



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

September 19, 2024 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 individuals 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@fortville.in.gov.

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/81633960266>
Meeting ID: 816 3396 0266
Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*
Amy Lawson, *Vice President*
Chris McCreight, *Secretary*
Ed Brand
Dan Huge
Meghan Britt (*Non-Voting*), *Mt. Vernon Schools*

TOWN CLERK-TREASURER

Melissa Glazier

STAFF

Adam Zaklikowski, *Planning & Building Dir.*
Alex Intermill, *Town Attorney*
Joe Renner, *Town Manager*

- 1) **CALL TO ORDER - ROLL CALL (DECLARATION OF QUORUM)**
- 2) **PLEDGE OF ALLEGIANCE**
- 3) **APPROVE THE MEETING AGENDA**
- 4) **CONSIDER APPROVING MINUTES OF THE JULY 18, 2024 MEETING**
- 5) **OLD BUSINESS - None**
- 6) **NEW BUSINESS:**
 - a) RDC to hold a Public Hearing and consider endorsing the request for a Riverfront Liquor License from Jagwinder Singh for the proposed Taj Indian Restaurant at 202 S. Main Street.
 - b) RDC to authorize a Façade Repair Grant payment to Emerge Church for improvements to 211 S. Merrill Street.
 - c) RDC to authorize a Façade Repair Grant payment to Kevin Crotchfelt for improvements to 222 W. Broadway Street – Libby’s Ice Cream shop.
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES – Krohn & Associates**
- 9) **PUBLIC COMMENTS**
- 10) **STAFF COMMENTS**
- 11) **BOARD COMMENTS**
- 12) **ADJOURNMENT**

Town of Fortville

July 18, 2024

RDC Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway. Meeting was called to order by RDC Vice President Amy Lawson at 6:30 pm.

Present:

Amy Lawson, Vice President; Chris McCreight, Secretary; Ed Brand, RDC Member; Dan Huge, RDC Member; Meghan Britt, MVCSC Rep (Via Zoom), Adam Zaklikowski, Planning Director; Alex Intermill, Town Attorney (Via Zoom).

Not Present:

Scott Meyer, President

Approval of Agenda:

Motion to approve the meeting agenda made by Dan Huge, seconded by Ed Brand. Motion carried unanimously.

Approval of Minutes:

Motion to approve the 6.20.24 meeting minutes made by Ed Brand, seconded by Dan Huge. Motion carried 3-0-1 with Amy Lawson abstaining.

Old Business:

None.

New Business:

- a. RDC to hold a Public Hearing and consider endorsing the request for a Riverfront Liquor License from Preston Zwolle of Du Lit Restaurant at 101 W. Broadway St – Adam Zaklikowski summarized the request. Preston Zwolle presented his request. Ed Brand

made the motion to approve the request and seconded by Dan Huge. Motion carried unanimously.

Review of Financials:

Financials reviewed. Motion was made by Dan Huge and seconded by Ed Brand. Motion carried unanimously.

Approval of Invoices:

None.

Public Comment:

No members of the public wished to speak.

Staff/Board Comment:

No one wished to speak.

Meeting Adjourn:

Dan Huge made the motion to adjourn the meeting at 6:42pm. Ed Brand seconded the motion. Motion carried unanimously.

President: _____
Scott Meyer

Secretary: _____
Chris McCreight

Taj Indian Cuisine
202 S Main Street
Fortville, IN 46040
609-676-6971

August 24, 2024

Adam Zaklikowski
Planning & Building Director
Town of Fortville, Indiana
714 E. Broadway Street
Fortville, IN 46040

Re: Redevelopment River & Lake Liquor License Application for
Taj Indian Cuisine Inc.
202 S Main Street, Fortville, IN 46040

Dear Mr. Zaklikowski

I would like to request that the Fortville Redevelopment Commission consider granting a River & Lake Liquor License to Taj Indian Cuisine Inc.

My business Partners and I are excited for the opportunity to open Taj Indian Cuisine In Downtown Fortville. All of us live in Fortville and we want to part in the revitalization of the Downtown Business District.

Our restaurant will be food focused and family friendly. We have invested over \$150,000 in our restaurant which will have seating for approximately 35 patrons and will employ 4-5 people. The addition of Indian Cuisine will add an ethnic food offering currently not available in the Downtown Business District and will bring more people to Downtown Fortville.

Please let me know if you have any questions or would like any additional information. Thank you for your time and thoughtful consideration of our request.

Sincerely,

DocuSigned by:

3BAF97CDCE564BF...
Jagwinder Singh, President
Taj Indian Cuisine

TOWN OF FORTVILLE, INDIANA

ORDINANCE NO. 2020-5A

AN ORDINANCE ESTABLISHING THE TOWN OF FORTVILLE RIVERFRONT DEVELOPMENT DISTRICT

Recitals

A. The Town of Fortville, Indiana (“Town”), pursuant to Indiana Code § 36-7-14, established the redevelopment area known as the “Town of Fortville Consolidated Redevelopment Area #1.” Both Town and State funds have been used for redevelopment purposes in the area.

B. Indiana Code § 7.1-3-20-16 enables a municipality to create a riverfront development district within a redevelopment area. The Indiana Alcohol & Tobacco Commission (“State ATC”) may, upon recommendation by the Town, issue a non-transferrable permit to the proprietor of a restaurant or event venue for the purpose of selling alcoholic beverages within the boundaries of a riverfront development district.

C. Fortville Redevelopment Commission (“RDC”) determined that the creation of the riverfront development district will help remove some of the barriers to development in the downtown business district. Accordingly, the RDC recommended creating a riverfront development district along with the review procedure outlined in this ordinance.

D. The Fortville Town Council (“Council”) desires to establish the “Town of Fortville Riverfront Redevelopment District,” as described and depicted in Exhibit A to this ordinance and to allow for the issuance of permits to sell alcoholic beverages within the Town of Fortville Riverfront Development District in accordance with the local guidelines provided below, all of which is in accordance with local and State laws.

NOW, THEREFORE, BE IT ORDAINED by the Town Council, as follows:

1. The Town of Fortville Riverfront Development District, as set forth in Exhibit A, is approved and confirmed.

2. The local rules provided below are hereby adopted. Furthermore, these local guidelines shall serve as the criteria by which the RDC shall determine whether an applicant should receive a letter requesting the State ATC’s approval of a request for a riverfront development district permit:

a. The proprietor shall submit a Letter of Request to the RDC explaining the need for the permit, the intended type of business, and the square footage of the building.

b. The RDC shall conduct a Public Hearing and a notice shall be posted on the site a minimum of 10 days in advance of the meeting.

d. In making its decision of approval or denial, the RDC shall consider the following criteria:

i) The proprietor's reputation and business plan;

ii) The business is focused on a dining and/or entertainment experience rather than an alcohol-based consumption experience;

iii) The business will not be detrimental to nearby property values;

iv) The nature of the business will further the intent of perpetuating Fortville as an enjoyable, mixed-use small town atmosphere for residents and visitors alike; and

v) The ability of the business to draw new business activity to the town.

e. The business must be located within a TIF District.

f. The RDC shall provide an approval/endorsement letter to the proprietor and the State ATC.

g. Annual renewals and complaints shall be reviewed by the RDC.

i) The State ATC will automatically renew a riverfront permit if there is no notification from the RDC.

ii) If a complaint is filed, the RDC shall hold a Public Hearing to discuss the complaint with the permit holder and remonstrators.

iii) Upon review, the RDC shall notify the State ATC of its findings.

3. This ordinance shall be effective upon passage.

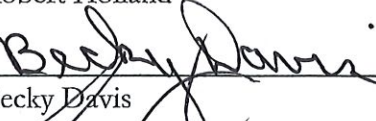
ADOPTED BY THE FORTVILLE, INDIANA TOWN COUNCIL THIS 13th DAY
OF June, 2020.

TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL


Voting Affirmative:


Fred (Fritz) Fentz, Council President

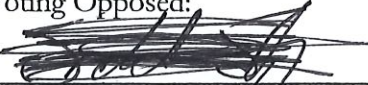
Robert Holland


Becky Davis


Tonya Davis


Libby Wyatt

Voting Opposed:

~~~~
Fred (Fritz) Fentz, Council President


Robert Holland

Becky Davis

~~~~
Tonya Davis

Libby Wyatt

ATTEST:


Melissa Glazier
Clerk-Treasurer

APPROVED AS TO FORM:

Alex Intermill
Town Attorney



211 S Merrill St | Fortville, IN 46040 | 317.674.3366 | emerge317.church

Sep 19, 2024

RDC Grant Payment Request for Completed Work - Emerge Church

Mr. Adam Zaklikowski, Mr. Scott Meyer, & RDC Committee

Town of Fortville – 714 E. Broadway St., Fortville, IN 46040

Team,,

Thank you for your approval of our project and funding request for Emerge Church at 211 S Merrill St, Fortville from the Redevelopment Commission on June 20, 2024!

As you are aware, we purchased this building after it was sitting vacant for +5yrs. We have fully remodeled the interior and have now updated the outside!

With the approved funding, we went forward with:

1. Storm Warriors - For the facade roof replacement + sign with black asphalt shingles out front of the building. The original bid and final invoice was \$6,792.42. We are requesting a repayment of \$3,396.21.
2. On-it-Painting – For the painting of the exterior of our building and the sign out front. Original approved amount was \$4,977. Final bill was \$5,877 but only requesting the 50% of original. We ar requesting a repayment of \$2,488.50

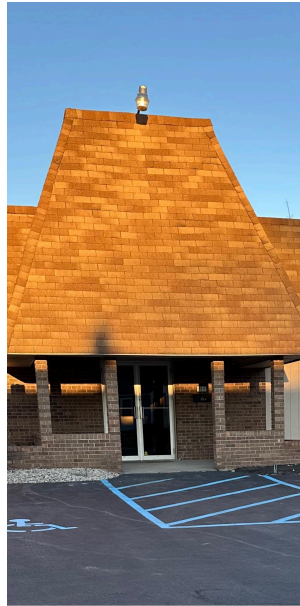
The total amount of the grant refund we are requesting is \$5,884.71 via a check to Emerge Church. We are submitting our paid receipts + invoices along with this letter for proof of payments.

Thank you so much!!

A handwritten signature in black ink, appearing to read "Curt Edmondson", written in a cursive style.

Pastor Curt Edmondson

630.849.4523 cell || curt@emerge317.church





Storm Warrior Roofing & Restoration
190 Commerce Drive, Unit 6, Franklin, IN, 46131

Location Address
211 South Merrill Street
Fortville, IN 46040

Curt Edmondson Emerge Church
211 South Merrill Street
Fortville, IN 46040

INVOICE

Job: 592: Curt Edmondson Emerge Church
Invoice Number: 592-1
Invoice Date: 07/29/2024
Terms: Upon Receipt

| | PRICE |
|---|-------|
| INSURANCE CLAIM | |
| Curt Edmondson Emerge Church | |
| Roofing Section | |
| <ul style="list-style-type: none"> - Remove existing shingles down to deck. - Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$55 per sheet. - Install 3' of Ice & Water shield at all gutter lines and valleys. - Install Raptor synthetic underlayment to keep roof dry. - Install Owens Corning Starter Strip Shingles along all gutter lines, rake edges. - Install Owens Corning Shingles Limited Lifetime Dimensional Shingles per specifications using 1 1/4" roofing nails. - Install Owens Corning ProEdge Hip & Ridge Shingles - Install new Vent Sure ridge vent. - Install new pipe, step and chimney flashings. - Clean up all job related debris - Provide 15 yr workmanship warranty and provide owner with an OWENS CORNING PROTECTION LIFETIME WARRANTY | |
| Shingle Selection | |
| Owens Corning TruDefinition Duration AR | |
| Color: Onyx Black | |
| Materials | |
| Owens Corning ProEdge AR (33') | |
| Owens Corning Starter Strip Plus - 7 3/4" (105') | |
| Owens Corning RhinoRoof U20 Synthetic Underlayment (10 sq) | |



Owens Corning Starter Strip Plus - 7 3/4" (105)

Owens Corning RhinoRoof U20 Synthetic Underlayment (10 sq)
In Warehouse

Owens Corning RhinoRoof Granulated Ice & Water Shield (2 Sq)
In Warehouse

Top Shield Electro Galvanized Steel Roofing Coil Nails - 1 1/4" (7200 Cnt)
In Warehouse

Top Shield Plastic Cap Nails - 1 1/4" (2000 Cnt)
In Warehouse

Geocel 2300 Construction TriPolymer Sealant (10.3 oz)
color: black
In Warehouse

Top Shield Aluminum Drip Edge - .019 - T Style - 1 1/2" (12)
Color: Black

Labor

Tear off and Install Laminated Shingles

Steep Charge - 12/12+ Pitch

3 Story Charge

Supplier Delivery Fee

Other - Dump Fees
Double for every additional layer

Subtotal: Curt Edmondson Emerge Church

\$6,792.42



Grand Total

\$6,792.42

Payments/Credits:

06/22/2024 **\$3,396.21**

Total Received: **\$3,396.21**

Invoice Balance Due: **\$3,396.21**

REMIT TO:

190 Commerce Drive, Unit 6, Franklin, IN, 46131

Company Representative:

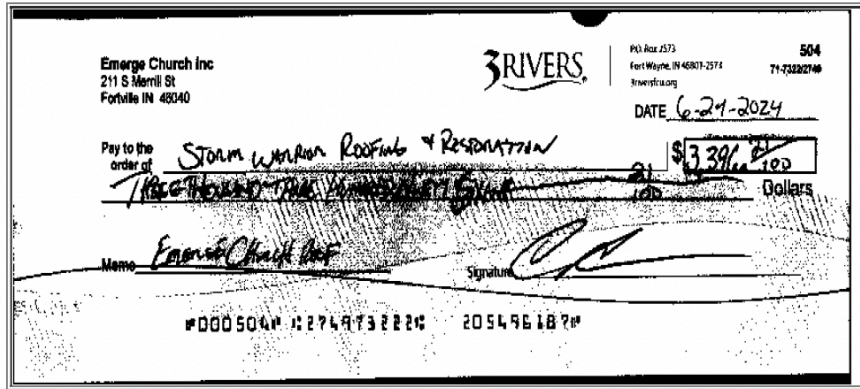
Scott Leigh
(317) 403-2240
scottl@stormwarriorroof.com



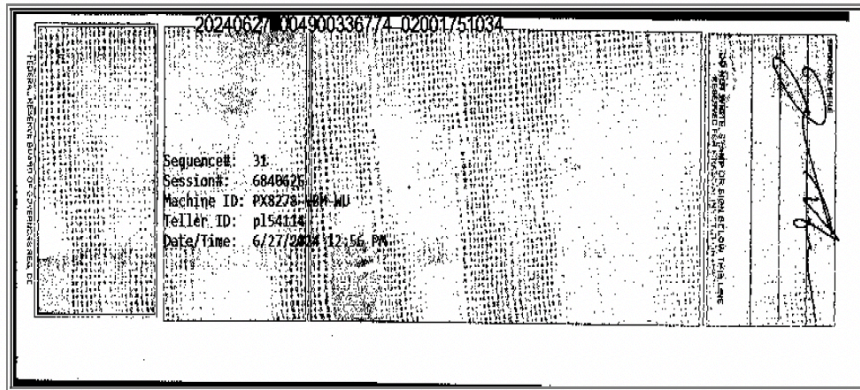
Account: 208496
Name:
Address:

08/14/24

The image shown below represents an official copy of the original document as processed by our institution



000504 06/28/24 10031390 3396.21





Storm Warrior Roofing and Restoration

*
Check #099045



Proof of Payment
Date: August 15, 2024
Emerge Church Inc
211 S Merrill St, Fortville IN 46040

Payment Details

| | |
|------------------------|---|
| Amount | \$3,396.21 |
| Scheduled Send Date | 8/2/2024 |
| Scheduled Deliver Date | 8/8/2024 |
| From | Emerge Church Inc Checking *6187 |
| Repeat | One-time |
| Memo | |
| Status | Check Cleared |
| Delivery Method | Check #099045 |
| Confirmation # | C67-E87-FAE-002 |

Tracking Information

| | |
|-------------------------|-----------|
| Payment has been mailed | 8/5/2024 |
| Expected Deliver Date | 8/8/2024 |
| Check has cleared | 8/12/2024 |



ONIT Painting
 8345 Clearvista Pl Unit 300
 Indianapolis, IN 46256 US
 +1 3178249322
 info@onitpainting.com
 onitpainting.com



Receipt

Received From
 Curt Edmondsun
 211 South Merrill Street
 Fortville, IN 46040
 United States

Date: 08/15/2024
Payment Method: Check
Reference No: 099049

| Invoice Number | Invoice Date | Due Date | Original Amount | Balance | Payment |
|----------------|--------------|------------|-----------------|---------|---------|
| 4997 | 08/08/2024 | 08/08/2024 | 5877.00 | 5877.00 | 5877.00 |

Memo: Amount Credited: \$0.00
 Total: \$5,877.00

ONiT

*

Check #099049



Proof of Payment
Date: August 15, 2024
Emerge Church Inc
211 S Merrill St, Fortville IN 46040

Payment Details

| | |
|------------------------|---|
| Amount | \$5,877.00 |
| Scheduled Send Date | 8/12/2024 |
| Scheduled Deliver Date | 8/16/2024 |
| From | Emerge Church Inc Checking *6187 |
| Repeat | One-time |
| Memo | |
| Status | Mailed |
| Delivery Method | Check #099049 |
| Confirmation # | 286-7BB-D67-002 |

Tracking Information

| | |
|-------------------------|-----------|
| Payment has been mailed | 8/13/2024 |
|-------------------------|-----------|

From: [Zaklikowski, Adam](#)
To: [Kevin Crotchfelt \(180 Property Remodels LLC\)](#); [Scott Meyer](#); [Amy Lawson](#); [Chris McCreight](#); [Ed Brand](#); [Dan Huge Glazier, Missy](#); [Alex Intermill \(Bose McKinney & Evans\)](#)
Subject: FW: 222 W Broadway Facade Grant for RDC
Date: Thursday, September 19, 2024 10:17:11 AM
Attachments: [image001.png](#)
[Ebay - Gas Pump 222 W Broadway.pdf](#)
[Juan Mendez Remodeling - Paint 222 W Broadway.pdf](#)
[King Exteriors - Siding-Soffit-Facia - 222 W Broadway.pdf](#)
[Masonry Work - 222 W Broadway.pdf](#)
[Mollet Garage Doors - 222 W Broadway.pdf](#)
[Mollett Garage Doors 2 - 222 W Broadway.pdf](#)
[Quality Asphalt - 222 W Broadway.pdf](#)
[Schouten Metalcraft - 222 W Broadway.pdf](#)
[Windows-Doors - 222 W Broadway.pdf](#)

Thank you Kevin.

RDC Members – Attached are the paid invoices for 222 W Broadway. Mr. Crotchfelt exceeded his portion of the 50% match, which is fine. Total shown to have been paid by him was \$63,132.96. RDC pledged \$28,199.04. Therefore, request tonight will be for \$28,199.04 to 180 Property Remodels, LLC.

From: kevin.crotchfelt@gmail.com <kevin.crotchfelt@gmail.com>
Sent: Wednesday, September 18, 2024 8:34 PM
To: Zaklikowski, Adam <azaklikowski@fortville.in.gov>
Subject: RE: 222 W Broadway Facade Grant for RDC

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

Sorry about that, Adam.

Here you go.

Kevin

From: Zaklikowski, Adam <azaklikowski@fortville.in.gov>
Sent: Wednesday, September 18, 2024 10:22 AM
To: Kevin Crotchfelt (180 Property Remodels LLC) <kevin.crotchfelt@gmail.com>
Subject: FW: 222 W Broadway Facade Grant for RDC
Importance: High

Hi Kevin – I've got all of the photos, but the paid receipts were not attached to any of the emails. Please provide. Thanks!

Adam Zaklikowski, AICP
Planning & Building Director

Town of Fortville

714 E. Broadway St.
Fortville, IN 46040
Direct (317) 482-4050
azak@fortville.in.gov



From: kevin.crotchfelt@gmail.com <kevin.crotchfelt@gmail.com>

Sent: Sunday, September 08, 2024 12:30 PM

To: Zaklikowski, Adam <azaklikowski@fortville.in.gov>

Subject: 222 W Broadway Facade Grant for RDC

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

Good Morning Adam,

The next three or four emails will be the remodel of the exterior of 222 W Broadway St. for the RDC. Attached are the paid receipts for the exterior remodel and before and after photos. Please let me know if I have missed anything.

Regards

Kevin Crotchfelt
15180 W Broadway Properties, LLC
480-225-7948



Shop by category

Search for anything

All Categories

Search

Thanks for shopping with us!

When your order is done processing, we'll email info to kevin.crotchfelt@gmail.com.

You should get your order by **Jul 5**.

Order total: \$1,325.73

Shipping to:

7323 Lesley Ave, Indianapolis, IN 46250-2639, United States

Order number: **14-11708-15980**



NEW GULF REPRODUCTION GAS PUMP - ANTIQUE ...

You should get it by Jul 5.

[See order details](#)

How do you like our checkout? [Give us feedback](#)

Related sponsored items



Gulf Oil Old-Time Gas Pump, 40in.H

New

\$799.99

Free shipping

6 watchers

VINTAGE 1953 GULF GASOLINE PORCELAIN GAS STATION PUMP...

Pre-owned

\$159.99

Free shipping

Top Rated Plus Seller with 99.4% positive feedback

Handmade Tin Vintage Gulf Super Gas Pump Model - Tinplate - Met...

New

\$115.89

Free shipping

Seller with 100% positive feedback



JM Paint Specialist LLC

PO Box 26158
Indianapolis, IN 46226 US
+1 3173324845
jmpaintspecialist1@gmail.com



INVOICE

BILL TO
180 PROPERTY REMODELS LLC

INVOICE 2041
DATE 09/17/2024
TERMS Net 30
DUE DATE 10/17/2024

| DATE | | QTY | RATE | AMOUNT |
|------|-----------------------------|-----|----------|----------|
| | Paint SHOP | 1 | 1,900.00 | 1,900.00 |
| | Exterior Paint | | | |
| | Primer and caulk new siding | | | |
| | Paint Trim | | | |
| | Primer block | | | |
| | Paint 2 coat new siding | | | |
| | Paint 2 coat block | | | |
| | Price only labor | | | |

We appreciate your business and look forward to helping you again soon!

BALANCE DUE

\$1,900.00

Please make checks payable to JM Paint Specialist LLC.

180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46250-2639

1238

71367748
06

9/11/2024 Date

CHECK ARMOR

Pay to the
Order of

Juan Mendez

\$ 5,700

Five thousand seven hundred

no Dollars

Photo Safe Deposit
Click on box

gbc BANK

222 W Brady

For Paint (14 Ward & Garage)

[Signature] AP



www.kingexteriorsllc.com

5110 W Morris St
 Indianapolis In 46241
 Phone: 317-871-1567
 manager@kingexteriorsllc.com

INVOICE # 3
 DATE August 15, 2024

To: Kevin
 Job: 222 w broadway st
 Fortville in

Phone:

| QTY | Description | Unit Price | Line Total |
|-----|-----------------|------------|------------|
| 10 | Sq siding | \$200.00 | \$2,000.00 |
| 250 | Vinyl soffit | \$3.00 | \$750.00 |
| 280 | Aluminum fascia | \$2.50 | \$700.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|---------------|------------|
| SubTotal | \$3,450.00 |
| Sales TAX | |
| Invoice Total | \$3,450.00 |



TERMS & CONDITIONS
 Make all checks payable to KING EXTERIORS LLC
 Payment is due within 15 days
 3- years labor only warranty

For Deposit Only - JPMC

CHECK
FOR DEPOSIT ONLY

Handwritten signature

180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46250-2639

1248
71-367749
06

7/25/2024
Date

CHECK ANYTIME

Pay to the Order of King Exteriors \$ 3,443
Three thousand four hundred forty-three & 10/100 Dollars



gbc BANK

For Sidney Roberts 222 W. Broadway *[Signature]*





April 17, 2024

222 W Broadway St
Fortville, IN

Invoice \$7000
Deposit \$3500 3/27/24
Balance due \$3500

Scope labor & material to install brick veneer on front exterior

- 1) Wall in 3 openings. Prep hearth footer for installation of brick veneer to North & west facing exterior walls
- 2) Locate white faced brick. (Frost m/s) or equal
- 3) Build brick veneer (~ 2500 bricks) according to design provided by customer
- 4) Clean up and remove all waste

PO Box 3093, Carmel, IN, 46082 (317) 513 - 4383

Paid in full 4/17/2024

SERVICE AGREEMENT

THIS SERVICE AGREEMENT ("Agreement") is made and entered into by and between Quality Asphalt Seal Coating & Striping, Inc. ("Contractor") and _____ ("Owner") and is effective as of the date of the final signature (the "Effective Date").

For the consideration specified below, the Contractor and the Owner agree as follows:

ARTICLE I. SCOPE OF WORK

The Contractor shall furnish all the materials and perform all of the work shown in the Estimate attached and incorporated **Exhibit A** (the "Estimate"), as it pertains to work to be performed on Owner's property located at the address in Owner's signature line on the final page of this Agreement. The Estimate is valid for 30 days.

ARTICLE 2. ACCESS TO AREA

- 2.1. Before the start of work, Owner shall be responsible for moving any vehicles or obstructions in the area of work. Owner shall ensure Contractor has access to the entire work area throughout completion of the project. Contractor is not responsible for delays due to Owner's failure to ensure access to work area.
- 2.2. Owner shall obtain any required applications, permits, or approvals.
- 2.3. Unless otherwise stated in the Estimate, Contractor is not responsible for permits or approval by City, County, or Homeowners' Associations ("HOA").
- 2.4. Owner shall identify and mark all underground lines, site lighting, irrigation, and/or non-member utilities (i.e., companies not required to register with the Indiana Underground Plant Protection Service a/k/a Indiana 811).

ARTICLE 3. PAYMENT TERMS

- 3.1. Owner shall pay 50% of the total price identified on the Estimate as a down payment in order for Contractor to schedule the project.
- 3.2. Unless otherwise stated in the Estimate, the remaining balance is due upon substantial completion.
- 3.3. If the Estimate provides for progress payments and Owner fails to timely make progress payments, Contractor can withdraw, stop or delay work, or terminate this Agreement at any time to ensure final payment.
- 3.4. The Estimate is based on the work identified in the Estimate. Additional quantities will be billed at an additional cost, to be agreed upon by the parties in writing prior to starting work. **The costs quoted in the Estimate are only valid for 30 days**, after such time, costs are subject to change due to price increases in fuel and raw materials
- 3.5. For each payment not received within seven (7) days after the due date, Owner will be charged a late fee in the amount of \$250. This late payment charge shall be in addition to Contractor's other remedies in the event of default. In addition to late payment charges, Owner will be charged 12% interest per annum on the total unpaid balance (including late fees) beginning on the 1st day of any month.

- 3.6. If an Owner's check or payment is returned by the bank or credit card company for any reason, Owner shall pay Contractor an additional \$250 in administrative costs.
- 3.7. Overtime rates will be billed for holidays and weekends.

ARTICLE 4. TIME FOR COMPLETION

The work shall be scheduled after Owner's payment of 50% of the total price identified on the Estimate and shall be completed within the number of business days following such date as identified in the Estimate. Business days do not include holidays or weekends (which will be billed at overtime rates as set forth in Section 3.7). Contractor shall not be liable for any delay or nonperformance caused by weather delays, an act of God, strikes, unavailability of materials, pandemic, or any other contingency beyond Contractor's control.

ARTICLE 5. ASPHALT WORK

- 5.1 All work shall be performed in a thorough, efficient, professional, and workmanlike manner, promptly and with due diligence and care.
- 5.2 Paver seams and small rough spots in new asphalt are typical and will subside over time with traffic.
- 5.3 If anyone other than Contractor removes barriers, Contractor is not responsible for delayed dry time of sealer or tracking of sealer due to disregarding of barriers.
- 5.4 Contractor is not responsible for loose asphalt that may pull up from applying rubberized crack material.
- 5.5 Contractor cannot guarantee permanent closure of cracks.
- 5.6 Contractor is not liable for damage to asphalt, sealcoat, concrete – such as markings, footprints, graffiti, etc. – that occurs after installation or that is due to gasoline, oil, hydraulic, or power steering fluid.
- 5.7 Contractor is not liable for any shifting or shrinkage cracks or spalling in the concrete.
- 5.8 Sealcoating of new pavement is recommended 60 days after installation. Failure to do so will void the warranty in Article 6.
- 5.9 Contractor is not responsible for inadequate subgrade upon removal of asphalt or otherwise.
- 5.10 Due to existing conditions, Contractor cannot guarantee complete drainage, including but not limited to, standing water, seepage under garage doors and doorways, and against curbs and other barriers.

ARTICLE 6. WARRANTY

All workmanship and materials are guaranteed for one year and limited to defects in workmanship within the scope of work that become known within one year from the date of completion.

ARTICLE 7. MISCELLANEOUS PROVISIONS

- 7.1. Entire Agreement. This Agreement sets forth the entire agreement between the parties and supersedes all prior negotiations, representations, agreements, whether written or

oral, between the parties. This agreement may only be modified by a written document that is executed by both parties.

- 7.2. No Assignment. This agreement cannot be assigned by Contractor without prior written consent of Owner.
- 7.3. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Indiana. The Parties: (i) agree that litigation initiated by either Contractor or Owner related in any way to this Agreement shall be brought and litigated in a state court of competent jurisdiction located in Marion County, Indiana; (ii) consent to the exclusive personal jurisdiction and venue of such courts; and (iii) waive any defense of *forum non conveniens*.
- 7.4. Attorney's Fees. If Owner breaches this Agreement and/or Contractor is required to hire a lawyer to enforce its rights under this Agreement, Contractor shall be entitled to recover its reasonable attorney's fees, court costs, and out-of-pocket expenses incurred in connection.

QUALITY ASPHALT SEAL COATING & STRIPING, INC.

Signature _____
Address 6709 Southeastern Ave.
Indianapolis, IN 46203
Phone Number 317.728.2006
E-Mail Address Kgardner8888@yahoo.com

OWNER

Signature K. Crutkelt
Printed Name Kevin Crutkelt
Address 222 W. Broadway St
Fortville, IN 46040
Phone Number 480-225-7948
E-Mail Address Kevin.Crutkelt@gmail.com

180 Property Remodels, LLC

P.O. Box 501912
Indianapolis, IN 46250
LIC# GL2000151

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/2/2024 | 167 |

| Bill To |
|-----------------------------------|
| 15180 W. Broadway Properties, LLC |

*92.10k
7/6/2024*

| P.O. No. | Terms | Project |
|----------|-------|---------|
| | | |

| Quantity | Description | Rate | Amount |
|--------------|---|-----------|-------------|
| 1 | Paving Parking Lot at 222 W Broadway St - 50% Deposit | 10,000.00 | 10,000.00 |
| Total | | | \$10,000.00 |

180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46260-2639

1225

71-367/749
06

7/1/2024 Date



Pay to the
Order of

Quality Asphalt

\$ 10,000—

Ten thousand

50/100

Dollars



Photo
Safe
Deposit®
Details on back

gbc BANK

For 80% Asphalt 222 Brand.

[Handwritten Signature]

... 290092 903620071539

PAY TO THE ORDER OF
JPMORGAN CHASE BANK, N.A.
INDIANAPOLIS, IN 46203
▶ 07400010 ◀
FOR DEPOSIT ONLY
QUALITY ASPHALT SEALCOATING
AND STRIPING INC.
239369595

JPMorganChaseBank 070306 290038 903350163131

PAY TO THE ORDER OF
JPMORGAN CHASE BANK, N.A.
INDIANAPOLIS, IN 46203
⑆074000010⑆
FOR DEPOSIT ONLY
QUALITY ASPHALT SEALCOATING
AND STRIPING INC.
239369595

180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46250-2639

1227
71-367/749
06

7/3/2024

Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Quality Asphalt

\$ 10,000 -

Ten thousand

00/100

Dollars



Photo Safe
Deposit®
Details on back

gbc BANK

For

Food Post Asphalt 222 Brand

K. [Signature]

ESTIMATE

Schouten Metalcraft, Inc.
P.O. Box 58
Pendleton, IN 46064-0058

sales@schoutenmetalcraft.com
+1 (317) 546-2639
schoutenmetalcraft.com



Kevin Crotchfelt
Bill to
Kevin Crotchfelt
222 W. Broadway Street
Fortville, IN 46040

Estimate details

Estimate no.: 4414
Estimate date: 04/01/2024
Expiration date: 04/16/2024

| # | Product or service | Qty | Rate | Amount |
|----|---|-----|----------|------------|
| 1. | Custom Fabrication Custom design and fabricate 11 corbels per drawing attached. Material will be powder coated textured black (matte with slight texture) | 11 | \$275.00 | \$3,025.00 |
| 2. | Delivery Delivery of above material to above address. | 1 | \$125.00 | \$125.00 |

Ways to pay



Contact Schouten Metalcraft, Inc. to pay.

| | |
|--------------|-------------------|
| Subtotal | \$3,150.00 |
| Sales tax | \$211.75 |
| Total | \$3,361.75 |

Note to customer

If you wish to proceed with this project, please sign below and return to Schouten Metalcraft. Project will not be scheduled until signed quote is returned and deposit received.

TERMS: 50% deposit, balance due 15 days after completion. Credit cards are accepted; an additional 4% will be applied.

Expect this project to be completed within 16 weeks from date this estimate is signed and accepted.

Accepted By: _____

Date: _____

| | |
|-------------|------------|
| Deposit due | \$1,680.00 |
| Expiry date | 04/16/2024 |

4490 2670

1263

49711516

180 PROPERTY REMODELS LLC

Security Features exceed industry standards and include:

- **ImageMatch:** Matching serial and check number
- **Mobile Deposit:** Mobile deposit check mark to indicate check is deposited via mobile device
- **The Security View:** system is built designed to detect, trans
- **Microprint:** MICR lines printed on front and back
- **The words "ORIGINAL DOCUMENT"** across the back
- **Photo Safe Deposit:** from visible on front and back

On no cash:

- Any of the features listed above are missing or appear altered
- Any of the words listed above are missing or appear altered
- Other signs of damage or tampering on both front and back

CHECK BOX FOR MOBILE-REMOTE DEPOSIT
WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE

Schawter Metal Craft
Mobile deposit

180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46250-2639

1263

71-36378

8/14/2024

Date

62553 8888

Pay to the Order of

Schawter Metal Craft

\$ 1,681.75

One thousand six hundred eighty-one

75/100 Dollars



gbc BANK

For Orbitals for 222w. 5000

[Signature]

180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46250-2639

1188

71-367749
06

9/21/2024 Date

CHECK IMAGE

Pay to the
Order of

Schouten Mcklercraft

\$ 1,680.00

One thousand six hundred eighty ^{xxx}/₁₀₀ Dollars



gbc BANK

For Deposit Credits

K. [Signature]

180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46250-2639

Security features exceed industry standards and include:
- Integrated Microprint, serial and check number
- Security watermark
- Security fibers
- Security threads
- Security window
- Security design in detail
- Security design in color
- The words "SECURITY" and "ATM" on the back
- Security features visible on front and back

For more info:
- Visit the website www.gbc.com
- Call 1-800-441-1211
- Visit the branch

DEPOSIT BOX FOR MOBILE DEPOSIT
Mobile deposit
Schouten Mcklercraft

Proposal

Triple B Remodeling

7343 Glensford Dr.
Avon, In. 46123
Phone: 317-438-9254
Email: ken.kintyle.kk@gmail.com

Date: 1/30/24

| | | | | | |
|-----------------------|----------------------|----------|-----------------|-------|------|
| Proposal submitted to | 15180 Properties LLC | Job name | Filling Station | Ref # | 1342 |
|-----------------------|----------------------|----------|-----------------|-------|------|

Address : 222 W.Broadway St.
Fortville, In. 46040

| | | | | | |
|------------|------|----------------------------|---------|-----------------|---|
| Proposal # | 1342 | Proposal valid till date # | 4/30/24 | Number of pages | 2 |
|------------|------|----------------------------|---------|-----------------|---|

I hereby submit specifications and details for: Window, Door Installation

Triple B Remodeling will supply the labor and materials to install (7) windows, and (1) entry door with panic bar purchased by:
15180 Properties LLC.

| | |
|--------------|-------------------|
| Door: | \$1,027.80 |
| Windows: | \$5,409.90 |
| Labor: | \$3,200.00 |
| Materials: | \$657.84 |
| Total | \$9,367.74 |

I hereby propose to furnish labor to complete the job as per the above specifications:

With the terms of payments as follows: See above terms.
Make all checks payable to Ken Kintyle

Please revert for any clarification / further details.

Authorized Signatory: Name _____ Signature: _____

Acceptance of Proposal

I/We have reviewed your proposal and hereby indicate our acceptance of the same, as per the details, specificatio and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the fi as per agreed herein.

180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46250-2839

1153

71-367749
06

9/4/2024

Date **BCHECK AMOR**

Pay to the
Order of

Kens Kutyle

\$5,222.48

Five thousand two hundred twenty two and 48/100 Dollars



Mobile
Deposit
Deposit on line

gbbc BANK

For Windows 222 w. Blvd.



180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46250-2639

1154

71-267749

06

4/4/2024

Date

CHECK AMOUNT

Pay to the
Order of

Ken Kynhly

\$1,000

One thousand six hundred

~~no~~

Dollars



Photo
Safe
Deposit
Boxes in Bank

gbc BANK

For: HALL WILLIAMS 222 W. BIRD

[Handwritten Signature]

180 PROPERTY REMODELS LLC
7323 LESLEY AVE
INDIANAPOLIS, IN 46250-2639

1234

71-381749

06

7/8/2024

Date

CHECK AMOUNT

Pay to the
Order of

Ken K. Whyte

\$ 1950 -

One thousand nine hundred fifty

xxo/xx Dollars



Free
Per
Deposit

gbc BANK

For Windows Fund Scts



OPEN

CARLUX
OPEN

2022

CARLUX



CARLUX









222











Fund Detail History

Date : 09/18/2024 01:11:50 PM
 FUND_HIST_DETAIL.FRX

Fund 2216
 All History

| FUND | ACCT PERIOD | TITLE | BEGIN YR BAL | RECEIPTS YTD | EXPENDED YTD | CURRENT BAL |
|------------------------------|-------------|----------------------------------|--------------------------------|--------------|--------------|--------------|
| 2216 | 1/2024 | Economic Development (Operating) | \$3081179.34 | \$0.00 | \$5900.00 | \$3075279.34 |
| DATE | DOC NUM | CK NUM | VENDOR / RECEIVED FROM | RECEIVED | EXPENDED | BAL |
| 01/08/2024 | 56852 | 56852 | MERIDIAN TITLE COPRORATION | \$0.00 | \$5900.00 | \$3075279.34 |
| DAILY SUMMARY FOR 01/08/2024 | | | | \$0.00 | \$5900.00 | \$3075279.34 |
| 02/01/2024 | 57101 | 18520 | PRISER APPRAISALS | \$0.00 | \$900.00 | \$3074379.34 |
| DAILY SUMMARY FOR 02/01/2024 | | | | \$0.00 | \$900.00 | \$3074379.34 |
| 02/16/2024 | 54777 | | ASAP | \$0.00 | \$0.00 | \$3074379.34 |
| 02/16/2024 | 54778 | | ASAP | \$615.00 | \$0.00 | \$3074994.34 |
| DAILY SUMMARY FOR 02/16/2024 | | | | \$615.00 | \$0.00 | \$3074994.34 |
| 02/26/2024 | 57401 | 18588 | AMANDA MCALARNEY, SOCIAL MEDIA | \$0.00 | \$562.50 | \$3074431.84 |
| DAILY SUMMARY FOR 02/26/2024 | | | | \$0.00 | \$562.50 | \$3074431.84 |
| 03/27/2024 | 57790 | 57790 | MERIDIAN TITLE COPRORATION | \$0.00 | \$582807.09 | \$2491624.75 |
| DAILY SUMMARY FOR 03/27/2024 | | | | \$0.00 | \$582807.09 | \$2491624.75 |
| 03/28/2024 | 57780 | 18677 | BOSE MCKINNEY & EVANS LLP | \$0.00 | \$22712.50 | \$2468912.25 |
| 03/28/2024 | 57781 | 18674 | AMERICAN ENVIRONMENTAL | \$0.00 | \$1650.00 | \$2467262.25 |
| 03/28/2024 | 57783 | 18684 | MERIDIAN TITLE COPRORATION | \$0.00 | \$0.00 | \$2467262.25 |
| DAILY SUMMARY FOR 03/28/2024 | | | | \$0.00 | \$24362.50 | \$2467262.25 |
| 04/04/2024 | 57852 | 18672 | JASON RANDALL WILKINSON | \$0.00 | \$160000.00 | \$2307262.25 |
| DAILY SUMMARY FOR 04/04/2024 | | | | \$0.00 | \$160000.00 | \$2307262.25 |
| 05/01/2024 | 54778 | | ASAP | \$-615.00 | \$0.00 | \$2306647.25 |
| DAILY SUMMARY FOR 05/01/2024 | | | | \$-615.00 | \$0.00 | \$2306647.25 |
| 05/23/2024 | 58379 | 18843 | AIM Media Indiana | \$0.00 | \$46.90 | \$2306600.35 |
| 05/23/2024 | 58380 | 18846 | O.W. KROHN & ASSOCIATES,LLC | \$0.00 | \$3105.00 | \$2303495.35 |
| 05/23/2024 | 58381 | 18842 | BOSE MCKINNEY & EVANS LLP | \$0.00 | \$6976.00 | \$2296519.35 |
| DAILY SUMMARY FOR 05/23/2024 | | | | \$0.00 | \$10127.90 | \$2296519.35 |
| 05/30/2024 | 58452 | 18853 | BOSE MCKINNEY & EVANS LLP | \$0.00 | \$3555.00 | \$2292964.35 |
| DAILY SUMMARY FOR 05/30/2024 | | | | \$0.00 | \$3555.00 | \$2292964.35 |
| 06/07/2024 | 58485 | 18870 | BOSE MCKINNEY & EVANS LLP | \$0.00 | \$2106.04 | \$2290858.31 |
| DAILY SUMMARY FOR 06/07/2024 | | | | \$0.00 | \$2106.04 | \$2290858.31 |
| 06/12/2024 | 55756 | | HANCOCK COUNTY TREASURER | \$848700.43 | \$0.00 | \$3139558.74 |
| 06/12/2024 | 58670 | 58670 | HANCOCK COUNTY TREASURER | \$0.00 | \$3540.00 | \$3136018.74 |
| DAILY SUMMARY FOR 06/12/2024 | | | | \$848700.43 | \$3540.00 | \$3136018.74 |
| 07/16/2024 | 58966 | 19000 | JASON RANDALL WILKINSON | \$0.00 | \$5000.00 | \$3131018.74 |
| DAILY SUMMARY FOR 07/16/2024 | | | | \$0.00 | \$5000.00 | \$3131018.74 |
| Fund # 2216 SubTotal | | | | \$848700.43 | \$798861.03 | \$3131018.74 |
| *** GRAND TOTAL *** | | | | \$848700.43 | \$798861.03 | |

Town of Fortville Redevelopment Commission

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

September 18, 2024



| Commitment | Pledged | Date Pledged | Paid | REMAINING COMMITMENTS | | | | | TOTAL REMAINING |
|---|-----------------------|--------------|---------------------|-----------------------|--------------------|--------------------|--------------------|---------------------|-----------------------|
| | | | | 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 | \$10,033.85 |
| Marketing | \$5,000.00 | N/A | \$2,809.49 | \$2,190.51 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,190.51 |
| MVAH/Madison Lofts Bond (Tax Refund) | \$671,300.00 | N/A | \$0.00 | \$0.00 | \$42,820.00 | \$44,820.00 | \$44,820.00 | \$538,840.00 | \$671,300.00 |
| New Vernon Twp Library - Retention | \$271,134.00 | 7/20/23 | \$0.00 | \$271,134.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$271,134.00 |
| 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 | \$66,265.86 |
| RDC Façade Repair Program - Non-allocated funds available for 2024 | \$20,854.96 | 3/22/24 | \$0.00 | \$20,854.96 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$20,854.96 |
| RDC Façade Repair Program - 19 S. Main St. - Ind. Farm Bureau Ins. | \$14,750.00 | 6/20/24 | \$0.00 | \$14,750.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$14,750.00 |
| RDC Façade Repair Program - 115 N. Main St. | \$20,431.00 | 12/27/23 | \$0.00 | \$20,431.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$20,431.00 |
| RDC Façade Repair Program - 211 S. Merrill St. - Emerge Church | \$5,900.00 | 6/20/24 | \$0.00 | \$5,900.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,900.00 |
| RDC Façade Repair Program - 222 W. Broadway St. | \$28,199.04 | 3/22/24 | \$0.00 | \$28,199.04 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$28,199.04 |
| TOTAL | \$1,552,569.00 | | \$441,509.78 | \$439,759.22 | \$42,820.00 | \$44,820.00 | \$44,820.00 | \$538,840.00 | \$1,111,059.22 |

| | |
|--|-----------------------|
| TOTAL RDC FUNDS: | \$3,131,018.74 |
| TOTAL RDC YEARLY INCOME (2021): | \$889,699.26 |
| TOTAL RDC YEARLY INCOME (2022): | \$1,141,592.90 |
| TOTAL RDC YEARLY INCOME (2023): | \$1,425,263.20 |
| ESTIMATED TOTAL RDC YEARLY INCOME (2024): | \$1,615,000.00 |
| Funds Available for S. Madison Blvd Project & Property Purchase for Economic Dev: | \$2,691,259.52 |

Prepared by: Adam Zaklikowski, Planning & Building Director

KROHN
 &
 ASSOCIATES
 CPAS AND CONSULTANTS

P.O. Box 247
 Westfield, Indiana 46074

Phone (317) 867-5888
 www.owkcpa.com

INVOICE

OK
az
AS

Town of Fortville
 714 East Broadway
 Fortville, Indiana 46040-1557

**TOWN OF FORTVILLE REDEVELOPMENT COMMISSION
 PROPOSED MULTI-FAMILY & LIGHT INDUSTRIAL DEVELOPMENT**

For professional services rendered in connection with accounting and support services including research on sunset dates for the initial Tax Allocation Area (Industrial Park established in 2003 with a 30-year life). Preparation of feasibility calculations and projected TIF revenues from the proposed development noted above. Includes meetings and consultations with representatives of the Town, its attorneys and Town Council member. Prepared 25-year TIF projections and TIF financial feasibility projections addressing existing and proposed projects within the Consolidated TIF Area.

| | | <u>Total Hours</u> |
|-----------------------|-----------|---------------------------------|
| Time summary through: | 7/31/2024 | |
| CPAs - Partners | | 9.50 |
| Project Managers | | 0.50 |
| | | |
| | | <u>Total Amount</u> |
| Time charges through: | 7/31/2024 | |
| Standard time charges | | \$2,780.00 |
| Out of pocket costs | | <u>0.00</u> |
| INVOICE AMOUNT | | <u><u>\$2,780.00</u></u> |

2024 hourly billing rates amount to \$240 for Project Manager time charges and \$280 for CPA - Partner time charges.