deliver Hardware	\$1,200.00	\$0.00	\$1,200.00	\$0.00	\$1,200.00	100%	\$0.00	
40	Fabricate and Deliver Windows	\$6,000.00	\$0.00	\$6,000.00	\$0.00	\$6,000.00	100%	\$0.00	
41	Repair Masonry	\$18,900.00	\$18,900.00	\$0.00	\$0.00	\$18,900.00	100%	\$0.00	
42	Repair Storefront Cornice	\$1,100.00	\$1,100.00	\$0.00	\$0.00	\$1,100.00	100%	\$0.00	
43	Strip Paint	\$1,600.00	\$1,600.00	\$0.00	\$0.00	\$1,600.00	100%	\$0.00	
44	Install Temporary Protection	\$2,770.00	\$0.00	\$2,770.00	\$0.00	\$2,770.00	100%	\$0.00	
45	Install Framing for New Doors, Storefront, and Windows	\$14,630.00	\$0.00	\$14,630.00	\$0.00	\$14,630.00	100%	\$0.00	
46	Install New Storefront Windows	\$4,400.00	\$0.00	\$4,400.00	\$0.00	\$4,400.00	100%	\$0.00	
47	Install New Doors	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	100%	\$0.00	
48	Install New Windows	\$6,000.00	\$0.00	\$6,000.00	\$0.00	\$6,000.00	100%	\$0.00	
SUB-TOTALS		\$324,309.00	\$191,840.00	\$132,469.00	\$0.00	\$324,309.00	100%	\$0.00	

CONTINUATION PAGE

Payment Application containing Contractor's signature is attached.

PROJECT: 22-015 APPLICATION #: 4
 Fortville - Downtown Fagade Renovation Project DATE OF APPLICATION: 06/06/2023
 PERIOD THRU: 06/06/2023
 PROJECT #s: 21002

A	B	C	D		E		F	G		H	I
			COMPLETED WORK	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)		TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)		
49	Install Sealants	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	100%	\$0.00		
50	Prepare and Paint West Elevation	\$19,000.00	\$19,000.00	\$0.00	\$0.00	\$0.00	\$19,000.00	100%	\$0.00		
51	Install Handrails	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	100%	\$0.00		
52	Install Vinyl Lettering	\$551.00	\$0.00	\$0.00	\$551.00	\$0.00	\$551.00	100%	\$0.00		
53	Remove Temporary Protection	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	100%	\$0.00		
54											
55	Value Engineering Proposal - Building 01	\$29,081.00	\$29,081.00	\$0.00	\$0.00	\$0.00	\$29,081.00	100%	\$0.00		
56	Value Engineering Proposal - Building 02	\$21,059.00	\$21,059.00	\$0.00	\$0.00	\$0.00	\$21,059.00	100%	\$0.00		
57											
58	Change Order No. CO-001 - Building 01	(\$29,081.00)	(\$29,081.00)	\$0.00	\$0.00	\$0.00	(\$29,081.00)	100%	\$0.00		
59	Change Order No. CO-001 - Building 02	(\$21,059.00)	(\$21,059.00)	\$0.00	\$0.00	\$0.00	(\$21,059.00)	100%	\$0.00		
60											
61	Change Order No. CO-20002-02 - Building 01:										
62	Item 01: Revise Date of Substantial Completion.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100%	\$0.00		
63	Item 02: Material removal for structural investigation support.	\$989.03	\$989.03	\$0.00	\$0.00	\$0.00	\$989.03	100%	\$0.00		
64	Item 03: Scrape and paint existing steel storefront lintel for reuse.	\$1,084.28	\$542.14	\$542.14	\$0.00	\$0.00	\$1,084.28	100%	\$0.00		
SUB-TOTALS		\$353,933.31	\$212,371.17	\$141,562.14	\$0.00	\$353,933.31	100%	\$0.00			

CONTINUATION PAGE

PROJECT: 22-015 Fortville - Downtown Façade Renovation Project DATE OF APPLICATION: 4
 APPLICATION #: 4
 PERIOD THRU: 06/06/2023
 PROJECT #s: 21002

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD				
65	Item 04: Repair and finish of brick piers at Building 01 (Address 206).	\$5,844.26	\$5,844.26	\$0.00	\$0.00	\$5,844.26	\$0.00	
66	Item 05: Replace missing/damaged brick. Parge coat above beam at	\$1,338.28	\$1,338.28	\$0.00	\$0.00	\$1,338.28	\$0.00	
67	Item 06: Fit and finish at ramp at Building 01 (Address 206).	\$4,227.57	\$0.00	\$4,227.57	\$0.00	\$4,227.57	\$0.00	
68	Item 07: Infill curb at previous entryway at Building 01 (Address	\$1,449.52	\$0.00	\$1,449.52	\$0.00	\$1,449.52	\$0.00	
69	Item 08: Delete new coping.	(\$1,950.32)	\$0.00	(\$1,950.32)	\$0.00	(\$1,950.32)	\$0.00	
70	Item 09: Clean, prime and paint existing coping.	\$330.68	\$0.00	\$330.68	\$0.00	\$330.68	\$0.00	
71	Item 10: Install temporary drywall and insulation at Building 01	\$1,730.32	\$1,730.32	\$0.00	\$0.00	\$1,730.32	\$0.00	
72	Item 11: Negotiated project deduct.	(\$121.75)	(\$121.75)	\$0.00	\$0.00	(\$121.75)	\$0.00	
73	Item 12: Repair bulging brick. Install steel column. Box in steel	\$14,500.00	\$0.00	\$14,500.00	\$0.00	\$14,500.00	\$0.00	
74								
75	Change Order No. CO-20002-03 - Building 01 & 02:							
76	Item 01: Revise Date of Substantial Completion.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
77	Item 02: Add. Struct. support and ftn. work at Building 01.	\$4,300.00	\$0.00	\$4,300.00	\$0.00	\$4,300.00	\$0.00	
TOTALS		\$385,581.87	\$221,162.28	\$164,419.59	\$0.00	\$385,581.87	100%	\$0.00

AFFIDAVIT AND WAIVER OF LIEN

Final

Partial

Payment to Follow

State of Indiana, County of Marion SS:

Carl L Aikman, Jr. being duly sworn states that he/she is President of Advanced Restoration Contractors, Inc. and having contracted with Town of Fortville Indiana to furnish certain materials and / or labor as follows: for a project known as Fortville – Downtown Façade Renovation Project located in Fortville, IN and does hereby further state on behalf of the aforementioned contractor:

~~(PARTIAL WAIVER)~~ that there is due from the owner the sum of

_____ Dollars (\$ _____)

- Receipt of which is hereby acknowledged: or
- The payment of which has been promised as the sole consideration of this Affidavit and Partial Waiver of Lien which is given solely with respect to said amount, and which waiver shall be effective only upon receipt of payment thereof by the undersigned:

(FINAL WAIVER) that the final balance due from the owner is the sum of

Nineteen thousand two hundred seventy-nine & 09/100 Dollars (\$ 19,279.09)

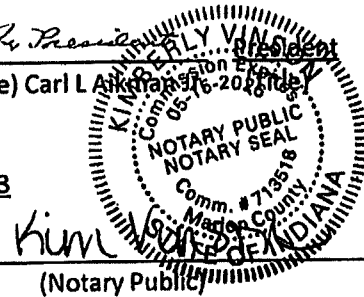
- Receipt of which is hereby acknowledged: or
- The payment of which has promised as the sole consideration for this Affidavit and Final Waiver of Lien, which shall become effective only upon receipt of such payment.

Therefore, the undersigned waives and releases unto the Owner of said premises, any and all lien or claim whatsoever on the above-described property and improvements thereon on account of Labor or Material or Both, furnished by the undersigned thereto, subject to limitations or conditions expressed herein if any, and Further certifies that no other party has any claim or right to a lien or account of any work performed or Material furnished to the undersigned for said project, within the scope of this affidavit and waiver.

Advanced Restoration Contractors, Inc.
(Firm)

Carl L. Aikman Jr. President
(Authorized Representative) Carl L Aikman Jr. President

WITNESS MY HAND AND NOTORIAL SEAL, this 6th day of June, 2023



State Of: Indiana

County Of: Marion

My Commission Expires: 5/15/2026.

Kim Vinson
(Printed Name)