



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

April 17, 2025 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) 482-4048 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/87214097396>

Meeting ID: 872 1409 7396

Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*
Amy Lawson, *Vice President*
Chris McCreight, *Secretary*
Ed Brand
Dan Huger
Stacy Nielsen (*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 February 20, 2025 and March 20, 2025 meetings.**
- 5) **OLD BUSINESS:**
 - a) RDC to consider a re-use request for 124 E. Staat Street (former Hughes Funeral Home).
 - b) RDC to consider a Façade Repair Grant request from Jen Schaffter for 106 S. Main Street.
- 6) **NEW BUSINESS:**
 - a) RDC to consider a funding request from Captain Michael Schwamberger of Greenfield Police for a robot for the Hancock Co. Joint Tactical Team.
 - b) RDC to consider a Façade Repair Grant request from David Bak of Harmony Dentistry for 411 S. Merrill Street.
 - c) RDC to consider a Façade Repair Grant request from Jeremy Chastain for Taxman Brewery.
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES – EACI, Veridus**
- 9) **PUBLIC COMMENTS**
- 10) **STAFF COMMENTS**
- 11) **BOARD COMMENTS**
- 12) **ADJOURNMENT**

Town of Fortville

02.20.25

RDC Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway and streamed virtually via Zoom. Meeting was called to order by RDC President Scott Meyer at 6:30pm.

Present:

Scott Meyer, RDC President; Amy Lawson, RDC Vice President; Ed Brand, RDC Member; Dan Huge, RDC Member; Stacy Nielsen, MVCSC Representative; Adam Zaklikowski, Planning Director; Alex Intermill, Town Attorney (Via Zoom); Joe Renner, Town Manager.

Not Present:

Chris McCreight.

Approval of Agenda:

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

****Select President – Dan Huge nominated Scott Meyer with Amy Lawson seconding. Motion carried unanimously.

****Select Vice President - Dan Huge nominated Amy Lawson with Scott Meyer seconding. Motion carried unanimously.

****Select Secretary - Dan Huge nominated Chris McCreight with Amy Lawson seconding. Motion carried unanimously.

Approval of Minutes:

Motion to approve the RDC meeting minutes on 12.19.24 made by Dan Huge, seconded by Ed Brand. Motion carried unanimously.

Old Business:

N/A

New Business:

- a. RDC to consider authorizing funding for a traffic signal at the intersection of Broadway and Ohio Street – Adam Zaklikowski gave an overview of the project. Ed Brand asked about funding from the MPO. Adam will look into it. Joe Renner said this project would be a year or two setback if it went through MPO. Discussion ensued. Tonya Davis asked about business across the way and considering the traffic from it. Adam thought that it hadn't been considered. Ed Brand asked Alex Intermill if this is something we can use RDC Funds for. Alex responded yes, absolutely. Amy Lawson made the motion to commit \$300K to this project, seconded by Ed Brand. Motion carried unanimously
- b. RDC to consider adopting a Project Priority List – Adam Zaklikowski presented the list. Joe Renner mentioned the Lauth project as well as some other projects. Scott Meyer expressed concern for needs versus wants and cost of projects. Discussion ensued. The RDC prefers to approve the projects as they come along versus a project priority list. Dan Huges made a motion to approve the Veridus contract in the amount of \$13,500, seconded by Ed Brand. Motion carried unanimously.

****Amy Lawson departed towards the end of this discussion****

Review of Financials:

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

Approval of Invoices:

None.

Public Comment:

No one wished to speak.

Staff/Board Comment:

Dan Huges asked if the agenda and items could be distributed the Monday before the meeting. Adam agreed.

Meeting Adjourn:

Scott Meyer made the motion to adjourn the meeting at 7:33pm. Ed Brand seconded the motion. Motion carried unanimously.

President: _____

Scott Meyer

Clerk-Treasurer: _____

Missy Glazier

124 E STAAT ST

REIMAGINED

Presented by BB Realty Partners





SOLVING A LONGSTANDING PROBLEM



- One of Fortville's most beautiful and historic buildings currently sits vacant.
 - Underutilized.
 - Slowly falling further into disrepair.
 - Limits town's prosperity.
-



MISSION

- Preserve the charm of Fortville.
- Honor the town's past while contributing to its future.
- Enhance the community.
- Spark local engagement.
- Add lasting value.





other broad categories of significance. An entry of outstanding local importance could then be rated higher than an entry only remotely associated with state or national history.

Architecture

Entries were next considered for their architectural merits as examples of academic historical style, rare or unique design, vernacular construction technique, or representative building type.

Environment

The location of an entry in relation to other structures, street placement, and landscaping, as well as the overall natural environment of a place, affected its rating. Many entries depend primarily on their location within a district for their rating. Siting is especially important in farm groups, small villages, neighborhoods, and business districts.

Integrity

In assessing integrity, an attempt was made to determine how much of the original fabric remained. A structure in poor physical condition but retaining its original architectural features was normally evaluated higher because of its integrity than a structure exhibiting extensive alterations by removals, structural changes, replacement, and later additions. The relocation of a building from its original site often lowered its rating.

After considering these four factors, Inventory entries were assigned ratings. From a total of 1023 entries, 103 were rated outstanding (O) and 145 were ranked notable (N). These ratings are only valid for the criteria used here, however, and should be viewed as interim recommendations based on the information available at the time of the survey. Change in location, sensitive restoration, additional research, extensive physical damage, or inappropriate

Evaluation

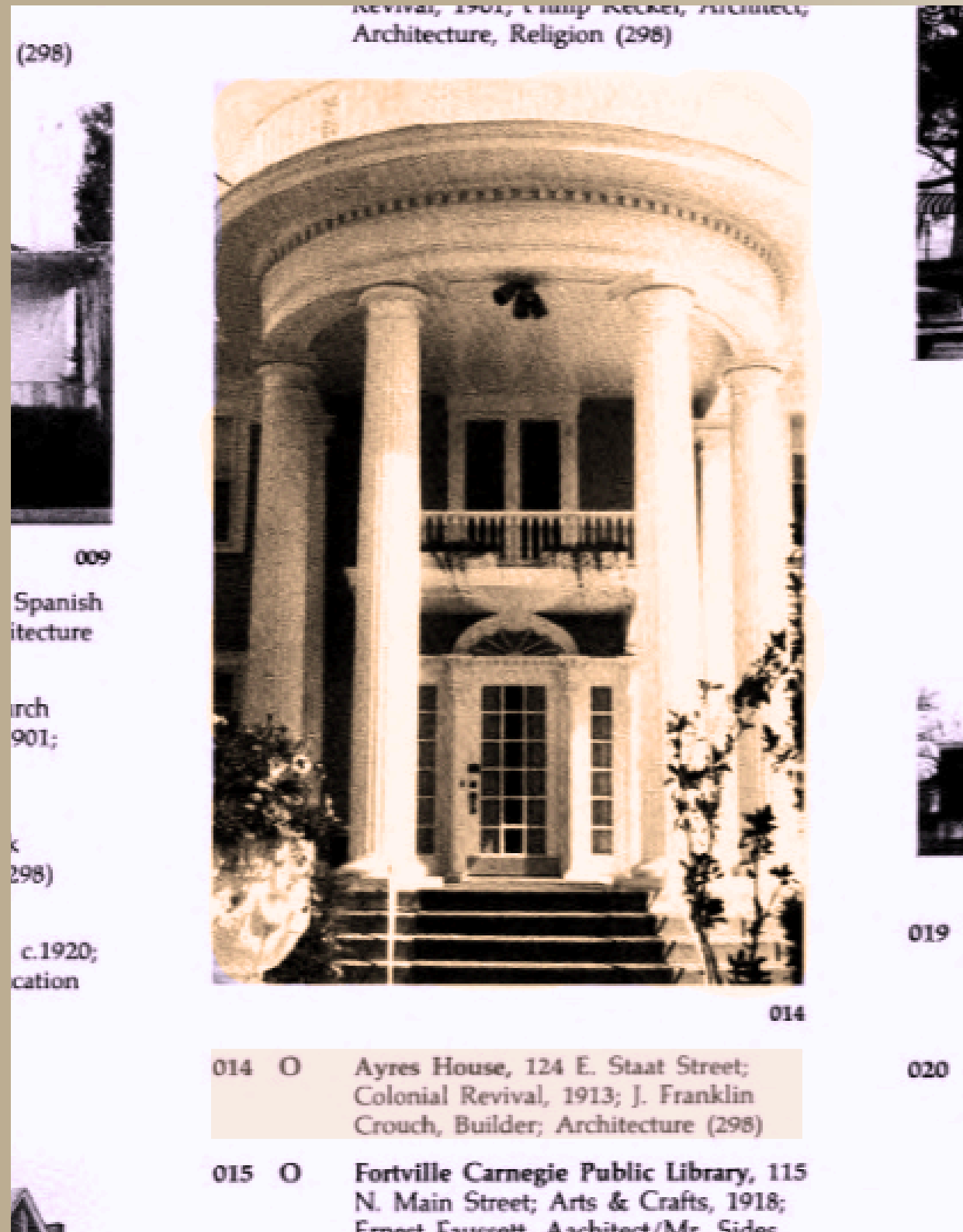
The significance of each Inventory entry was evaluated in terms of its history, architecture, environment, and integrity and then placed in one of three rating categories: outstanding (O), notable (N), or contributing (C). In historic districts one additional rating category was used: non-contributing (NC). These categories are explained in more detail below. While all entries warranted attention, limited financial and organizational resources required that priorities be established to protect endangered properties immediately and to develop long-range preservation plans.

History

Historical information was evaluated more in terms of the entry's national, state, or local significance than its date of construction. Evaluation included consideration of its association with famous people or events, social history, settlement, technology, and

COMMITMENT TO HISTORIC PRESERVATION

Pursue National Register of Historic Places status for the Ayres House to ensure its long-term protection and cultural significance within Fortville.



”

Outstanding

Entries rated “O” in this Interim Report are recommended as potential nominations to the National Register of Historic Places. These sites and structures meet the basic criteria of possessing outstanding significance on the national, state, or local level for history, architecture, environment, and/or integrity.

”

- Ensure Long-term preservation
- Eligible for preservation grants and tax incentives
- Elevate Fortville’s reputation
- Aligns with Indiana Landmarks’ mission



BENEFITS FOR FORTVILLE

Economic Revitalization

Historic Preservation

Culinary Identity

No-Cost Solution

Craft Beverage
Destination

Public Parking

Commercial Office
Space

Family Entertainment

CURRENT STATE



VISION

Transform this historic space into a welcoming, family-friendly destination featuring a local craft cidery.

Designed for families, friends, and even four-legged companions—it will be a vibrant gathering place that fosters community, connection, and shared experiences in the heart of Fortville.

ELEMENTS

Attracts Visitors

Family & Dog Friendly

Event Space

Community Driven

Economic Driver

Multi-Use

DORA Aligned

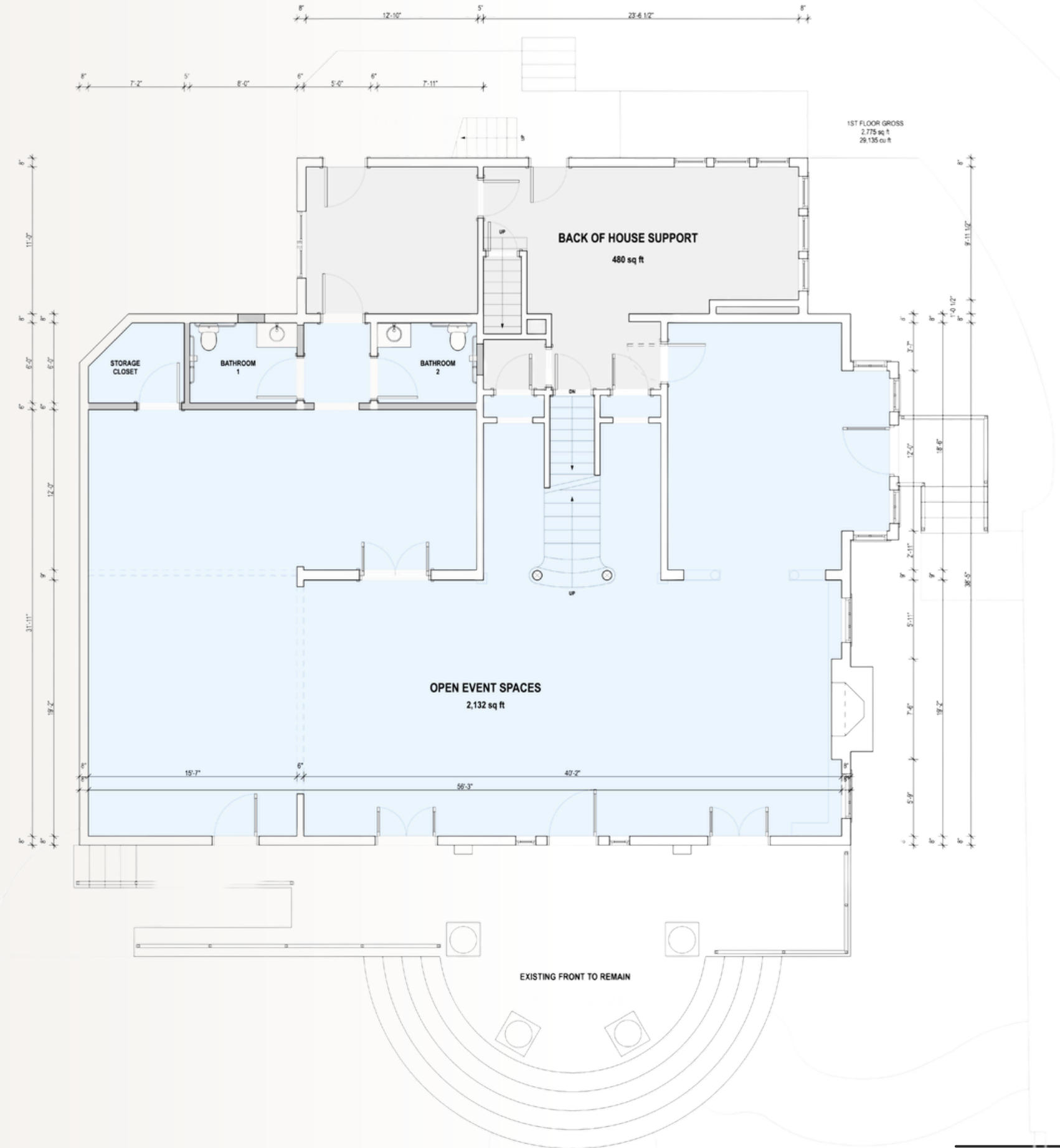
Recreation





1ST FLOOR

- Local craft cidery
 - Offer other local beverages
 - Event space/venue rental
 - Kid, family, & dog friendly
 - Books and boardgame library
 - Tvs for sporting events
 - Arcade games
 - No food prep in main building
-



1ST FLOOR DIAGRAM

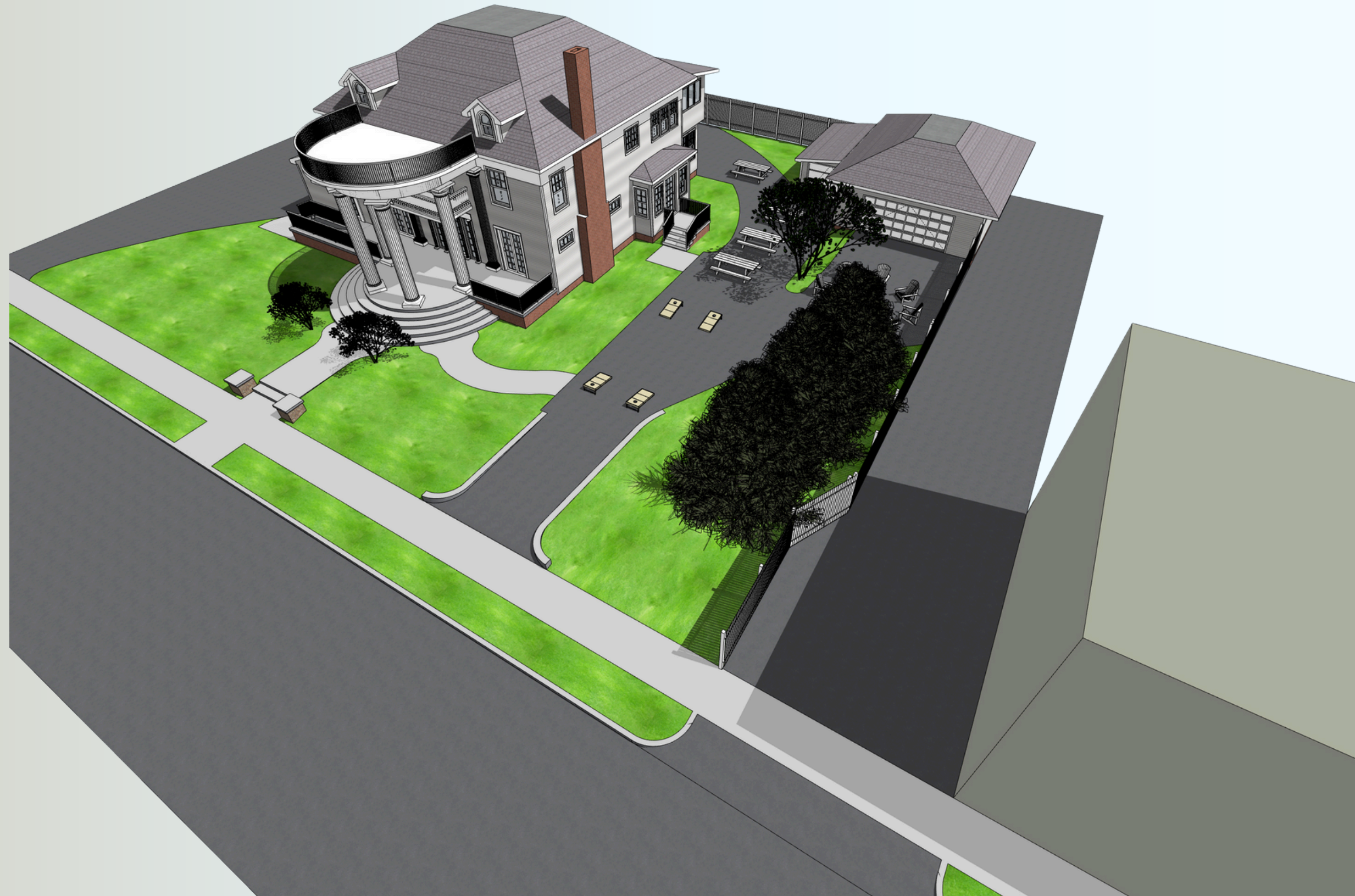
INSPIRATION



EXTERIOR

- Open-air ambiance
- Ample seating, community tables, and cozy swings
- Designed for kids and adults
- Interactive entertainment
 - Cornhole
 - Table tennis
 - Giant Jenga
- Illuminated at night

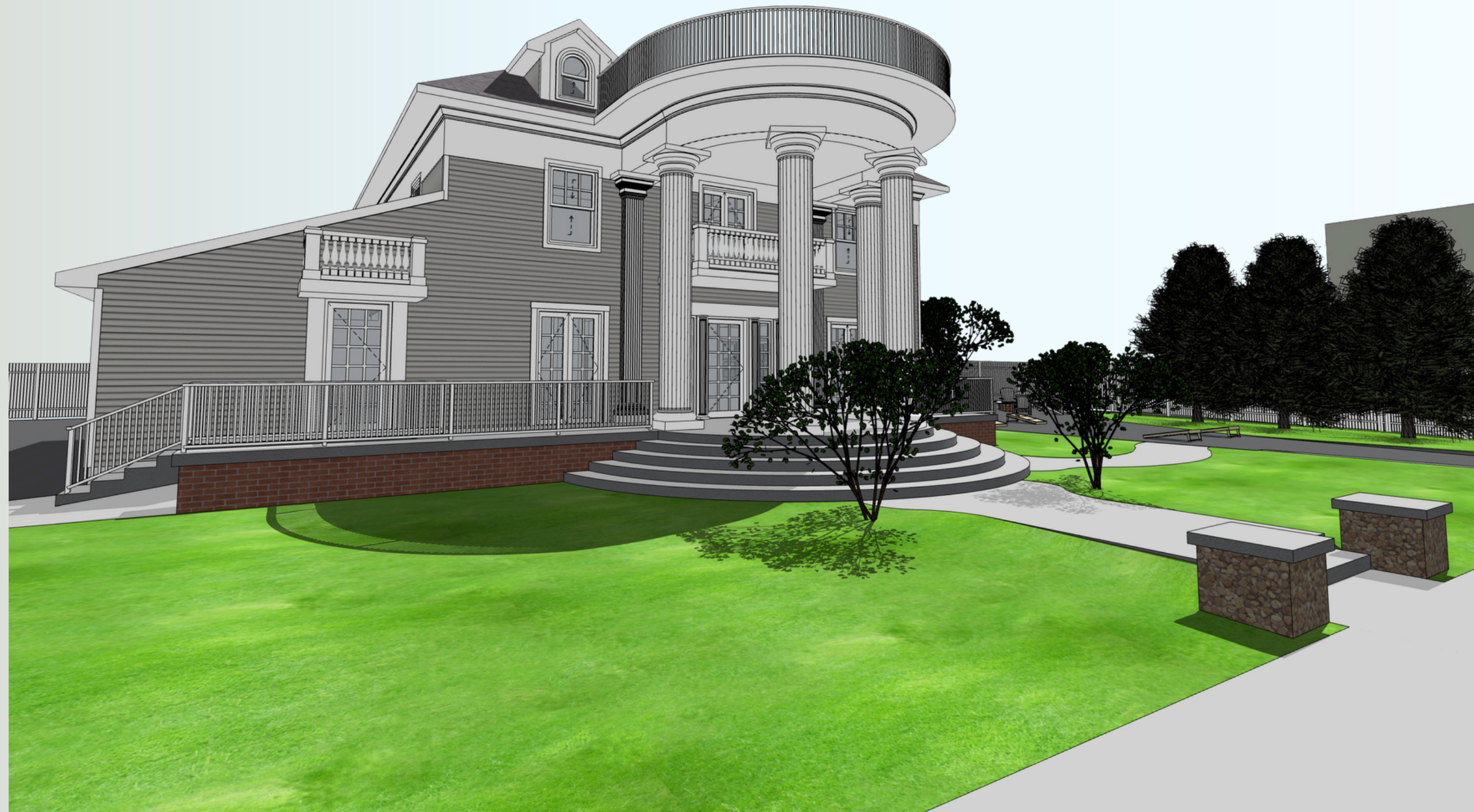




AERIAL VIEW

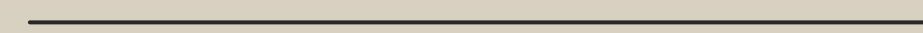


OUTDOOR SPACE



STREET VIEW

INSPIRATION

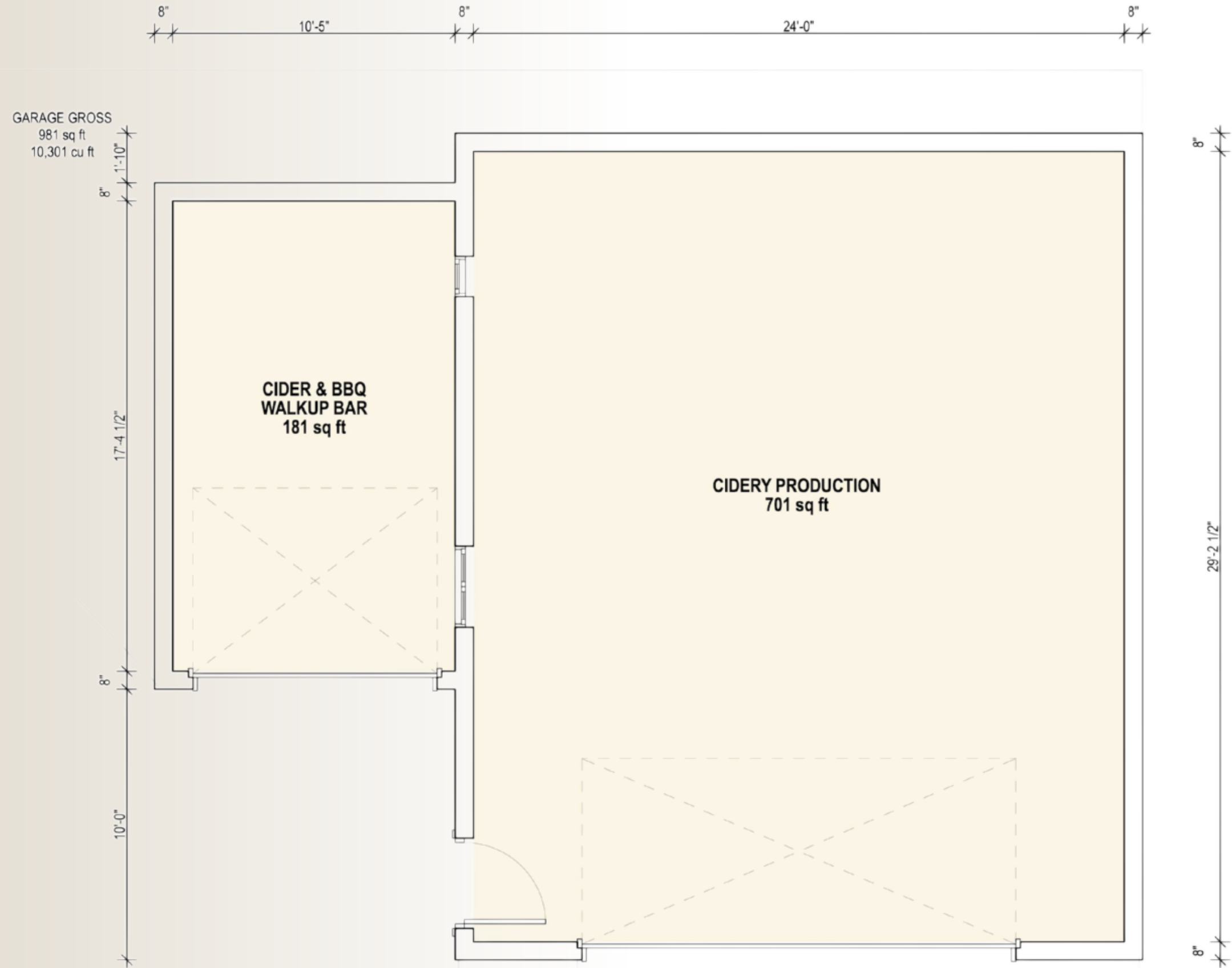


GARAGE



GARAGE





GARAGE DIAGRAM



2ND & 3RD FLOOR

- Up to 5 commercial tenants
- Spaces ranging from 285 sf - 688 sf
- Tenant lounge with kitchenette





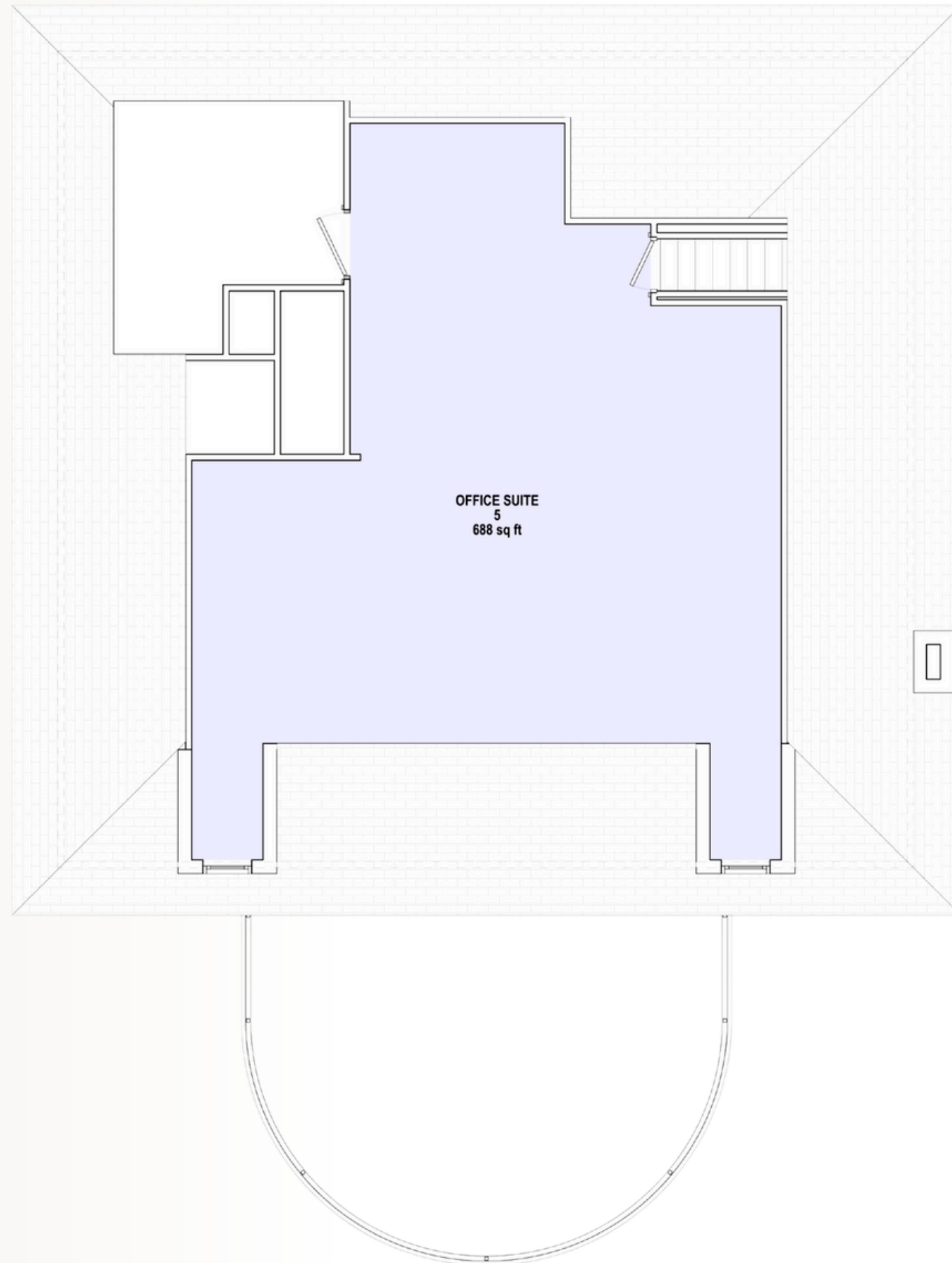






2ND FLOOR DIAGRAM

ATTIC GROSS
1,066 sq ft
8,527 cu ft



ATTIC FLOOR DIAGRAM

ECONOMIC REVITALIZATION



Revenue

Generating new tax revenue through sales, property, and excise taxes.

Employment

Directly creating 4–5 permanent jobs, seasonal and part-time employment.

Attraction

Driving tourism & foot traffic to support surrounding businesses.

Craft Capitol

Expanding Fortville’s identity as a craft beverage and agritourism destination.

Growth

Commercial space available for up to 5 additional businesses on the 2nd and 3rd floors.



SUMMARY OF ESTIMATED LOCAL TAX INCOME

*Property plus Cidery only, excludes other commercial tenants.

<i>Tax Category</i>	<i>Tax Rate</i>	<i>Estimated Value</i>	<i>Estimated Annual Taxes</i>
Property Tax (Real Estate)	3%	\$1,600,000	\$48,000
Business Personal Property Tax	3%	\$200,000	\$6,000
Sales Tax (Alcohol & Food)	7%	\$570,000 Annually	\$39,900
Food & Beverage Tax	1%	\$250,000 Food Sales	\$2,500
Alcohol Excise Tax	\$.012/gal (Cider)	5000 Gallons	\$600
Payroll Tax (State & Local)	4.99%	\$200,000 Payroll	\$9,980
TOTAL			\$106,980

SUPPORT & NEXT STEPS



Initiate Property Transfer Process

Enables \$1,000,000+ private investment

Eliminates need for tax abatements and infrastructure subsidies

National Historic Registry

Town provides formal letter of support for application

Craft Beverage Festival

Continue discussion with local businesses to organize an annual event

6m Due Diligence

Financial and structural feasibility

Permitting and zoning compliance

Business model refinement

PERMITTING GUARANTEES & PRIOR APPROVALS

Alcohol Production & Sales Permit

- Cidery Permit (Farm Winery License – Indiana ATC)
- Brewer's Permit (Indiana ATC)
- Distillery Permit (Artisan Distiller's Permit – Indiana ATC)
- Three-Way Retailer's License (Beer, Wine & Liquor – Indiana ATC)
- DORA Participation

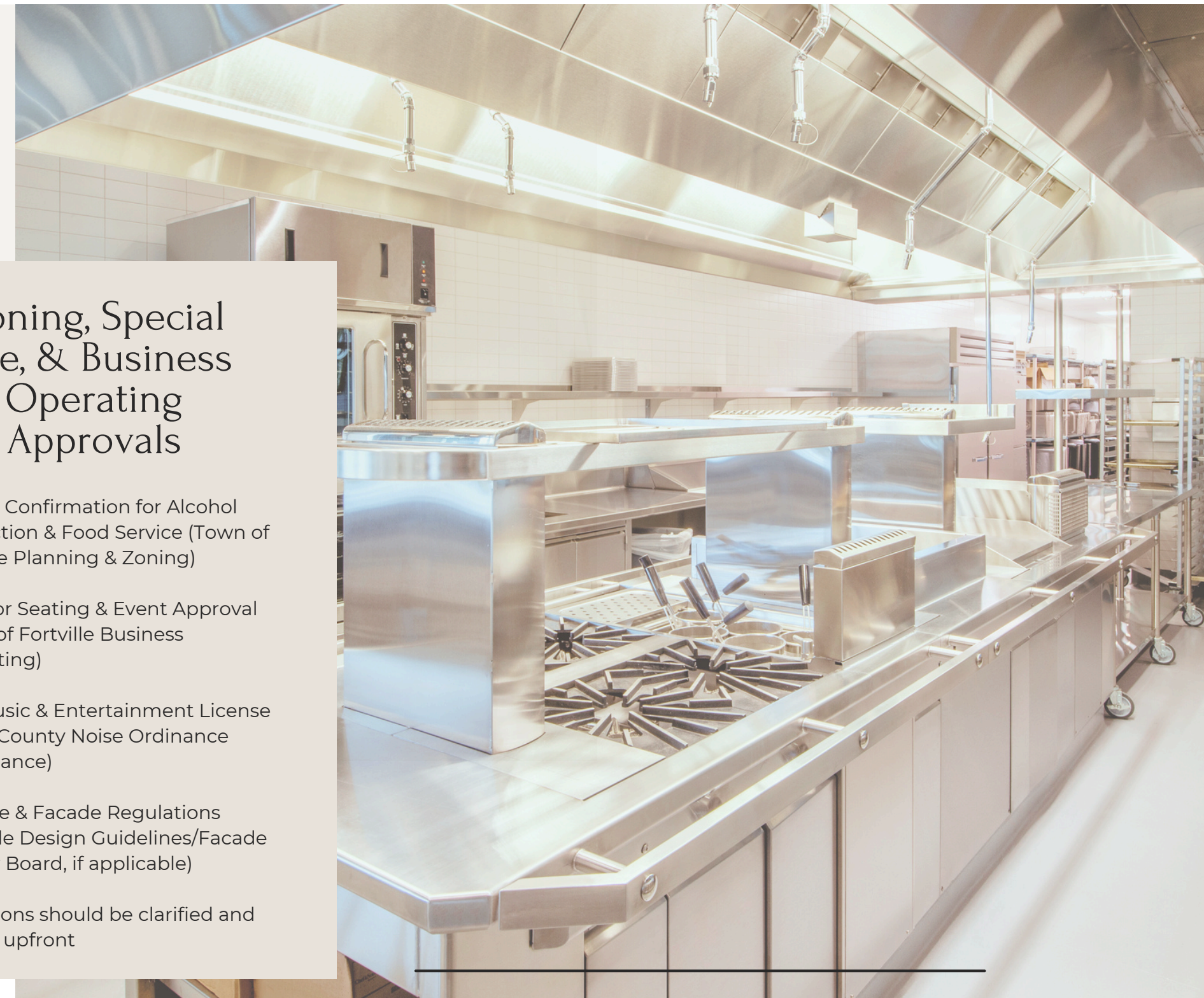
Food Service & Commercial Kitchen Approvals

- Retail Food Establishment Permit (Hancock County Health Dept.)
- Commercial Kitchen Approval (Hancock County Health Dept.)
- Grease Trap & Wastewater Compliance (Town of Fortville/County Utilities)

Zoning, Special Use, & Business Operating Approvals

- Zoning Confirmation for Alcohol Production & Food Service (Town of Fortville Planning & Zoning)
- Outdoor Seating & Event Approval (Town of Fortville Business Permitting)
- Live Music & Entertainment License (Town/County Noise Ordinance Compliance)
- Signage & Facade Regulations (Fortville Design Guidelines/Facade Review Board, if applicable)

All restrictions should be clarified and addressed upfront



PERSONS BEHIND THE PROPOSAL



Matthew Barton



David Bak



Jay Nolan



Adam Lasota





Thank you

We are honored to have the opportunity to work with the
Town of Fortville on this project.

ForReal Properties, LLC
14554 Allen Pass Court
Carmel, IN 46033

March 18, 2025

Town of Fortville
714 E. Broadway Street
Fortville, IN 46040
Attn: Adam Zaklikowski

RE: 106 S. Main Street, Fortville, IN 46040
Scope of Project: Brick Restoration and Façade Enhancement

ForReal Properties, LLC proposes a brick restoration project that includes tuckpointing and painting to enhance the structural integrity and visual appeal of the property. This project will involve carefully removing deteriorated mortar, replacing it with fresh tuckpointing, and applying a high-quality paint finish to protect the brick and improve its overall appearance. This project will not only restore and protect the brickwork but also prepare the wall for a future community-based mural, enhancing the streetscape and fostering local engagement.

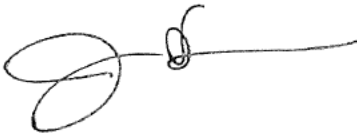
Benefits:

- **Aesthetic Improvement:** The refreshed brickwork will enhance the character of the town, creating a cleaner, more polished streetscape that aligns with the community's charm. Additionally, this restoration will prepare the wall for a community-based mural, providing a unique artistic space that fosters local engagement and civic pride.
- **Structural Integrity:** Tuckpointing will reinforce the brickwork, preventing further deterioration and ensuring the building remains sound for years to come.
- **Enhanced Public Parking Lot Experience:** A well-maintained exterior will provide a more inviting atmosphere for visitors and businesses, improving curb appeal and potentially increasing property values. Additionally, restoring the brickwork will enhance safety by ensuring that loose or deteriorating bricks do not fall, preventing potential hazards for pedestrians and vehicles.
- **Long-Term Protection:** The paint coating will serve as a protective barrier against weathering, extending the lifespan of the brick and reducing maintenance costs.
- **Potential TIF District Funding:** As the property is located within a TIF district, this project may be eligible for funding assistance, helping to offset costs while contributing to the ongoing revitalization efforts in the community. The planned mural will serve as a vibrant focal point, enhancing the town's identity and providing an excellent opportunity for social media promotion, drawing visitors and boosting local business visibility.

Project Timeline & Business Status:

- The project is scheduled to begin with the approval of funds, with an estimated scope of work to take two weeks to complete.
- ForReal Properties, LLC attests that it is not in bankruptcy and remains in good financial standing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jen Schaffter', with a long horizontal line extending to the right.

Jen Schaffter

ForReal Properties, LLC

Phone:

Email:





Brick + Ember Outfitters
5151 S. Franklin Road. Indianapolis, IN 46239
(Office) 317-500-1250
Balance Due in Full at Completion of Service or Project.

Estimate 58073129
Job 57996712
Estimate Date 6/13/2024
Technician Kourtney Zahn
Customer PO

Billing Address
Jenn Schaffter
106 South Main Street
Fortville, IN 46040 USA

Job Address
Jenn Schaffter
106 South Main Street
Fortville, IN 46040 USA

Estimate Details

Masonry Restoration

Service #	Description	Quantity	Your Price	Your Total
TP-001	<p>Tuck pointing is time-consuming work that requires an eye for detail. Our Outfitters can handle any tuck pointing job on any masonry structure. We'll remove the damaged mortar and reapply it to match the existing mortar. We can even apply some techniques to create a more natural and seamless look.</p> <p>- Tuck point all mortar joints on parking lot side of brick portion of building and front of building. (assumes front awnings will be removed) **all joints will be ground out and pointed with new mortar**</p> <p>- Remove brick from 2 areas where windows once existed and tooth in new brick to match existing brick on building.</p> <p>- Remove approximately 298 brick, primarily at eye level and base of building (Couple areas marked in pictures.)</p>	1.00	\$58,676.00	\$58,676.00
			Sub-Total	\$58,676.00
			Tax	\$0.00
			Total	\$58,676.00

Thank You for your Business! This invoice starts our contractual agreement for payment.

TERMS and CONDITIONS—Brick + Ember Outfitter's Contract:

LEGALITY

This is a legally binding agreement between the customer and Brick + Ember Outfitters.

ALTERATIONS

Any alteration, modification, or deviation from the proposed specifications involving extra costs will be executed only upon a separate written order and signature of both parties to this contract, and will become an extra charge over and above the estimate. (In the event the scope of job changes due to unforeseen circumstances, customer will be notified and an updated proposal will be produced per request) Due to the overall condition of your chimney/masonry work the following proposal is deemed appropriate and or necessary for its further use and stability.

WEATHER

The agreements set forth in this contract are contingent upon weather conditions, accidents and/or any other delay beyond our control.

LIABILITY

Owner agrees to carry, fire, tornado, and other necessary insurance on the above work. Workman's Compensation on the above work will be taken out by Brick + Ember Outfitters. Customer shall bear no liability for injuries of any kind sustained by any Brick + Ember Outfitter's employee, contractor, agent, or other person associated with Brick + Ember Outfitters during the performance of work on Owner's premises during the project.

MATERIALS

All material is guaranteed to be as specified. It is further agreed that the above work to be performed will be done so in accordance with the drawings and specifications submitted together with this contract and completed in a substantial workman-like manner.

PAYMENT TERMS

Payment Structure as follows: 50% down payment and THE REMAINING BALANCE DUE AT COMPLETION OF WORK. If payment is not collected within 24 hours of completed work, Brick + Ember Outfitters reserves the right to void any warranty and if necessary send account to collections. Should the weather/temperature not permit BEO to perform the waterproof upon completion of the proposed work, BEO will provide a future date for the customer regarding when the waterproof will be done. Furthermore, once the waterproof date has been scheduled, BEO will settle the remaining balance LESS \$250.00 until the WP is complete. The \$250.00 will be due directly upon completion of waterproof.

If the projected duration of the proposed work should eclipse 7 or more working days, the payment structure will be as follows:

- 50% down to get job on the schedule
- 25% draw of total job value due at the halfway point of the job (50% completion)
- 25% due at completion of job

Payment Terms Addendum: In the situation where the majority of work is finished but an obstacle (ex. material delay) prevents completion of the job in its entirety, Brick + Ember reserves the right to collect payment for the completed portion of the work the remaining portion to be to be collected when job scope fulfilled.

MARKETING

Photos may be taken in or around your property, relating to any and all chimney or masonry work, which may or may not be used for Brick + Ember Outfitter's marketing or advertising purposes.

CANCELLATION

Customer has the right to cancel within the first 3 days of signing contract. Full refund will be given per Indiana's Right to Cancel Act. If customer chooses to cancel after the Right to Cancel Act's allotted time period, Brick + Ember Outfitters reserves the right to keep the full down payment without refunding any portion.

COLLECTION AGENCY DISCLAIMER

In consideration of the services to be provided to the customer, I hereby guarantee payment in full of the customer's account in accordance with the financial arrangements made at the time of service or, if no such arrangements are made, in event of default in payment, reasonable collection agency fees equal to thirty (30%) percent of the delinquent balance and reasonable attorney fees, shall be added to the amount due on the account, plus any applicable court costs.

You expressly consent and agree to Brick + Ember Outfitters and their affiliates, agents and service providers may use written, electronic or verbal means to contact you. This consent includes, but is not limited to, contact by manual methods, prerecorded or artificial voice messages, text messages, emails and /or automatic telephone dialing systems. You agree that Brick + Ember Outfitters and their affiliates, agents and service providers may use any email address or any telephone number you provide, now or in the future, including a number for a cellular phone or other wireless device, regardless of whether you incur charges as a result.



405 Lafayette Rd
 Noblesville, IN 46060
 topnotchmasonry@att.net
 topnotchmasonry.org
 (317) 773-9118

Top Notch Masonry LLC

Estimate

For: Jennifer Schaffter
 [Redacted]
 106 S Main St
 Fortville, IN, 46040-1511
 [Redacted]

Estimate No: 492
Date: 03/12/2025

Description	Quantity	Rate	Amount
Brick Veneer on Building Repair Masons to set up scaffolding to provide for a safe working platform- cut out or remove depreciated, deep spalling bricks - reinstall matching bricks(as best as possible) to original design - grind out ALL mortar joints and around mortar voids to create a new bonding surface along the front and side of the building that is brick - tuck point ground out mortar joints using a mortar similar to the original- removal of debris - \$26000 Their are two filled in windows along the side of the building that was done with non matching bricks in the past- masons to remove unmatched brick and then tooth in matching bricks to the original and redo or fill in the windows so you can't tell that they were ever there - an additional \$2200	1	\$26,000.00	\$26,000.00
		Subtotal	\$26,000.00
		Total	\$26,000.00
		Total	\$26,000.00

Terms and Conditions

NEIL PATTERSON (OWNER) 317 773-9118

*Insurance certification and references provided upon request.

*Payment is due on completion.

Top Notch Masonry LLC - Estimate 492 - 03/12/2025

Any alterations, modifications, or deviation from the proposal specifications involving extra cost will be executed only upon a separate written order and signature of both parties to this contract, and will become an extra charge over and above the estimate. (In the event the scope of job changes due to unforeseen circumstances, customers will be notified and an update proposal will be produced per request) Due to the overall condition of your chimney/masonry work the following proposal is deem appropriate and or necessary for its further use and suitability.

The agreement set forth in this contract are contingent upon weather conditions, accidents and/or any other delay upon our control. Workmen's Compensation on the above work will be taken out by Top Notch Masonry. Customers shall bear no liability for injuries of any kind obtain to any Top Notch Masonry employee, contractor, agent, or other persons associated with Top Notch Masonry during the performance of the work on Owner's premises during the project .

All materials guarantee to be specified. It is further agreed that the above work to be performed will be done in accordance with the drawing and specifications submitted together with this contract and completed in a substantial workmanlike manner.

ACCEPTANCE OF PROPOSAL - By accepting you are agreeing that you are authorized to grant Top Notch Masonry permission to perform the work requested.

Top Notch Masonry LLC

Client's signature

Photo 1



Photo 2





(317) 483-0556
 Team@hoosiermasonrysolutions.com
 5327 E 27th St, Indianapolis, IN 46218

Brick _____
 Mortar _____
 Scaff _____

Masonry Work Proposal

WORK TO BE PERFORMED AT:

SUBMITTED TO: Cust. _____
 NAME JEN SCHAFFTER
 STREET 106 S MAIN ST
 CITY FORTVILLE
 ST IN
 ZIP _____

STREET _____
 CITY same as customer
 ST _____
 Zip _____
 EMAIL [REDACTED]

TELEPHONE (H) _____ (W) _____ (C) [REDACTED]

TARGET DATE: 1-2 weeks

DURATION: days

-We hereby propose to furnish the materials and perform the labor necessary for the completion of: **Masonry Repairs**

Scope of work:

TUCKPOINT and BRICK REPAIR | \$37,380

- Set up all necessary tarps, ladders, scaffolding, and safety equipment
- Grind and tuck point entire side of building (79' x 23') front corner and façade 100% (9' x 27')
- Tooth out and replace approx. 700 brick in various areas on side (not including where windows were bricked up)
- Clean up work area and haul debris

* If further damage is found or additional work may need to be done, **HMS** will bring to homeowners' attention and additional cost may apply















- 1-year nontransferable workmanship guarantee

Any alteration, modification or deviation from the above specification involving extra costs will be executed only upon a separate written order and signature of all parties to this contract and will become an extra charge over and above the proposal total. The agreements set forth in this contract are contingent upon weather conditions, accidents, and/or any other delay beyond our control. Owner agrees to carry fire, tornado, and other necessary insurance on the above work. Workman's Compensation and Public Liability Insurance on the above work to be taken out by Hoosier Masonry Solutions, LLC. Payment is due within five business days of completion. If Payment is not received within five business days a 2% late fee is added every two days after the due date. This estimate is based on the information provided by the customer and is subject to change without notice.

All material is guaranteed to be as specified. It is further agreed that the above work to be performed will be done so in according to the drawings and specifications submitted together with this contract and completed in a substantial workmanlike manner for the SUM OF: **Total \$ 37,380**
with payments to be made as follows: DEPOSIT—BALANCE DUE AT COMPLETION.

NOTE: If this box is checked, it indicates that this contract is being entered into because of damage, loss or expense that is covered by proceeds of an insurance policy, and that the contract price listed above is expressed in terms of the consumer's liability for payment after the application of insurance proceeds or payments from a liable third party.

Furthermore, in the event of default, herein, Customer shall be responsible for all of seller's expenses incurred in connection with the enforcement of this agreement, including attorney fees and court costs, and other collection expenses.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Fund Detail History

Date : 04/08/2025 02:48:09 PM
FUND_HIST_DETAIL.FRX

Selected Funds
All History

FUND	ACCT PERIOD	TITLE	BEGIN YR BAL	RECEIPTS YTD	EXPENDED YTD	CURRENT BAL
2216	1/2025	Economic Development (Operating)	\$3881194.71	\$0.00	\$0.00	\$3881194.71
DATE	DOC NUM	CK NUM	VENDOR / RECEIVED FROM	RECEIVED	EXPENDED	BAL
04/04/2025	61981	19838	ENVIRONMENTAL ASSURANCE CO., INC.	\$0.00	\$5250.00	\$3875944.71
DAILY SUMMARY FOR 04/04/2025				\$0.00	\$5250.00	\$3875944.71
Fund # 2216		SubTotal		\$0.00	\$5250.00	\$3875944.71
*** GRAND TOTAL ***				\$0.00	\$5250.00	

Town of Fortville Redevelopment Commission

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

April 9, 2025

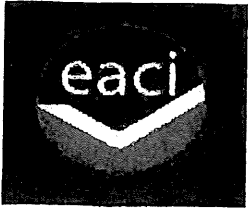


Commitment	Pledged	Date Pledged	Paid	REMAINING COMMITMENTS				TOTAL REMAINING
				Year 2025	Year 2026	Years 2028-2038	Years 2039-2048	
SR 67 Traffic Signal & Signage Upgrades @ Maple/Main, Garden/Vitality	\$15,000.00	N/A	\$4,966.15	\$10,033.85	\$0.00	\$0.00	\$0.00	\$10,033.85
Marketing	\$5,000.00	N/A	\$2,809.49	\$2,190.51	\$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	\$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	\$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	\$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	\$66,265.86
RDC Façade Repair Program - Non-allocated funds available	\$42,359.96	12/19/24	\$0.00	\$42,359.96	\$0.00	\$0.00	\$0.00	\$42,359.96
RDC Façade Repair Program - 115 N Main St (Carnegie Library)	\$20,431.00	12/27/23	\$0.00	\$20,431.00	\$0.00	\$0.00	\$0.00	\$20,431.00
RDC Façade Repair Program - 401 S Merrill St (Harmony Dentistry)	\$11,023.00	12/19/24	\$0.00	\$11,023.00	\$0.00	\$0.00	\$0.00	\$11,023.00
RDC Façade Repair Program - 406 S Maple St (Harmony Dentistry)	\$67,472.00	12/19/24	\$0.00	\$67,472.00	\$0.00	\$0.00	\$0.00	\$67,472.00
Demolition of Town-owned properties at Broadway & Madison	\$20,000.00	12/19/24	\$5,250.00	\$14,750.00	\$0.00	\$0.00	\$0.00	\$14,750.00
Broadway & Ohio Traffic Signal	\$300,000.00	2/20/25	\$0.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$300,000.00
Veridus Developer Roundtables	\$13,500.00	2/20/25	\$0.00	\$13,500.00	\$0.00	\$0.00	\$0.00	\$13,500.00
TOTAL	\$7,782,152.03		\$446,759.78	\$853,960.18	\$131,996.00	\$3,792,436.07	\$2,557,000.00	\$7,335,392.25

TOTAL RDC FUNDS:	\$3,875,944.71
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
TOTAL RDC YEARLY INCOME (2024):	\$1,697,810.44
2025 Funds Available for Projects such as S Madison Blvd, Property Purchase for Economic Dev, etc:	\$3,021,984.53

Prepared by: Adam Zaklikowski, Planning & Building Director

Invoice



Environmental Assurance Company Inc
440 S. Hancock
Indianapolis, IN 46222
(317) 636-8500

Invoice Number: 225IN62-IN

Invoice Date: 3/26/2025

Salesperson: MIKE

Job Number: 225IN62

Customer Number: 00-FORTVIL

Customer P.O.:

Ship VIA:

Terms: NET 30 DAYS

Fortville
315 N Madison St
FORTVILLE, IN 46040

Contact:

Item Code	Description	UM	Quantity	Price	Amount
ASBEST	Asbestos Abatement		1.000	3,150.000	3,150.00
	3 Residences - Fortville				
	Asbestos Surveys for 3 residences				
	611 E High				
	624 E High				
	624 E Broadway				



Jeff Loper
Accounting
Environmental Assurance Co., Inc.

☎ 317-636-8500 🌐 www.eaciusa.com

✉ jloper@eaciusa.com

📍 440 Hancock Street, Indianapolis, IN 46222

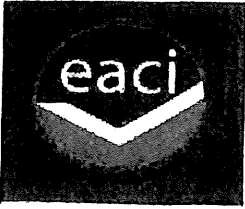


Est. 1991

OK
aj

Net Invoice:	3,150.00
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	3,150.00
Retention Amount:	0.00

Invoice



Environmental Assurance Company Inc
440 S. Hancock
Indianapolis, IN 46222
(317) 636-8500

Invoice Number: 225IN80-IN

Invoice Date: 3/26/2025

Salesperson: MIKE

Job Number: 225IN80

Customer Number: 00-TOWNFOR

Customer P.O.:

Ship VIA:

Terms: NET 30 DAYS

Town of Fortville
714 E Broadway
FORTVILLE, IN 46040

Contact:

Item Code	Description	UM	Quantity	Price	Amount
ASBEST	Asbestos Abatement		1.000	2,100.000	2,100.00
	Houses in Fortville				
	624 E High - Linoleum removal				
	624 E Broadway - Light Fixtures				



Jeff Loper
Accounting
Environmental Assurance Co., Inc.

☎ 317-636-8500 🌐 www.eaciusa.com

✉ jloper@eaciusa.com

📍 [440 Hancock Street, Indianapolis, IN 46222](#)



Est. 1991

OK
az

Net Invoice:	2,100.00
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	2,100.00
Retention Amount:	0.00



Veridus Group, Inc.
 6280 N. Shadeland Ave., Suite A
 Indianapolis, IN 46220
 317-598-6647

INVOICE

Town of Fortville
 Missy Glazier
 714 E Broadway St.
 Fortville, IN 46040

Invoice number 204299
 Date 04/08/2025
 Project 2025.0520 FORTVILLE DEVELOPER
 ROUNDTABLE

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Roundtable Invite, Landing Page, Outreach	13,500.00	35.00	0.00	4,725.00	4,725.00
Total	13,500.00	35.00	0.00	4,725.00	4,725.00

Invoice total 4,725.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
204299	04/08/2025	4,725.00	4,725.00				
	Total	4,725.00	4,725.00	0.00	0.00	0.00	0.00

Approved by:

Pete Olson
 Director

Thank you for your business! We appreciate your prompt payment.



OpenBox Roofing & Restoration LLC
 8040 Castleway Drive
 Indianapolis, IN 46250

INVOICE

Job: Harmony Dentistry - 401 Merrill

Invoice Name: FINANCING

Invoice Number: 1178-01

Invoice Date: 03/31/2025

Terms: Upon Receipt

Location Address

401 South Merrill Street
 Fortville, IN 46040

David Bak
 Harmony Dentistry
 401 South Merrill Street
 Fortville, IN 46040

	PRICE
INVOICE	
James Hardie Siding	\$32,070.19
Gutters/Downspouts	\$1,527.40
Subtotal: Invoice	\$33,597.59
CHANGE ORDER	
Remove additional layover of wood siding	\$2,833.28
Install 65 sheets of 7/16" OSB/Sheathing	\$4,875.00
Install Rolled Batt Insulation	\$4,214.25
Subtotal: Change Order	\$11,922.53
Grand Total	\$45,520.12



Payments/Credits:

04/09/2025 **\$45,520.12**

Total Received: **\$45,520.12**

Invoice Balance Due: **\$0.00**

REMIT TO:

8040 Castleway Drive
 Indianapolis, IN 46250

Company Representative:

Bill Babcock
 (317) 619-9001
 Bill@openboxroofing.com