AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

October 17, 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/87970440500
Meeting ID: 879 7044 0500
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 SEPTEMBER 19, 2024 MEETING**
5) **OLD BUSINESS** - None
6) **NEW BUSINESS**:
   a) RDC to consider adopting an Annual Spending Plan for 2025 in accordance with Indiana Code (36-7-14-12.7 as added by P.L. 236-2023, SEC. 172).
7) **REVIEW OF FINANCIALS**
8) **APPROVAL OF INVOICES** – Krohn & Associates
9) **PUBLIC COMMENTS**
10) **STAFF COMMENTS**
11) **BOARD COMMENTS**
12) **ADJOURNMENT**

Town of Fortville

09.19.24

RDC Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway and streamed live virtually via Zoom. Meeting was called to order by RDC Vice President Amy Lawson at 6:33pm.

Present:

Scott Meyer, President; Amy Lawson, Vice President; Chris McCreight, Secretary; Ed Brand, RDC Member; Adam Zaklikowski, Planning & Building Director; Alex Intermill, Town Attorney (Via Zoom).

Not Present:

Dan Huge, Meghan Britt.

Approval of Agenda:

Motion to approve the meeting agenda made by Ed Brand, seconded by Amy Lawson. Motion carried unanimously.

Approval of Minutes:

Motion to approve the 07.18.24 meeting minutes made by Amy Lawson, seconded by Ed Brand. Motion carried 4-0-1 with Scott Meyer abstaining.

Old Business:

None.

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 - Adam Zaklikowski summarized the request. Amy Lawson made the motion to approve the request and seconded by Chris McCreight. Motion carried unanimously.

b. RDC to authorize a Façade Repair Grant payment to Emerge Church for improvements to 211 S. Merrill Street – Adam Zaklikowski reminded the Commission of the pledge made in the June meeting for $5900. Ed Brand made the motion to authorize and seconded by Amy Lawson. Motion carried unanimously.

c. RDC to authorize a Façade Repair Grant payment to Kevin Crotchfelt for improvements to 222 W. Broadway Street – Libby's Ice Cream Shop - Adam Zaklikowski reminded the Commission of the pledge made in the March meeting for $28,199.04. Amy Lawson made the motion to authorize and seconded by Chris McCreight. Motion carried unanimously.

Review of Financials:

Financials reviewed. Motion was made by Amy Lawson and seconded by Ed Brand. Motion carried unanimously.

Approval of Invoices:

Amy Lawson made the motion to approve Krohn & Associates invoice and seconded by Ed Brand.

Public Comment:

No members of the public wished to speak.

Staff/Board Comment:

Adam Zaklikowski spoke about the Lauth Development Group/TIF Bond and future joint RDC/Town Council meeting on October 7th at 6:30pm.

Scott Meyer asked Adam about the Staat Street project. Alex Intermill commented as well.

Meeting Adjourn:

Amy Lawson made the motion to adjourn the meeting at 7:02pm. Ed Brand seconded the motion. Motion carried unanimously.

President: _____

Scott Meyer

Secretary: _____

Chris McCreight

TOWN OF FORTVILLE ANNUAL SPENDING PLAN
FOR CALENDAR YEAR 2025

To: Indiana Department of Local Government Finance (DLGF)

From: Town of Fortville Redevelopment Commission
c/o Adam Zaklikowski, AICP
Planning & Building Director

Date: October 17, 2024

SPENDING PLAN FOR 2025

A. Debt Payments

- Ridgeview West Apartments Taxable Economic Development Bond - $159,166.67
- Madison Lofts Taxable Economic Development Bond - $34,800
- Potential - Lauth Group Economic Development Bond - $657,000

Total Debt Payments: $850,966.67

B. Payments to Eligible Entities for Educational and Training Programs (e.g., School Corporation(s)) (pursuant to IC 36-7-25-7): $0.00

C. Capital Expenditures Contemplated by the Economic Development Plan(s) or Redevelopment Plan(s), as amended: Potentially up to $3,800,000.

(Examples: (a) "pay-as-you-go" costs of redevelopment projects, including: (1) transportation enhancement projects (such as curbs, gutters, shoulders, street paving, street construction, bridge improvements, sidewalk improvements. pathway improvements, street lighting, traffic signals, site improvements, landscape buffers, and demolition costs); (2) utility infrastructure projects (such as utility relocation, water lines, water wells, wastewater lines, storm water lines, retention ponds, ditches, and storm water basin improvements); (3) public park improvements; (4) recreational improvements and equipment; and (5) projects to enhance cultural attractiveness; (b) real property acquisition and improvements; (c) equipment and personal property acquisitions and installation; (d) permissible incentives)

D. Grants and Contributions

1. Contributions to Local Economic Development Organizations and similar organizations: $0.00

2. Contributions to local non-profit organizations: $0.00

3. Grants or loans to enable eligible low-income individuals and families to purchase or lease residential units in a multiple unit residential structure (pursuant to IC 36-7-14-12.2(a)(24)): $0.00

4. Grants or loans to provide financial assistance to neighborhood development corporations (pursuant to IC 36-7-14-12.2(a)(25)) to permit them to: (A) provide financial assistance for the purposes described in paragraph D4 above; or (B) construct, rehabilitate, or repair commercial property:
$0.00

5. Other legally permitted grants or loans: $50,000 – Façade Repair Program

E. Professional Expenses (legal, accounting, project supervision expenses, and other): $60,000

F. Expenditures Related to Capital and Operating Expenses for Police or Fire Services (including such things as salaries and benefits, and acquisition of public safety vehicles and equipment): $0.00 anticipated at this time.

G. Payment of Operating Expenses, Including Employee Expenses (generally payable from non-TIF sources only): Up to $3,000 for RDC membership meeting stipend.

H. Expenditures Related to Military Bases (pursuant to IC 36-7-14-12.2(a)(27)): $0.00

I. Payments Related to Eligible Efficiency Programs (pursuant to IC 36-7-14-39(b)(4)(L)): $0.00

J. Permissible Reimbursements for Employee Training Expenses of Industrial Facilities (pursuant to IC 36-7-14-39(b)(4)(K)): $0.00

K. Permissible Reimbursements of the Town of Fortville (pursuant to IC 36-7-14-39(b)(4)): $0.00

L. Expenditures from Proceeds of Bonds (Including Expenditures for Residential Housing Development Programs), Lease Financings or Tax Anticipation Warrants: Potentially up to an $6,800,000 Net economic development bond for Lauth Group for infrastructure related to multi-family housing and light industrial development, if not done in 2024.

M. Expenditures from Property Tax Levy (pursuant to IC 36-7-14-28): $0.00

N. Expenditures from State or Federal Grants or Loans, Foundation Grants or Loans, or Funds Provided to Redevelopment Commission by Other Political Subdivisions: $0.00

O. Other Anticipated Expenditures:

[List purpose and maximum anticipated amount of other anticipated expenditures]

TOTAL OF (A)-(O): Potentially up to $11,563,966

***The Redevelopment Commission recognizes that this Spending Plan has been prepared using information currently available to the Redevelopment Commission, and that unexpected opportunities or needs may arise in 2025 making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.**

Examples could include, among others:

(1) unanticipated opportunities for interest rate savings on debt, which may make it appropriate for the Redevelopment Commission to use revenues on hand to pay down the debt prior to its scheduled maturity, or to issue refunding bonds and spend the proceeds thereof to refinance the debt;

(2) unanticipated economic development opportunities making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan in order to provide an incentive for attractive economic development and redevelopment opportunities;

(3) the expenditure of gifts from philanthropic individuals, organizations or business entities;

(4) the expenditure of funds from unanticipated State or federal grants; or

(5) the expenditures of funds to provide matching funds required for unanticipated State of federal grants.

In such an event or other similar events, or if amendments to the Spending Plan are otherwise needed, the Redevelopment Commission will comply with the instructions set forth in the Memorandum attached hereto, which provides as follows:

"If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan."

Redevelopment Commission Annual Spending Plan Submissions

As referenced in the Department of Local Government Finance's ("Department") previously released memo regarding 2023 legislation affecting local budget matters, Section 172 of House Enrolled Act 1454 (P.L.236-2023) ("HEA 1454") specified additional reporting requirements for the redevelopment commissions.

I. Redevelopment Commission Annual Reporting

Section 172 of HEA 1454 adds Ind. Code § 36-7-14-12.7 specifies that redevelopment commissions will be required to submit a spending plan for the upcoming year by December 1 to the Department. The required spending plan must be submitted in a manner prescribed by the Department.

The new redevelopment commission reporting under HEA 1454 will be *in addition to* the annual reporting required under Ind. Code § 36-7-14-13 and Ind. Code § 36-7-14.5-9, which must be submitted through the TIF Management Application no later than April 15 each year.

Spending plans adopted by redevelopment commissions should be uploaded to the Gateway File Transmission Application, as outlined in Section II of this memo.

II. Spending Plan Upload Instructions

All redevelopment commissions should already have an existing Gateway account; however, any redevelopment commissions that currently do not have access to Gateway will need to establish a user account and log in at: https://gateway.ifionline.org/login.aspx.

After logging into Gateway, the commission will select the File Transmission application.

After selecting the File Transmission application, the user will need to select the applicable

unit. Similar to how redevelopment commissions complete submissions through the TIF Management Application, commissions will need to select the unit of government that originally established the redevelopment commission.

Then select the “TIF Spending Plans” destination button.

The user will then select the “+ Upload Plan” button to upload the TIF Spending Plan.

After selecting the “+ Upload Plan” button, the user will select the appropriate Fiscal Year, enter the File Name, and upload the TIF Spending Plan. TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan

If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan. The original spending plan submission should not be removed or deleted. Amended TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan (Amended [DATE])

Contact

If you have any questions about uploading the TIF Spending Plan, please contact support@dlgf.in.gov.

Attachments:

- Redevelopment Commission Annual Spending Plan Submissions [Information Systems] - August 28, 2024

Indiana Department of Local Government Finance
100 N. Senate, N-1058B
Indianapolis, IN 46204
(317) 232-3777 | (888) 739-9826
www.in.gov/dlgf

Fund Detail History

Date : 10/16/2024 01:43:32 PM
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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	$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**
09/23/2024	59780	19215	KEVIN CROTCHFELT	$0.00	$28199.04	$3102819.70
09/23/2024	59801	19217	EMERGE CHURCH, INC	$0.00	$5900.00	$3096919.70
DAILY SUMMARY FOR 09/23/2024				**$0.00**	**$34099.04**	**$3096919.70**
09/24/2024	59830	19222	O.W. KROHN & ASSOCIATES,LLC	$0.00	$2780.00	$3094139.70
DAILY SUMMARY FOR 09/24/2024				**$0.00**	**$2780.00**	**$3094139.70**
Fund # 2216	**SubTotal**			**$848700.43**	**$835740.07**	**$3094139.70**
***** GRAND TOTAL *****				**$848700.43**	**$835740.07**	

Town of Fortville Redevelopment Commission

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

October 16, 2024

				REMAINING COMMITMENTS					
Commitment	**Pledged**	**Date Pledged**	**Paid**	**Year 2024**	**Year 2025**	**Year 2026**	**Years 2028-2038**	**Years 2039-2048**	**TOTAL REMAINING**
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
Madison Lofts Economic Dev Bond $671,300 (at 0.00% interest)	$671,300.00	N/A	$0.00	$0.00	$34,800.00	$35,496.00	$601,004.00	$0.00	$671,300.00
Ridgeview West Economic Dev Bond $2.5 million (at 7.64% interest)	$5,844,932.07	N/A	$0.00	$0.00	$159,466.67	$191,000.00	$2,937,465.40	$2,557,000.00	$5,844,932.07
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
TOTAL	**$7,363,402.03**		**$441,509.78**	**$405,660.18**	**$194,266.67**	**$226,496.00**	**$3,538,469.40**	**$2,557,000.00**	**$6,921,892.25**

TOTAL RDC FUNDS:	**$3,094,139.70**
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**
2024 Funds Available for S. Madison Blvd Project & Property Purchase for Economic Dev:	**$2,688,479.52**

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

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 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. Discussions with Town Officials regarding funding opportunities for infrastructure needed for this development and the Town's economic development goals.

Time summary through:	8/31/2024	Total Hours
CPAs - Partners		6.75

Time charges through:	8/31/2024	Total Amount
Standard time charges		$1,890.00
Out of pocket costs		0.00
INVOICE AMOUNT		$1,890.00

2024 hourly billing rates amount to $280 for CPA - Partner time charges.

OK
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