

Town of Fortville

04.17.25

RDC Meeting

Opening of Meeting:

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

Present:

Scott Meyer, President; Amy Lawson, RDC Vice President; Ed Brand, RDC Member; Chris McCreight, RDC Secretary; Dan Huge, RDC Member; Adam Zaklikowski, Planning Director; Joe Renner, Town Manager, Jacob Antrim, Town Attorney (on behalf of Alex Intermill).

Not Present:

Alex Intermill, Town Attorney.

Approval of Agenda:

There were 2 changes to the agenda. Item 6c tabled to next meeting and Item 8 add 401 S. Merrill façade repair grant payment. Motion to approve the meeting agenda made by Dan Huge, seconded by Amy Lawson. Motion carried unanimously.

Approval of Minutes:

Dan Huge made the motion to approve the RDC meeting minutes for 2.20.25 and 3.20.25 meetings, seconded by Ed Brand. Motion carried unanimously with Chris McCreight abstaining from 2.20.25 minutes approval.

Quick Recap of Meeting:

The Redevelopment Commission discussed proposals for repurposing a historic building, including its potential transformation into a craft cidery and event space, as well as the associated financial and legal considerations. The commission also addressed facade repair projects and funding allocations for various community initiatives. Additionally, the police department presented a request for specialized robots to enhance the capabilities of the joint tactical team, emphasizing the importance of officer safety and modern technology in law enforcement operations.

Old Business:

- a) RDC to consider a re-use request for 124 E. Staat Street (former Hughes Funeral Home).

Adam Zaklikowski: Continuation of what was presented at the last meeting, the commission decided to finish the next meeting.

Mark D (Vice President of Indiana Landmarks): Mission is to preserve the charm of Fortville, enhance the community, and spark local engagement. The vision is to transform this historic space into a welcoming, family-friendly destination featuring a local craft cider.

Jay (BB Reality Partners, locally owned commercial real estate developer, joined by Matt Barton and David Bak): This location is very important to the people of the town. They want to preserve the charm of Fortville while honoring the town's part but looking towards the future. The benefits include, economic revitalization, historic preservation, culinary identity, craft beverage destination, and commercial office space. The elements will include family and dog friendly, attract visitors, economic driver, event space, multi-use, recreation, and DORA aligned. Showed photos and blueprints of current and future building plans, along with estimated local tax income.

David Bak (part of BB Reality Partners): Would like to get structural engineers in place to review the property on a professional level. Only a tiny bit of termite damage. Transfer clearance/letter of intent is what they are asking for.

Scott Meyer: Their plan is to just sign over the building to them. Love the idea but not sure about the money getting given over to them.

Tonya Davis (Town Council): For the previous project, she thinks they had a limit to what they could spend. I do not have a problem giving it to them. I think it will be a huge economic driver for the town. We don't have anything like that.

Mark D: I understand giving away an asset that you all paid and X amount of money for, but once the business is up and running, it is going to be returning capital to the town that you are not going to get with a parking lot.

Jacob A (Town Attorney): The process of the RDC disposing of properties would be getting the property appraised. There is a public process that the town would be to undertake.

Scott Meyer: Would like to have an executive session on this project that will involve the BB Realty Group.

Bob Sterrett (Fortville Resident): I think it is a great idea. This is a part of Fortville's mission and is a fantastic idea. All the citizens of Fortville think it is a good idea.

- b) RDC to consider a Façade Repair Grant request from Jen Schaffter for 106 S. Main Street.

Jennifer Schaffter (106 S. Main Owner): The brick has needed repair for some time now and they just were waiting to have a tenant in there. There has been a lot of interest putting a mural on the wall, but we want to put new brick down before we talk about that or even painting the whole thing. We also want to address that the parking lot adjacent to the building; Gets hit with a lot of people who back into/run into the side of the building because there are no stoppers for vehicles. Once the brick is repaired, it would need to be fully painted.

Scott Meyer: I am looking at three different quotes here with a wide range in price from \$58,000 to \$26,000.

Jennifer Schaffter: It did not seem like there was a difference between the jobs for each of these quotes, however we were really impressed with Top-Notch Masonry, and he came in with the lowest quote.

Scott Meyer: Are we going to do something to stop cars from hitting the building? Is there something we can do?

Jennifer Schaffter: I think if we add the concrete stoppers for cars then that will help with that problem.

Joe Renner (Town Manager): There were stop blocks there before we moved them to pave it but at that point the wall was already banged up. So, it would be had to set those to where nobody would hit the building without making the parking spots 10-12 ft deep and that's not deep enough there. If there is anyway to put a guardrail or something against the wall that may be an idea.

Adam Zaklikowski: There is a proposed mural, however, at this point we are just asking for façade money for the brick.

Scott Meyer: So, Jennifer you are looking for \$14,100?

Jennifer Schaffter: Yes, that would be it.

Motion to commit \$14,100 out of our façade budget for this project. 1st Amy Lawson. 2nd Scott Meyer. Approved 5-0.

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.

Patrick Bratton (Chief of Police – Fortville): I am here to request funds to not only help the town of Fortville but to help the Hancock County Joint Tactical Team which we have members of our officers that are trained with them. They are also the ones we call when we need any help. We are looking for things where we can work smarter not harder, and with technology today it is set up to help us a lot.

Mike Schwanberger (Chief of Greenfield PD and Commander of the Hancock County Joint Tactical Team) and *Dave Wood* (Hancock County Sheriff's Department): We are a multi-agency

team, made up of officers from all over Hancock County. We are called for critical incidents, mainly high-risk warrant services, barricaded persons, hostage incidents, dignitary protection, and surveillance details. We have bi-monthly training, every first and third Wednesday. We cover approximately 92,000 Citizens. As for why the need of the robots, the ones we currently have are demo robots and the company is now out of business. We found out the ones they gave us were stolen; they had served us very well as a standardized piece of equipment we used. These robots minimize our exposure to risk however they are over 15 years old and there are no software updates, so we get very bad signals when we use them. The new robots we want have newer modern technology and the company has a building in Kokomo, Indiana for faster repair and service. The main reason for us to use these robots is for officer safety. A little about Transcend Robotics, it is based out of California but there is a building in Kokomo. They are 468+ units in the field as well as 2347+ operators using these robots. There is also a 14-day repair turnaround. Anderson also gave us one to show you today, if you would like to see it. The package we are looking at includes three robots with various sizes. Any maintenance and repairs will come out of their team fund and will not be needed from individual cities/towns in Hancock County.

Ed Brand: Based on history, there are no stolen equipment available anywhere that we can pick up cheaper?

Mike Schwanberger: The ones we would be getting from them would not be used and created just for us.

Patrick Bratton: No place is going to be using these all the time but if needed I would rather have a robot go up to a door and take rounds through the door than one of my officers.

Mike Schwanberger: Since 2014 there has been 89 activations we have used the robots, and they have saved many lives.

Jacob A: We can extend TIF funds for police capital purchases, and it does not have to specifically for the Town of Fortville Police/Fire Departments. So provided this board believes that this provides a benefit to the district, then I believe you can approve it.

Chris McCreight: How indestructible is that?

Patrick Bratton: Besides some of the outside components, these are resistant. Besides a IED or a stick of dynamite they are resistant.

Ed Brand: So, you are asking for \$160,500?

Patrick Bratton: Yes please, that would cover all three as well as an 8-hour training session.

Motion to approve the purchase of the equipment for \$160,500. 1st Dan Huge. 2nd Amy Lawson. In favor 3. Abstained 2.

- b) RDC to consider a Façade Repair Grant request from David Bak of Harmony Dentistry for 411 S. Merrill Street.

David Bak (part of BB Reality Partners): We are looking for a façade grant for Harmony Dentistry. We will be using it for the siding and roofing.

Scott Meyer: So, you are asking for \$29,670.

David Bog: Yes.

Motion to move \$50,000 into the RDC Façade Program. 1st Ed Brand. 2nd Chris McCreight. Approved 5-0.

Motion to approved \$29,670 for this façade project. 1st Amy Lawson. 2nd Dan Huge. Approved 5-0.

- c) RDC to consider a Façade Repair Grant request from Jeremy Chastain for Taxman Brewery – Tabled to May RDC Meeting.

Review of Financials:

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

Approval of Invoices:

Amy Lawson made the motion to approve invoices for EACI, Veridus and 401 S. Merrill Street payment, seconded by Dan Huge. Motion carried unanimously.

Public Comment:

No one wished to speak.

Staff/Board Comment:

Joe Renner gave an update on demo of the three houses purchased by the town on Broadway near Madison for S. Madison Blvd. project.

Amy Lawson stated she will be moving in June; Her last meeting will be the May meeting.

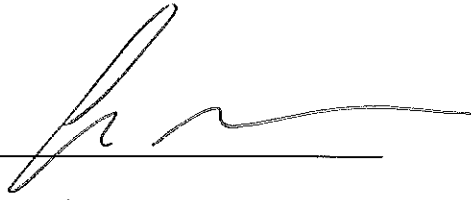
Meeting Adjourn:

Scott Meyer made the motion to adjourn the meeting at 8:30pm. Ed Brand seconded the motion. Motion carried unanimously.

President: _____


Scott Meyer

Secretary: _____

A handwritten signature in black ink, appearing to read 'Chris McCreight', written over a horizontal line.

Chris McCreight