



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

June 15, 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.
- 5) OLD BUSINESS - None
- 6) NEW BUSINESS
 - a. Consider Adopting a Resolution for an Amended Tax Increment Pledge for the Ridgeview West Apartments.
 - b. Consider a request for RDC Façade Repair Funds for improvements to 11 15 S. Main St.
- 7) REVIEW OF FINANCIALS
- 8) APPROVAL OF INVOICES
- 9) PUBLIC COMMENTS
- 10) STAFF COMMENTS
- 11) BOARD COMMENTS
- 12) ADJOURNMENT



6/2/2023

Re: Request to increase the TIF bond amount in consideration of current economic conditions

To whom it may concern,

We are very excited to be only weeks away from breaking ground on the first market rate multifamily development in close to 20 years, and the very first Class A apartment building, in Fortville. Thank you to the town of Fortville, the staff, and all the council members for your partnership as we've worked together to bring this project to life over the last 18 months.

This project, during construction and upon completion, will produce many benefits for the town including.

- Increasing the tax base and economic development by fully utilizing a long-vacant 4 acres of well located land in the heart of town.
- Attracting 80 new residents/families to Fortville and the associated positive economic impact of these residents.
- Providing impact and tap fees of \$395,000 to help offset the costs of the Town's investment in water purification and capacity.
- Creating a positive economic impact of the 2-year construction project through increased jobs and spending in town.
- Filling the gap of high-end multifamily housing and helping fulfill the Town's plan to offer many types of housing at different levels.
- Completing the N. Main St. corridor which is being donated to the town as a right of way at a cost of \$450,000.

In order to make this project possible and bring these benefits to the town, we initially asked for your partnership through a developer-backed TIF bond of \$2 million. Since our initial projections over one year ago several variables have changed including.

- Interest rates have increased by more than 2%. This has decreased both our bank loan proceeds and the TIF proceeds. More of the money from the TIF is going toward paying interest than funding construction.
- Added a trustee to administer the bond with a cost of several thousand dollars per year as required by our bond purchaser.
- There are additional building costs based on the Town's requirements. An example includes the requirement for exterior vaults to house the water meters versus placing the water meters



in the riser rooms of the building as originally planned. This alone is an unbudgeted \$125,000 cost. We are currently still receiving new comments which may also add additional cost.

- High inflation has impacted construction costs and our current budget is \$500,000 over the initial budget estimates from our general contractor.
- On a positive note, after discussions with the county assessor we believe the project will have a greater assessed value and produce greater tax revenue, which will support a larger TIF amount. This has been confirmed through the Fortville accountant's amortization schedule.

As a reminder, the TIF bond is developer-backed, meaning we hold the liability and the Town bears no financial liability for the bond.

Due to these factors outlined above, we are simply requesting an increase from the current amount of \$2 million to an increased amount which will not exceed \$2.5 million. The final amount is projected at \$2.36 million but may fluctuate some based on interest rates at closing.

These additional funds will help cover our increased expenses and keep the project economically viable and attractive to our lender and investors.

Thank you for your consideration and your continued partnership to make this project succeed.

All the best,

A handwritten signature in black ink that reads 'Kent A. Ritter'.

Kent A. Ritter

CEO, Hudson Investing

AMENDED AND RESTATED RESOLUTION NO. _____

**AN AMENDED AND RESTATED RESOLUTION OF THE TOWN OF FORTVILLE
REDEVELOPMENT COMMISSION PLEDGING CERTAIN TAX INCREMENT
REVENUES TO THE PAYMENT OF TAXABLE ECONOMIC DEVELOPMENT
REVENUE BONDS OF THE TOWN OF FORTVILLE**

WHEREAS, the Town of Fortville Redevelopment Commission (the “Commission”), governing body of the Town of Fortville Department of Redevelopment (the “Department”), has created the Fortville – Ridgeview West Economic Development Area (the “EDA”), has designated all of such EDA as the Fortville – Ridgeview West Economic Development Area Allocation Area (the “Allocation Area”) for purposes of the allocation and distribution of real property taxes under Indiana Code 36-7-14-39 (the “Tax Increment”), and has created an allocation fund for the Allocation Area (the “Allocation Fund”); and

WHEREAS, New Ridgeview West, LLC, or an affiliate or permitted assignee thereof (the “Borrower”), intends to finance the construction of a multi-family development as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the “Project”) which will be located in or physically connected to the Allocation Area; and

WHEREAS, the Town of Fortville Economic Development Commission and the Town Council of the Town of Fortville, Indiana (the “Town”) will approve the issuance of the Town of Fortville, Indiana, Taxable Economic Development Revenue Bonds, Series 2023 (Ridgeview West Project), in an aggregate principal amount not to exceed Two Million Five Hundred Thousand Dollars (\$2,500,000) (the “Bonds”), pursuant to a Trust Indenture between the Town and a trustee to be selected by the Town Council President (the “Indenture”); and

WHEREAS, the proceeds of which will be loaned to the Borrower under the terms of a Loan Agreement between the Town and the Borrower (the “Loan Agreement”) and applied to costs of the Project, including costs of issuance of the Bonds, capitalized interest, if necessary, and a reserve for the Bonds, if necessary; and

WHEREAS, as an inducement to the Borrower to locate the Project in the Town, the Commission has agreed to pledge the Tax Increment generated from the Allocation Area to the payment of the Bonds as herein provided;

NOW, THEREFORE, BE IT RESOLVED by the Town of Fortville Redevelopment Commission, as follows:

1. The Commission hereby finds that the pledge to the payment of the principal of and interest on the Bonds of one hundred percent (100%) of the Tax Increment deposited in the Allocation Fund pursuant to Indiana Code 36-7-14-39 from the date of issuance of the Bonds until the Bonds shall no longer be outstanding (such pledge of Tax Increment, the “TIF Revenues”), will promote the economic development of the Town and the EDA and comply with the plan for the EDA, all in accordance with Indiana Code 36-7-14 and 36-7-25, each as amended (the “Act”).

2. There is hereby created within the Allocation Fund established by the Commission for purposes of capturing the Tax Increment the following accounts: (a) Debt Service Account and (b) General Account. The TIF Revenues shall be deposited to the Debt Service Account and General Account as described in Sections 3 and 4 below.

3. The TIF Revenues shall be distributed in the manner set forth in this section and in Section 4 of this resolution. On or before each January 15 and July 15, the TIF Revenues shall be deposited in the Debt Service Account in an amount which, together with any moneys contained in such account, are sufficient to pay the principal of and interest due on the Bonds and any fiscal agency charges associated with the Bonds (collectively, the "Debt Service") cumulatively due on the following February 1 and August 1, until the amount on deposit in the Debt Service Account is sufficient to pay Debt Service payable during the next thirteen (13) months. No deposit need be made to the Debt Service Account to the extent that the available amount in the Debt Service Account is at least equal to the amount of Debt Service becoming due and payable on all outstanding Bonds during the next thirteen (13) months. All moneys in the Debt Service Account shall be used and withdrawn solely for the purpose of paying the Debt Service as it shall become due and payable to the extent it is required therefor, including accrued interest on any such obligations purchased or redeemed prior to maturity. Monies in the Debt Service Account shall be transferred to the Trustee and paying agent for the Bonds immediately upon their receipt.

4. After making the deposit described in Section 3, any remaining TIF Revenues shall be deposited in the General Account of the Allocation Fund and shall be used in the following order of priority: (a) to pay unpaid prior Debt Service; (b) to reimburse the Borrower for interest and principal due on the Bonds that has been paid by the Borrower under the Loan Agreement, if any, due to insufficient TIF Revenues; (c) to reimburse the Taxpayer (as hereinafter defined) for any payments made under the Taxpayer Agreement (as hereinafter defined); and (d) to pay the costs of other local improvements in or serving the EDA.

5. Pursuant to Indiana Code 36-7-14-39(b)(3)(D) and Indiana Code 5-1-14-4, the Commission hereby irrevocably pledges the TIF Revenues to the payment of the Bonds so long as the Bonds remain outstanding under the terms of the Indenture. There are no other prior liens, encumbrances or other restrictions on the ability of the Commission to pledge the TIF Revenues to the payment of the Bonds.

6. So long as the Bonds remain outstanding, the Commission will not pledge the TIF Revenues to any additional obligations except for any obligations that shall rank junior and subordinate to the Bonds as to the pledge of TIF Revenues.

7. Upon the defeasance of the Bonds, the Debt Service Account and the General Account of the Allocation Fund shall be dissolved, and any moneys remaining in such accounts shall remain in the Allocation Fund and may be used by the Commission for any purpose permitted by law.

8. Once the Bonds have been issued, the provisions of this resolution shall not be repealed or amended in any respect which would adversely affect the rights of the holders of the Bonds with respect to the pledge of the TIF Revenues hereby for so long as the Bonds remain outstanding.

9. The Commission is hereby authorized to enter into a Taxpayer Agreement (the "Taxpayer Agreement") with the Town and the Borrower, as owner of the land on which the Project will be located (the "Taxpayer"), pursuant to which the Taxpayer will agree to make certain payments on the Bonds to the extent TIF Revenues and payments by the Borrower under the Loan Agreement are insufficient. The Commission hereby irrevocably pledges any payments received by the Commission under any such Taxpayer Agreement to the payment of the Bonds, such pledge to be valid and binding in accordance with Indiana Code 5-1-14-4.

10. This resolution amends and restates in its entirety the tax increment pledge resolution relating to the Project adopted by the Commission on December 19, 2022.

11. This resolution shall take effect immediately upon adoption by the Commission.

Passed and adopted at a meeting of the Town of Fortville Redevelopment Commission
this 15th day of June, 2023.

TOWN OF FORTVILLE
REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Member

Member

EXHIBIT A

DESCRIPTION OF THE PROJECT

The project involves the investment by New Ridgeview West, LLC, and other owners/investors, of approximately Sixteen Million Five Hundred Seventy-Six Thousand Two Hundred Twelve Dollars (\$16,576,212.00) in a multi-family housing development to be located in the Town.

Project Description

Location: 11 S. Main St. Fortville, IN 46040

Description: The purpose of this project is to have the 30 plus year old windows upgraded on the two commercial spaces located at 11 S. Main Unit 1 & 11 S. Main Unit 2 (Maduro on Main and Libby's Ice Cream Respectively).

The current windows are 30 plus years old, worn and single pane with signs of rust on the exterior metal. These windows have minor blemishes and could be considered unsafe when frost covers them in the winter time.

The new windows would all be double pane windows, tempered, 1" thick and have tint and other insulated properties.

New windows would significantly enhance the look of the building. About 4 years ago 15180 Properties V2, LLC upgraded the awning with new ribbed metal and about 6 years ago all the front doors were replaced with new handsome full glass doors (one of these doors leading upstairs to 15 S. Main St. Apartments). New windows would add the finishing touch to a building that has had many, many updates over the last 6 years.

With all things equal, the three window quotes would all add the same thermal value to the building. When it comes to visual looks, the clear winner would be Northside Glass. This one, although the most expensive, would give the largest and clearest viewing area with no divisions where as the other two have separated the windows into three sections versus the current two. A larger viewing area for Commercial/Retail Space is much better.

Thank you for considering this project for a main street building improvement project.

Contact: 15180 Properties V2, LLC
Kevin Crotchfelt
480-225-7948
kevin.crotchfelt@gmail.com

RECEIVED
TOWN OF FORTVILLE

JUN 13 2023

714 E. BROADWAY
FORTVILLE, IN 46040



MADURO
ICE CREAM CENTER



M
MADURO
ON MAIN

M
MADURO
ON MAIN

Libby's
ICE CREAM
& GIFTS

NO PARKING
4:00 AM
TO 6:00 AM

OSMOS
SAFETY SYSTEMS

2022/11/28
30-02-09-410-018.000-017



Project Proposal

Date: Monday, February 6, 2023

Reference: Libby's Ice Cream
11 S. Main Street Fortville IN
Quote Number: PH23020602

NSG Estimator: Phil Hoff
phil@northsideglass.com
7206 N. Keystone Ave
Indianapolis, IN 46240

Please find below our scope and pricing for the above-mentioned project. We propose to furnish material and labor necessary to perform the following:

Scope of Work

Joint Sealants

- Installation of exterior perimeter caulking of our systems.
- Interior perimeter caulking of exterior frames and all caulking of interior frames is excluded.

Aluminum-Framed Entrances and Storefronts

- Quoting to demo one 11' x 8'2 window and replace with new glass and framing.
- Aluminum finishes will be class II clear anodized.
- Brake metal wrap around opening is included. New window will sit within the display area. Framing of display must be able to support the weight of this 700-pound window.
- Glass is quoted as 1" clear low e tempered insulated.
- Manufacturers standard one-year warranty for workmanship is included.

Clarifications/Exclusions

- All sales tax is included.
- Final cleaning is not included.
- Labor is based on standard rates for worked performed Monday thru Friday during normal business hours.
- NSG is not responsible for damage or breakage by others.
- Due to volatility of glass and aluminum markets, pricing is good for 30 days.
- This material contains confidential and proprietary information of Northside Glass. ("NSG"), which was developed after the expenditure of significant time, money, and effort. This material may be used for no other purpose except to evaluate NSG's proposal to perform service for you and to plan future working relationships with NSG. This material may not be distributed or

shared with anyone else without the express written consent of NSG. Any unauthorized use, reproduction, or transfer of these materials is strictly prohibited.

Pricing

- Proposed amount for one window.....\$8,235.00
- Add for additional window at Maduro\$6,315.00
 - Cost savings for optimization are included here.

Acceptance of Proposal

_____ Name/Title (Printed)

_____ Signature

_____ Company

_____ Date

SPECIAL INSTRUCTIONS
All claims of product defect and/or damage resulting from installation are subject to the specific terms and conditions provided in our LIMITED WARRANTY. All customers are encouraged to get a complete copy of our LIMITED WARRANTY prior to making a purchase. A copy is available at our office or can be viewed on our website northsideglass.com. All orders require full payment up front, EXCEPT jobs with on-site installations, which require a 50% deposit by any major credit card. The remaining balance will be charged to same CC on the day of installation. Customers with credit accounts: Payment due upon receipt of invoice. A service charge of 1.5% per month (18% per annum) will be added to past due accounts. Failure to comply with any of the above payment terms will void all warranties. Returns are not allowed for special orders or cut flat glass. Orders will be held in stock for a maximum of 30 days. All work done or performed on customer's glass or materials is all done at CUSTOMER'S RISK. Northside Glass is not responsible for any damage that may occur to customer's materials.

Walls Plus Inc.
6354 E. 200 S.
Greenfield, IN 46140
Cell: (317) 495-8359

PROPOSAL

Proposal Submitted to: Kevin Crotchfelt	Attention:	Date: 5/22/2023
Address:	Job Name: 11 S. Main St	
City, State, Zip:	Job Location: Fortville, IN 46040	
Phone:		

We hereby submit specifications and pricing for:

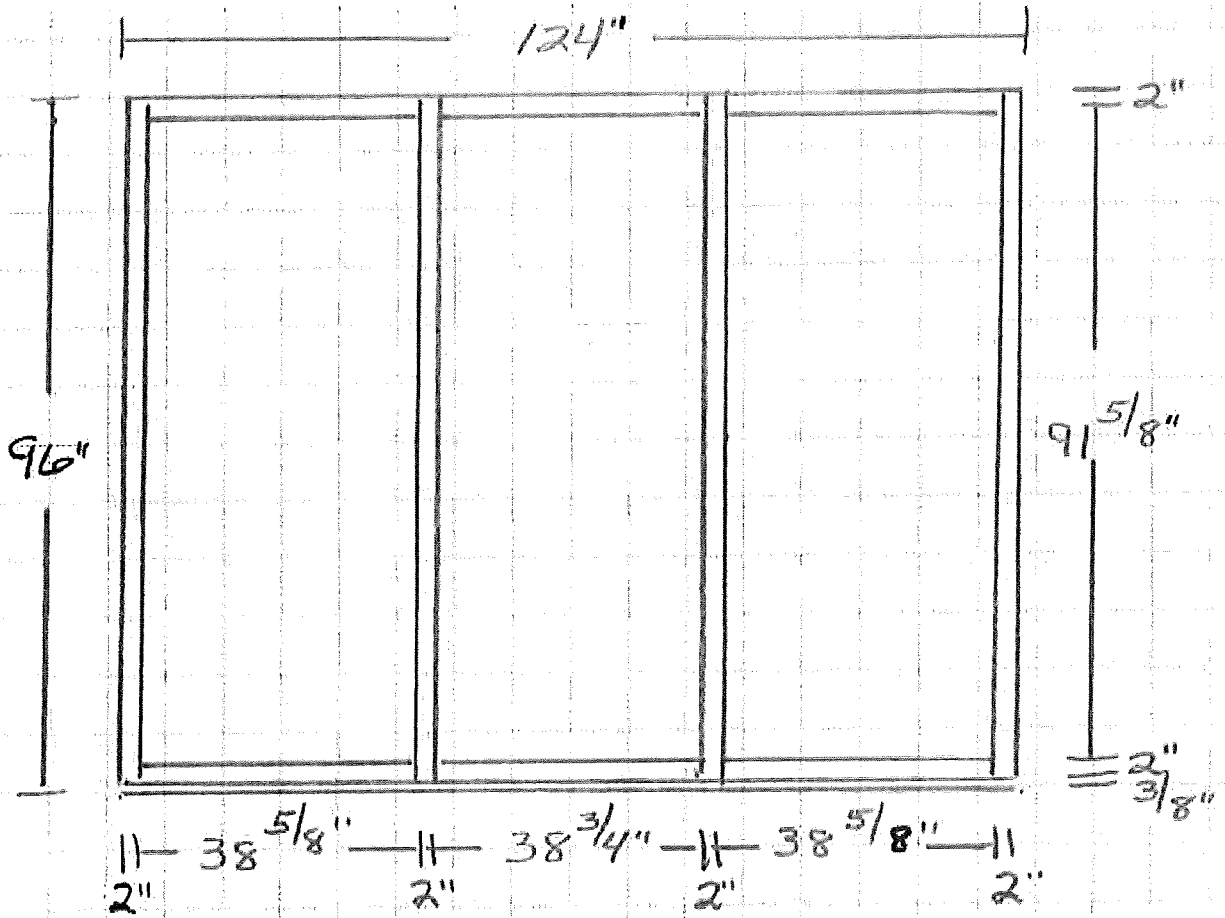
Labor only to provide the work below:

- Remove existing glass.
- Furnish and install two (2) exterior aluminum storefront systems that are approximately 124" x 96" each per the attached sketch and specifications:
 - Aluminum storefront framing to be Tubelite brand, T14000, thermally broken, center glazed, 2" x 4 ½", and will be clear anodized finish.
 - Glass to be 1" overall, tempered, and will be standard bronze, gray, or green tint.
 - Perimeter sealant to be Dow Corning brand, series 795, and will be anodized aluminum in color.

Total Price: \$11,537.00

Authorized Signature _____

Note: This proposal may be withdrawn by us if not Accepted within 30 days.



- THOOD Framing
2" x 4 1/2"
- Center Glazed
- Thermally Broken
- Clear anodized Finish
- 1" OA Glass
Standard Tint
Tempered
- Perimeter Caulking
Dow 795 Anod. Alum.

FactoryDirect**Factory Direct**

8888 Keystone Crossing Suite 1300

Indianapolis, IN 46240

☎ (317) 228-3300

☐ 800-380-4522 Toll-Free

<https://FactoryDirect4Homes.com>

Service@FactoryDirect4Homes.com

DATE

03/18/2023

TOTAL

USD \$5,987.00

TO

Kevin

DESCRIPTION	RATE	QTY	AMOUNT
✓ Ultimate 8000 Series - Picture(s) - Classic Clay (Interior and Exterior) 975 per (See Discount Below)	\$975.00	6	\$5,850.00

• TRUE LIFETIME WARRANTY AND GLASS BREAKAGE WARRANTY - Non-Prorated and Transferable Warranty

• Ultimate Energy Efficient Category

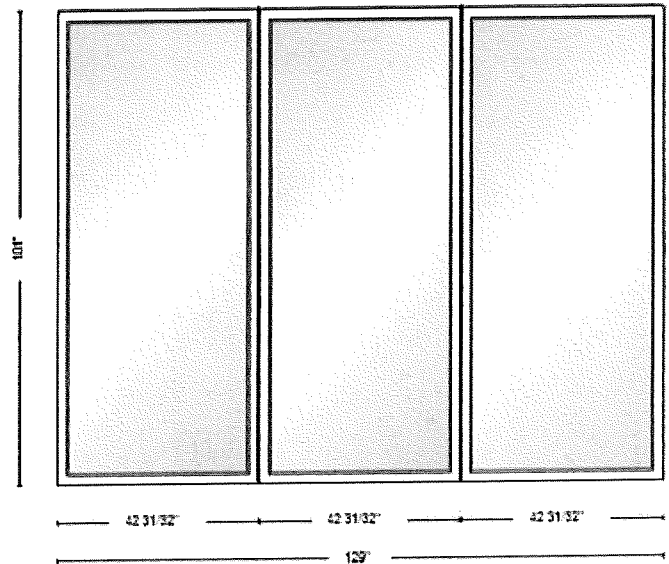
INCLUDED:

- *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
✓ 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	\$8,220.00
DISCOUNT	-\$2,233.00
TOTAL	USD \$5,987.00

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.

Fund Detail History

Date : 06/13/2023 01:42:59 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
Fund # 2216		SubTotal		\$0.00	\$636203.14	\$1912293.09
*** GRAND TOTAL ***				\$0.00	\$636203.14	

Town of Fortville Redevelopment Commission

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

June 13, 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)	\$39,221.55	\$0.00	\$39,221.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,221.55
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	\$1,588,853.31	\$476,516.28	\$441,037.03	\$0.00	\$42,820.00	\$44,820.00	\$44,820.00	\$538,840.00	\$1,112,337.03

TOTAL RDC FUNDS:	\$1,912,293.09
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):	\$1,471,256.06

Prepared by: Adam Zaklikowski, Planning & Building Director

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	36	EA	103.00	3,708.00
	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				

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
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 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

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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

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DISPLAYSALES

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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

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