



# AGENDA

## FORTVILLE REDEVELOPMENT COMMISSION (RDC)

### November 21, 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](mailto: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/89117521017>

Meeting ID: 891 1752 1017

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 Joint Town Council/RDC Meeting re: Mercho/Lauth Project.**
- 5) **CONSIDER APPROVING MINUTES OF THE OCTOBER 17, 2024 REGULAR RDC MEETING**
- 6) **OLD BUSINESS - None**
- 7) **NEW BUSINESS:**
  - a) Council to consider Façade Repair Grant payment to Scott Richards for improvements completed at 19 S. Main Street.
- 8) **REVIEW OF FINANCIALS**
- 9) **APPROVAL OF INVOICES** – Indianapolis Trucks, Krohn & Associates
- 10) **PUBLIC COMMENTS**
- 11) **STAFF COMMENTS**
- 12) **BOARD COMMENTS**
- 13) **ADJOURNMENT**

# Town of Fortville

## 10.07.2024

### Town Council Meeting

#### Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway. Joint meeting of Town Council and RDC was called to order by Council President Tonya Davis at 6:30 pm.

#### Present:

TOWN COUNCIL: Tonya Davis, President; Ryan Rummell, Vice President; Libby Wyatt, Council Member; Fritz Fentz, Council Member; Vanessa Battaglia, Council Member; Joe Renner, Town Manager; Alex Intermill, Town Attorney; Adriana Krueger, Deputy Clerk-Treasurer.

RDC: Scott Meyer, President; Amy Lawson, Vice President; Chris McCreight, Secretary/Commission Member; Ed Brand, Commission Member; Dan Huge, Commission Member.

#### Not Present:

N/A

#### Approval of Agenda:

Ryan Rummel makes the motion to approve the agenda, Amy Lawson seconds. Motion carries, passes 10-0.

#### Old Business:

- a. Concept presentation for a TIF bond for public infrastructure for the Mercho / Lauth Project (apartments and light industrial development) south of Broadway and Madison Street. The presentation is given by Mike Jones-Lauth Group.
  - Lauth has worked in conjunction with Joe Renner and Adam Zaklikowski to put together a project that would allow Empower to build their headquarters in town. It would be 40K sq.ft. office space and 40k sq.ft. warehouse/distribution. South of this project there will be 150k sq.ft. set aside for industrial building. There is no present leasing for any of this space, but 1/3 to 50% would need to be pre-leased before construction started. No specific determination has been made for the industrial building portion. Southwest of Madison Street there will be a unit of about 224 marketplace apartments. Total projected for the project is +/- \$90 million. They request regional infrastructure by the town of Fortville.

- poured and timelines at length. The discussion for this closure has been in works since 2020. MPO was present at the meeting in support of closing High Street intersection.
- Public comment: Bob Ferrell has expressed objections to closure as businesses in that strip mall will be affected by closing the entrance/exit for delivery and or customer traffic. Bob is the owner of this strip mall. Asks council to vote no for the closure of this intersection opening. Council members request traffic data to support the need for this closure. Major discussion among council members and public members is had.
  - Initial motion to vote for approval of closure lends to a 3 Nay, (FF, VB, RR) 2 Yes (TD, LW) after continued discussion and further clarifications of intent or need for closure, a second motion to vote for approval of closure was called. 3 Yes (TD, RR, LW) 2 Nay (FF, VB) Motion carries. 3-2. Meeting is urged to continue with agenda
- c. Council to hear Excess Levy Appeal presented by Beth Marsh – Bookkeeping Plus (via Zoom)
- Property Taxes and excess levy will be needed. Approval for \$280,000 has already been granted. An appeal for \$350,000 is being made to appease growth that is anticipated. Third reading of proposal.
  - Ryan Rummell motions for approval of Excess Levy Appeal, Libby Wyatt seconds. Motion carries 5-0.
- d. Council to consider the Vernon Township Fire Protection Territory Growth Appeal Resolution presented by Chief Mark Elder – Vernon Township Fire Department (See ex. C-C2)
- Mark Elder: Fire Protection Territory Growth appeal of \$725,000 is being requested for additional need. Council discussion and clarification is done.
  - Ryan Rummell motions for approval of Excess Levy. Libby Wyatt seconds. Motion carries 5-0.
- e. Council has appointed one resident to fill the vacated police commissioner position. (See Ex. D)
- Ed Brand is nominated as interim Police Commissioner by Tonya Davis. Council members inquire about having any additional nominees that are not presently on any committee. There does not seem to be any that meet the requirements as is. Members to vote on nomination.
  - Ryan Rummell seconds nomination. Motion carries 5-0.

## **Approval of Minutes**

- f. Tonya Davis makes the motion to approve the minutes for the September 16, 2024, Council Meeting Minutes. Libby Wyatt seconds the motion. Motion carries, passes 5-0.

No comment

Ryan Rummell

No comment

Libby Wyatt

No comment

Fritz Fentz

No comment

Vanessa Battaglia

No comment

**Approve and Sign Vouchers:**

Ryan Rummell makes the motion to approve and sign vouchers, Libby Wyatt seconds. Motion carries, passes 5-0.

**Adjourn:**

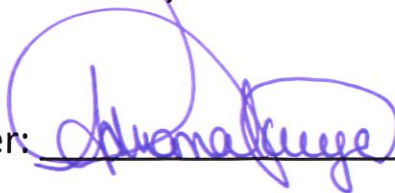
Tonya Davis makes the motion to adjourn at 8:54 pm, Ryan Rummell seconds. Motion carries, passes 5-0.

President: \_\_\_\_\_



Tonya Davis

Deputy Clerk-Treasurer: \_\_\_\_\_



Adriana Krueger

RDC President: \_\_\_\_\_

Scott Meyer

RDC Secretary: \_\_\_\_\_

Chris McCreight

# Town of Fortville

10.17.24

## RDC Meeting

### Opening of Meeting:

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

### Present:

Scott Meyer, President; Chris McCreight, Secretary; Ed Brand, RDC Member; Dan Huge, RDC Member (via Zoom); Adam Zaklikowski, Planning Director; Alex Intermill, Town Attorney (via Zoom); Joe Renner, Town Manager.

### Not Present:

Amy Lawson, Meghan Britt.

### Approval of Agenda:

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

### Approval of Minutes:

Motion to approve the 9.19.24 meeting minutes made by Dan Huge, seconded by Ed Brand. Motion carried unanimously.

### Old Business:

N/A

### 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) – Adam Zaklikowski presented the plan. Motion to approve made by Ed Brand, seconded by Dan Huge. Motion carried unanimously.

**Review of Financials:**

Financials reviewed. Motion was made by Ed Brand and seconded by Chris McCreight. Motion carried unanimously.

**Approval of Invoices:**

Ed Brand made the motion to approve Krohn & Associates invoice and seconded by Dan Huge. Motion carried unanimously.

**Public Comment:**

Tonya Davis asked if the Annual Spending Plan was something new. Adam responded yes, was passed in 2023 and goes into effect now.

**Staff/Board Comment:**

Adam Zaklikowski spoke about the town needing a bucket truck for street light maintenance, etc. Joe Renner asked the RDC to consider approving \$50,000 for a new bucket truck. Motion to approve made by Ed Brand, seconded by Dan Huge. Motion carried unanimously.

**Meeting Adjourn:**

Ed Brand made the motion to adjourn the meeting at 6:46pm. Dan Huge seconded the motion. Motion carried unanimously.

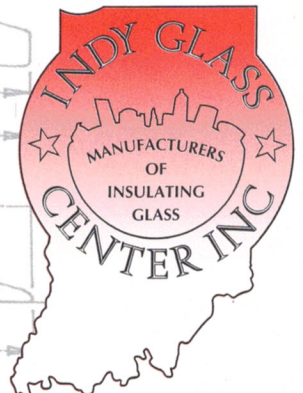
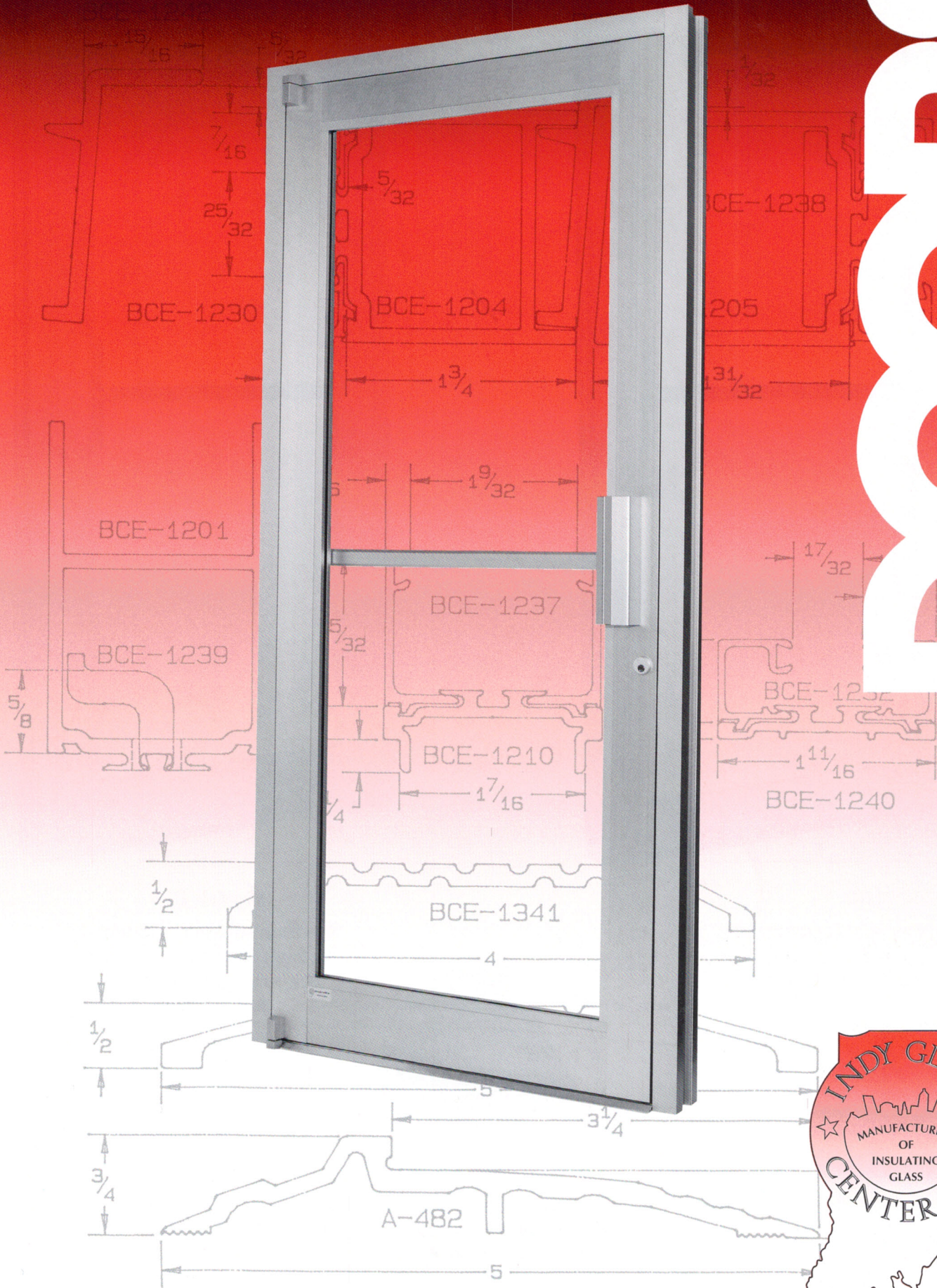
**President:** \_\_\_\_\_

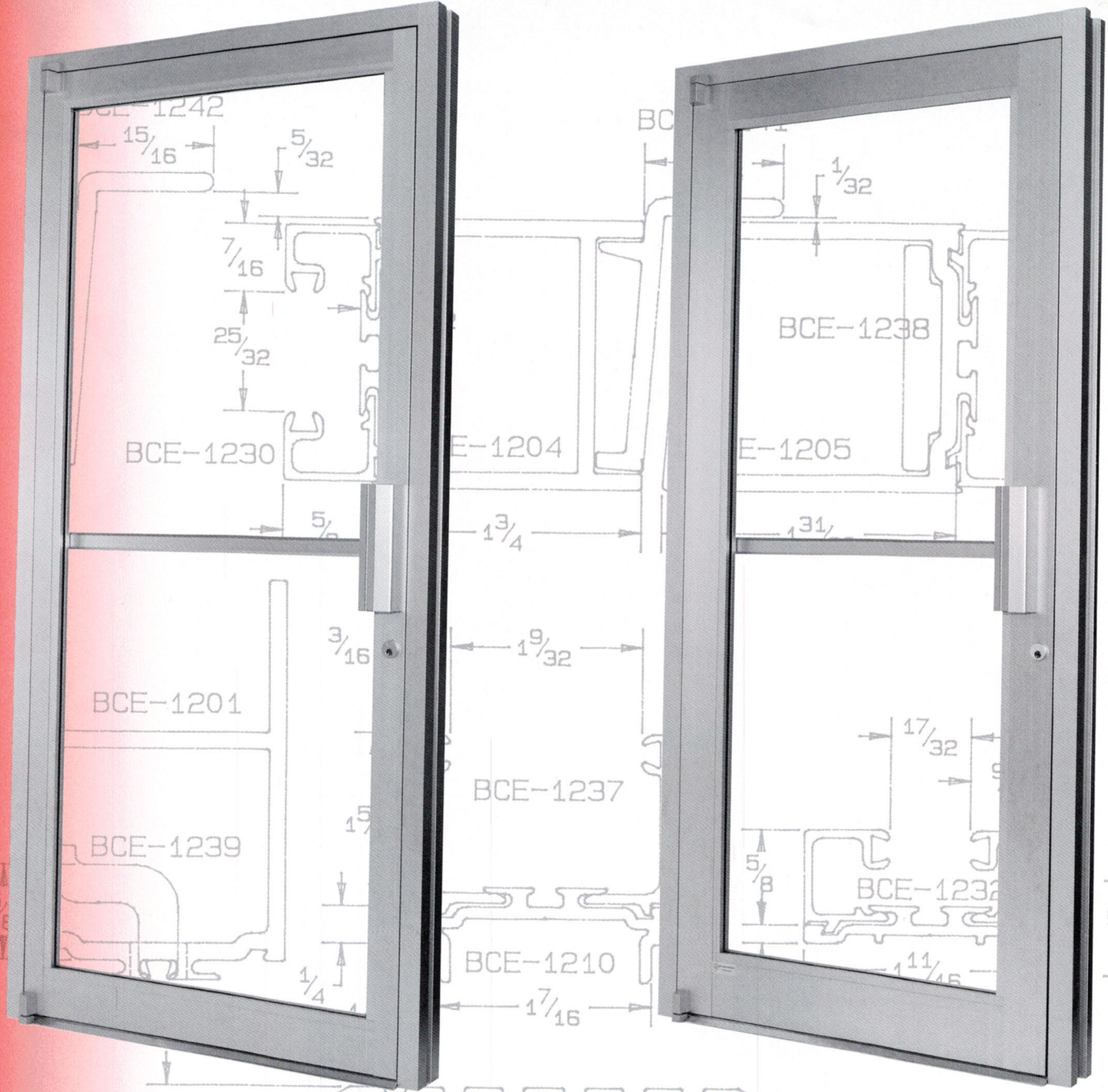
Scott Meyer

**Secretary:** \_\_\_\_\_

Chris McCreight

# Series





**Model 100**  
 Narrow stile commercial entrance door is designed for light to medium traffic

**Model 135**  
 Medium stile door designed for high traffic areas such as schools, shopping malls, and hospitals.

Corner construction allows easy dismantling for size change.  
 (no special tools required.)

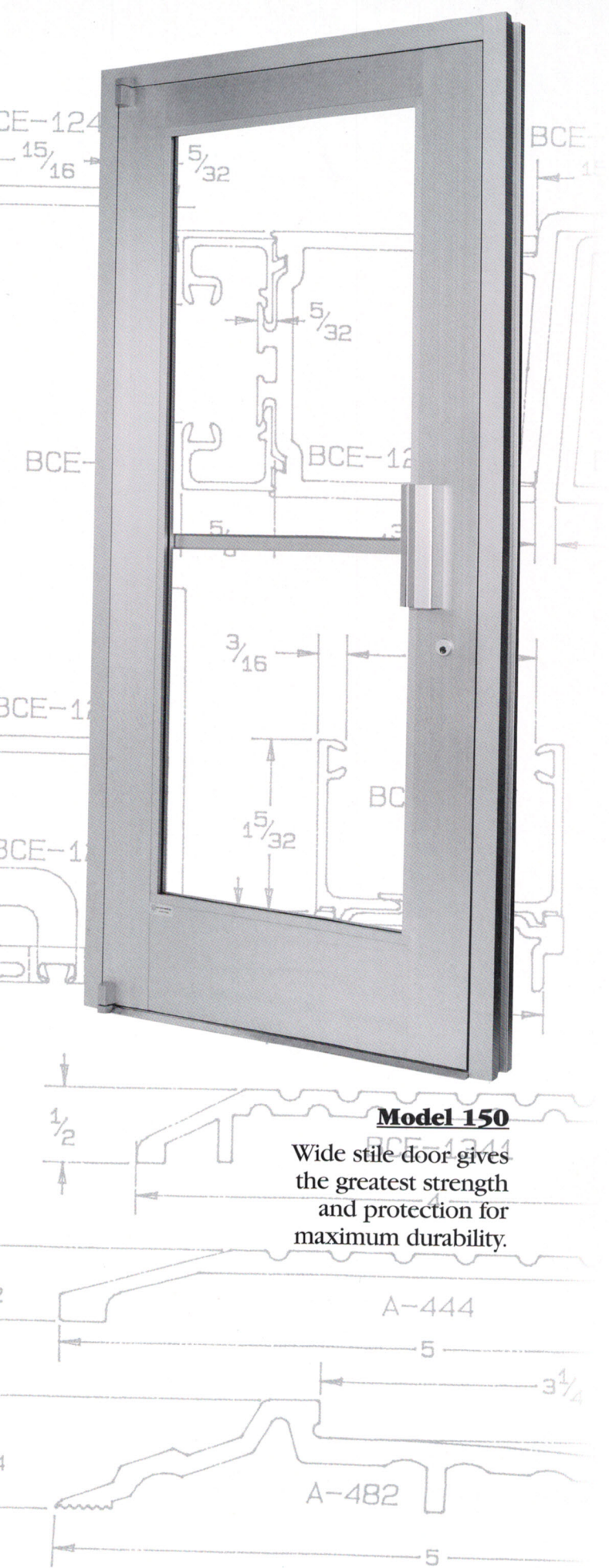
**Manufacturers of Doors and Storefront Systems**  
**Distributors of Bannell superior aluminum extrusions and coatings**

# ENTRANCE DOOR WARRANTY

This is to certify INDY GLASS CENTER, INC. warrants to its dealers, customers and all subsequent users and purchasers of its entrance products, that the doors, frames and associated materials as provided by INDY GLASS CENTER, INC., shall be free of defects in materials and workmanship for a period of one (1) full year.

The above warranty, as set forth commences at the date of shipment from INDY GLASS CENTER, INC. plant, and applies only if the products are installed and maintained in accordance with standard installations and/or maintenance practices, and if INDY GLASS CENTER, INC. is notified within 30 days after defect occurs.

The above warranty does not cover, and INDY GLASS CENTER, INC. disclaims all liability for the actual installation of said materials, and disclaims any liability for systems which have been subject to abuse, misuse, alterations, modifications, neglect, accident, fire, war, or other acts which are beyond the control of INDY GLASS CENTER, INC.



**Model 150**  
Wide stile door gives the greatest strength and protection for maximum durability.



**INDY GLASS CENTER, INC.**  
**Manufacturers of Insulating Glass**  
**Distributors of Architectural Metal**  
**1-800-467-4664**

# 100, 135, AND 150 STOREFRONT DOOR SPECIFICATIONS

## **SPECIFICATIONS:**

**Work Includes:** Furnishing all necessary materials, labor and equipment for the complete installation of aluminum framing systems as shown on the drawings and herein specified.

**Work Not Included:** Structural support of the framing systems. (Specifier lists other exclusions.)

**Related Work, Specified Elsewhere:** (Specifier list: Cross reference such items as "Finish Hardware", "Glass and Glazing", etc.)

## **QUALITY ASSURANCE:**

Drawings and specifications are based upon the INDY GLASS 100, 135 and 150 Storefront Series Doors as manufactured by INDY GLASS CENTER, INC. Wherever substitute products are to be considered, supporting technical literature, samples, drawings and performance data must be submitted ten (10) days prior to bid, in order to make a valid comparison of the products involved.

## **MATERIALS:**

Aluminum entrance(s) shall be: (Specify)

- INDY GLASS Narrow Stile 2" Nominal
- INDY GLASS Medium Stile 3-3/4" Nominal
- INDY GLASS Wide Stile 5" Nominal

...as manufactured by INDY GLASS 6063-T5 alloy and temper (ASTM) B221 alloy G.S. 10A-T5). Major door portions shall have minimum wall thickness of .125". Glazing bead shall be .055". Fasteners, where exposed, shall be aluminum, stainless steel or zinc plated steel in accordance with ASTM A164. Perimeter anchors shall be aluminum or steel, providing the steel is properly isolated from the aluminum.

## **FABRICATION:**

Door(s) shall be Wide Stile (5"), Medium Stile (3-3/4") or Narrow Stile (2"). Doors shall be of mortised and reinforced corner construction, assembled with 3/8" (9.5 mm) diameter rust resistant steel tension rods for maximum strength.

All vertical and horizontal door sections shall be installed so as receive infill thickness as indicated in the glass and glazing specifications.

Square, aluminum horizontal snap in glass stops with a lock in gasket system shall be provided to accommodate specified infill thickness.

## **FINISH:**

All exposed framing surfaces shall be free of scratches and other serious blemishes.

*SPECIFY ONE OF THE FOLLOWING:*

**1. Aluminum extrusions shall be given a caustic etch followed by an anodic oxide treatment to obtain...**

- Clear anodized finish AA-M12C22A31 and shall be designated as "Clear finish": (0.4 mil.min. thick clear anodic coating).
- Color anodized finish AA-M12C22A44 Class 1, and shall be designated as "Dark Bronze": (0.7 mil.min. thick electrolytically deposited colored anodic coating).

**OR**

**2. Custom Finishes available to conform to specifications.**

## **NOTE**

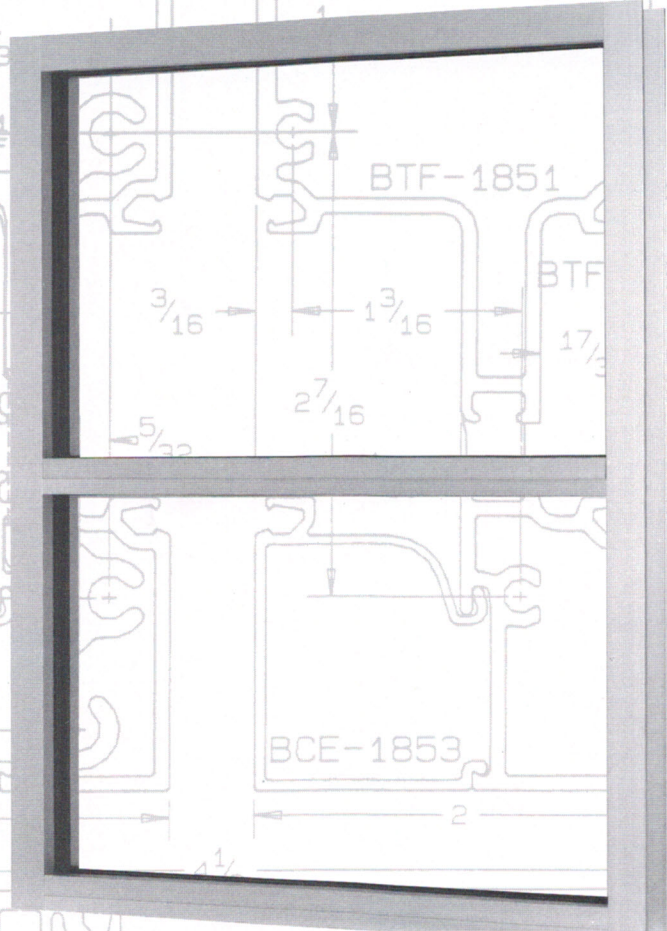
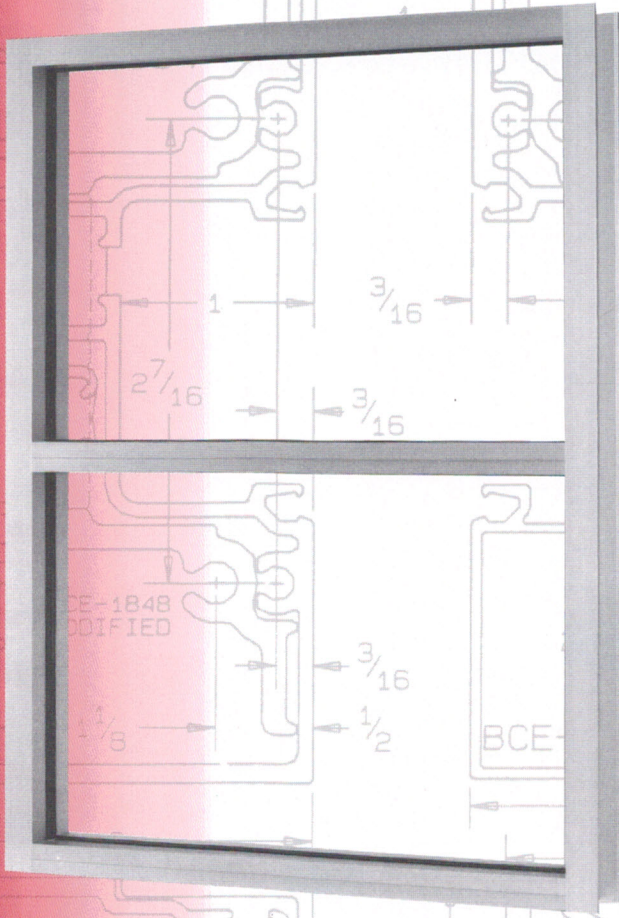
Anodic coatings are the preferred finishes on entrances and other products where high pedestrian traffic is a threat to surface maintenance.

## **INSTALLATION**

All openings shall be prepared plumb and square by others and shall be of sufficient size to provide clearance at jambs, head and sill, as shown on the architectural drawings. Installation and glazing shall be performed by experienced technicians according to manufacturer's recommended procedures. All units shall be securely anchored with all joints fully caulked to insure a watertight seal.

## **PROTECTION AND CLEANING**

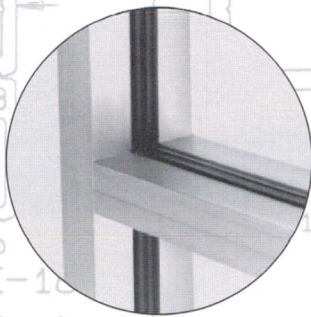
After installation, the General Contractor shall adequately protect exposed portions of aluminum surfaces from damage by grinding and polishing compounds, plaster, lime, acid, cement or other contaminants. The General Contractor shall be responsible for final cleaning.



**Model 9200**

1 3/4" x 4 1/2"  
(1/4" Glazing)

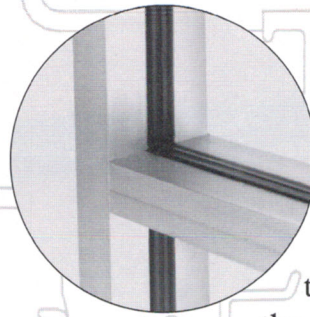
Flush glaze system designed for monolithic glass. Screw spline assembly gives a quick, trouble-free fabrication. May be glazed from either interior or exterior using some glazing gasket inside and out.



**Model 1850**

2" x 4 1/2"  
(1" Glazing)

Flush glaze system which incorporates the polyurethane thermal isolation barrier along with the fabrication ease of the screw spline assembly method. Corner mullions and a polyurethane thermal break sill flashing gives total isolation. Accepts 1" thick glass.



# 9200 AND 1850 FLUSH GLAZE STOREFRONT SYSTEMS

## GENERAL:

**Work Includes:** Furnishing all necessary materials, labor and equipment for the complete installation of aluminum framing systems as shown on the drawings and herein specified.

**Work Not Included:** Structural support of the framing system. (Specifier lists other exclusions.)

**Related Work, Specified Elsewhere:** (Specifier list: Cross reference such items as "Finish Hardware", "Glass and Glazing", etc.)

## QUALITY ASSURANCE:

Drawings and specifications are based upon 9200 or 1850 Storefront Systems as furnished by INDY GLASS CENTER, INC. Wherever substitute products are to be considered, supporting technical literature, samples, drawings and performance data must be submitted ten (10) days prior to bid, in order to make a valid comparison of the products involved. Test reports certified by an independent test laboratory must be made available upon request.

## MATERIALS:

Framing systems shall be INDY GLASS CENTER (Specify)

- 9200 1-3/4" X 4-1/2" (1/4" Glazing)
- 1850 2" X 4 1/2" (1" Glazing)

...Flush Glazed Framing Systems as manufactured for INDY GLASS CENTER INC. Door and frame sections shall be extruded aluminum 6063-T alloy and temper (ASTM B211 alloy G.S. 10A-T5). Door frames shall have a minimum .094 wall thickness, standard vision framing .080 and glass stop minimum .062 wall thickness. Other optional wall thickness available at vertical members. Fasteners, where exposed shall be aluminum, stainless steel or zinc plated steel in accordance with ASTM A164. Perimeter anchors shall be aluminum or steel, providing the steel is properly isolated from the aluminum. All glazing materials shall be EPPM glazing gaskets.

Glass and glazing shall conform to requirements specified in section "Glass and Glazing".

## FABRICATION:

At sill and intermediate horizontal locations, members shall be of two piece construction: a basic member with snap-in glass stop to facilitate glazing. An interior glazing option may be achieved by using a sill member, with removable interior stop, at the head. Vertical mullion shall be located within the framing system so as to have the deep glazing pocket of one mullion facing the shallow glazing pocket of the adjacent mullion. Mullions shall be of two piece, and screw spline assembly or one piece and clip assembly. Jamb to be open back mullions: Transom bars in door openings to be of tubular design.

Weeping of the system shall occur via an internal draining method. Any water penetration shall run to the end of the horizontals and be deflected to run down the vertical and be flashed out at the sill.

Continuous aluminum flashing shall be installed under sill members. Aluminum doors, installed within the framing system shall be INDY GLASS CENTER doors with standard hardware as outlined in the specifications.

## FINISH:

All exposed framing surfaces shall be free of scratches and other serious blemishes.

*SPECIFY ONE OF THE FOLLOWING:*

**1. Aluminum extrusions shall be given a caustic etch followed by an anodic oxide treatment to obtain...**

- Clear anodized finish AA-M12C22a31 Class 1, and shall be designated as "Clear finish" (0.4 mil. min. thick clear anodic coating).
- Color anodized finish AA-M122A44 Class 1, and shall be designated as "Dark Bronze". (0.7 mil min. thick electrolytically deposited colored anodic coating).

**OR**

**2. Fluoropolymer Coating:** Manufacturer's standard multi-coat thermo-cured system, composed of specifically formulated primer and fluoropolymer topcoats, complying with AAMA 605.2. Color shall be \_\_\_\_\_ (Specify Manufacturer's standard paint color as shown on the Architectural Coatings Color Chart).

## NOTE

Anodic coatings are the preferred finishes on entrances and other products where high pedestrian traffic is a threat to surface maintenance.

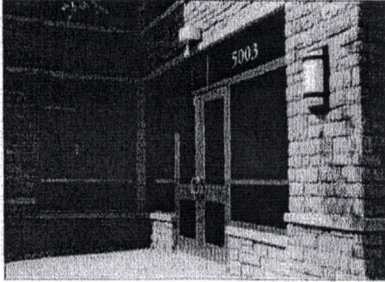
## INSTALLATION

All openings shall be prepared plumb and square by others and shall be of sufficient size to provide clearance at jambs, head and sill, as shown on the architectural drawings. Installation, glass and glazing shall be performed by experienced technicians according to manufacturer's recommended procedures. All units shall be securely anchored with all joints fully caulked to insure a watertight seal.

## PROTECTION AND CLEANING

After installation, the General Contractor shall adequately protect exposed portions of aluminum surfaces from damage by grinding and polishing compounds, plaster, lime, acid, cement or other contaminants. The General Contractor shall be responsible for final cleaning.

## Protecting an Anodize Finish



Champagne Anodize Entranceway

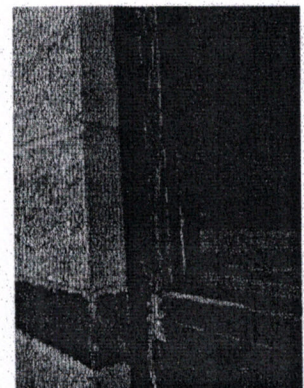
With its inherent corrosion resistance, aluminum's ability to maintain structural integrity has been documented for decades. However, after the finish has been applied to the material, there is the unfortunate chance for damage during delivery, manufacturing or installation.

While damage often happens from handling, damage during and after installation can also occur when masonry products, or the products used to clean them, come in contact with the finished aluminum and are not readily removed. Run-down, splattering, or splashing from masonry work, mortar, plaster, concrete, and the masonry washes often used on job sites can pose a serious problem to an anodized finish.

Anodized aluminum components, including curtain walls, windows, skylights, storefront, and doors installed on a building are considered "finished" products. After these products are installed, work often continues around them on other building components such as the brickwork, concrete, and roof components. It is imperative that the anodized aluminum be well-protected and safeguarded through project completion to avoid damage, as it is difficult, and sometimes impossible, to repair material in the field.

A stain is generally the first indication that masonry products, or the products used to clean them, have come in direct contact with finished aluminum. The color and appearance of the stain will vary depending on the contaminant and the reaction it is having with the finish on the aluminum. Anodized aluminum stains often appear white and chalky, or translucent. If allowed to remain on the anodic surface, mortar or masonry washes will attack and compromise the anodic coating beyond repair, resulting in permanent inconsistencies in the finish.

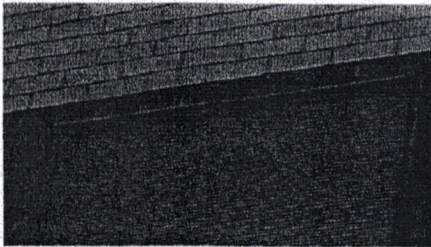
Upon building completion, a wash is often conducted to clean the exterior of the building and remove dirt, masonry debris, and other contaminants left from the construction process. Strong cleaners and acids used for brick and masonry work should be confined to the target area, avoiding all aluminum surfaces. Chemicals strong enough to dissolve mortar spots can quickly damage aluminum finishes and possibly damage the underlying metal. Once the finish is visually affected, irreversible damage may have occurred and the discolored/damaged part may need replacement.



Indy Glass Center, Inc.  
6366 East 32nd Court  
Indianapolis, IN 46226  
Ph. 317-591-5000  
Fax 317-591-5010

In the event masonry dust, mortar, or other contaminants come in contact with the anodize, every effort should be made to immediately remove them and avoid permanent damage. Once removed, the area contacted should be flushed with water using moderate pressure to dislodge all foreign soils. If soil still adheres after drying, a mild detergent may be necessary. A mild detergent or soap, safe for use on bare hands, should be employed with brushing or sponging of the aluminum using uniform pressure, cleaning first in a horizontal motion followed by a vertical motion. Thoroughly rinse the surface with clean water.

For heavy soils such as oil, wax, polish, or a similar material that must be removed, a solvent such as MEK (methyl ethyl ketone), toluene, or isopropanol may be needed. Always check the product MSDS sheet for the proper handling requirements and test product in a non-visual area first. If anything other than water is used to clean an anodized surface, it must be thoroughly rinsed afterward. Tremendous care and caution must be taken when solvents of this type are used as they may damage organic sealants, gaskets, and finishes. Aggressive alkaline, acid, or strong cleaners should never be used on aluminum anodized finishes. In particular, do not use halogenated solvents such as chlorine, fluorine, iodine, or bromine.



Damage to anodized framing from mortar and brick wash

If the use of strong alkaline or acid based building wash cleaners cannot be avoided the following steps must be followed. Once an area of the building has been washed, it should be immediately and thoroughly flushed with water. After the building area surrounding the anodized aluminum has stopped dripping, the aluminum components should be hand rinsed and wiped with water, or a mild soap and water solution, to ensure any diluted building wash has been removed from the surface.

Whether or not a building wash is used, inspect the anodized aluminum building components for the first couple weeks after construction has been completed. Rainfall hitting and running down the building can collect on remnant masonry, concrete, mortar dust, or residual masonry cleaner and can flush them onto the anodized aluminum building components. If slight discoloration is noticed after the first couple of rain events, a thorough washing using water, or a mild soap and water solution, should be employed.

The best way to avoid damage and discoloration during construction is to install the buildings aluminum components all masonry and mortar work have been completed, while still being alert for any run-off onto the aluminum surfaces.

Architectural anodize has been used for more than 80 years, and with proper care and maintenance will last a lifetime.

**Indy Glass Center, Inc.**  
**6366 East 32nd Court**  
**Indianapolis, IN 46226**  
**Ph. 317-591-5000**  
**Fax 317-591-5010**



INDIANA FARM BUREAU INSURANCE

JAKE

Chapter

S&P CONSTRUCTION

107 N. 500W.  
 ANDERSON IN 46011  
 317-431-6451

# Invoice

Date	Invoice #
10/21/2024	1878

Bill To
DOUG SHAFER FARM BUREAU OFFICE FORTVILLE

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
2	REMOVE AND INSTALL NEW BLACK ALUMINUM COMMERCIAL DOORS	6,800.00	13,600.00
1	REMOVE AND INSTALL NEW BLACK ALUMINUM FRAME WINDOWS	5,500.00	5,500.00
1	LABOR FOR WINDOWS AND DOORS	8,200.00	8,200.00
1	MISC HARDWARE AND TRIMS	2,200.00	2,200.00
1	REMOVE SIGN AND REHANG WITH SS HARDWARE	375.00	375.00
1	POUR NEW STEPS AT MASSAGE SIDE	425.00	425.00
-1	DRAW	14,750.00	-14,750.00
<b>Total</b>			<b>\$15,550.00</b>



SHAFER FAMILY LIMITED PARTNERSHIP  
7735 LOMA CT  
FISHERS, IN 46038

REGIONS BANK  
20-1421/740

1485

CHECK NUMBER

10/31/2024

PAY TO THE ORDER OF S&P Construction

\$ \*\*15,550.00

Fifteen thousand five hundred fifty and 00/100

DOLLARS

S&P Construction  
107 N 500 W  
Anderson, IN 46011

MEMO

Balance on INV# 1878 Front/Doors/Windows/Steps

XX

  
AUTHORIZED SIGNATURE

Photo Safe Deposit  
Details on Back.

XXXXXXXXXXXXXXXXXXXX

**S&P Construction**

**Fifteen thousand five hundred fifty and 00/100**

**S&P Construction**

**107 N 500 W**

**Anderson, IN 46011**

**Balance on INV# 1878 Front/Doors/Windows/Steps**

10/31/2024

\*\*15,550.00

*S&P Construction  
MOBILE DEP ONLY*

SHAFER FAMILY LIMITED PARTNERSHIP  
7735 LOMA CT  
FISHERS, IN 46038

REGIONS BANK  
20-1421740

1483

 CHECK NUMBER

07/15/2024

PAY TO THE  
ORDER OF

S&P Construction

\$ \*\*14,750.00

Fourteen thousand seven hundred fifty and 00/100

DOLLARS

S&P Construction  
107 N 500 W  
Anderson, IN 46011

MEMO

50% Down for Front of Building Reface & Windows

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈00001483⑈ ⑆074014213⑆ 0096573414⑈

Photo Safe Deposit

Details on Back

044720500279

S + P Construction  
Mobil Dep Only

ITEM & MARK

PRICE

QTY

## Fund Detail History

Date : 11/19/2024 11:51:40 AM

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 COPORATION	\$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 COPORATION	\$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 COPORATION	\$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
10/21/2024	60200	19316	O.W. KROHN & ASSOCIATES,LLC	\$0.00	\$1890.00	\$3092249.70
DAILY SUMMARY FOR 10/21/2024				\$0.00	\$1890.00	\$3092249.70
10/22/2024	60236	19323	HPB AUTO LLC	\$0.00	\$33000.00	\$3059249.70
DAILY SUMMARY FOR 10/22/2024				\$0.00	\$33000.00	\$3059249.70
Fund # 2216 SubTotal				\$848700.43	\$870630.07	\$3059249.70

### Fund Detail History

Date : 11/19/2024 11:51:40 AM  
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\*\*\* GRAND TOTAL \*\*\*

\$848700.43

\$870630.07

# Town of Fortville Redevelopment Commission

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

November 19, 2024



Commitment	Pledged	Date Pledged	Paid	REMAINING COMMITMENTS					TOTAL REMAINING
				Year 2024	Year 2025	Year 2026	Years 2028-2038	Years 2039-2048	
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; 10 yr call date)	\$5,844,932.07	N/A	\$0.00	\$0.00	\$0.00	\$96,500.00	\$3,191,432.07	\$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
Bucket Truck for Public Works Dept	\$50,000.00	10/17/24	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
<b>TOTAL</b>	<b>\$7,413,402.03</b>		<b>\$441,509.78</b>	<b>\$455,660.18</b>	<b>\$34,800.00</b>	<b>\$131,996.00</b>	<b>\$3,792,436.07</b>	<b>\$2,557,000.00</b>	<b>\$6,971,892.25</b>

<b>TOTAL RDC FUNDS:</b>	<b>\$3,059,249.70</b>
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
<b>ESTIMATED TOTAL RDC YEARLY INCOME (2024):</b>	<b>\$1,615,000.00</b>
<b>2024 Funds Available for S. Madison Blvd Project &amp; Property Purchase for Economic Dev:</b>	<b>\$2,603,589.52</b>

Prepared by: Adam Zaklikowski, Planning & Building Director



**KROHN  
&  
ASSOCIATES**  
— CPAS AND CONSULTANTS —

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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.

<b>Time summary through:</b>	<b>9/30/2024</b>	<b><u>Total Hours</u></b>
<b>CPAs - Partners</b>		<b>11.50</b>
<b>Time charges through:</b>	<b>9/30/2024</b>	<b><u>Total Amount</u></b>
<b>Standard time charges</b>		<b>\$3,220.00</b>
<b>Out of pocket costs</b>		<b><u>0.00</u></b>
<b>INVOICE AMOUNT</b>		<b><u><u>\$3,220.00</u></u></b>

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

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