



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

May 15, 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/84653247003>

Meeting ID: 846 5324 7003

Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*
Amy Lawson, *Vice President*
Chris McCreight, *Secretary*
Ed Brand
Dan Huge
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 April 17, 2025 meeting.**
- 5) **OLD BUSINESS:**
 - a) RDC to consider a Façade Repair Grant request from Jeremy Chastain for Taxman Brewery.
- 6) **NEW BUSINESS:**
 - a) RDC to consider a funding request in concept from AAA Property Investments LLC, owner of 135 E Broadway St., for parking lot improvements as an incentive for Carve Market.
 - b) RDC to consider paying the Façade Repair Grant request for Harmony Dentistry for 406 S. Maple St.
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES** – Krohn & Associates, Veridus Group, Brandeis, Transcend Robotics, Renascent, Inc. dba Construction Waste
- 9) **PUBLIC COMMENTS**
- 10) **STAFF COMMENTS**
- 11) **BOARD COMMENTS** – Discussion of Façade Repair Program (Commissioner Brand)
- 12) **ADJOURNMENT**

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: _____

Chris McCreight


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Taxman Fortville

Material Cost

Sails \$700.00
Hardware \$200
Posts \$2600
Boxes \$3000
String Lights 1000.00



Landscape Renovation \$10,610.00
(bid from New Life Lawn and landscape)

Total \$18110.00

asking RDC for Half \$9,055.00

**Does not include the existing bunker flowerbed
Town of Fortville will handle it.**



Summit Landscape and Design LLC

11650 Olio Road | suite 1000 207 | Fishers, Indiana 46037
317-331-2672

RECIPIENT:

Jeremy Chastain

29 South Main Street
Fortville, Indiana 46040
Phone: 3175022458

Quote #2600

Sent on Apr 21, 2025

Total \$4,600.00

Product/Service	Description	Qty.	Unit Price	Total
Shade post	Five post secured to the concrete Five post buried with concrete into the ground All post and brackets must be supplied by customer	1	\$650.00	\$650.00
Removing Plants and adding rock	Removing all plants to the North East corner of the building Adding four tons of Aberdeen black rock to level off beds	1	\$2,100.00	\$2,100.00
Installing planter boxes	Removing grass to allow planters to sit off the concrete Install 2 tons of Aberdeen black rock Place planters and fill with dirt	1	\$1,850.00	\$1,850.00

A deposit of \$2,300.00 will be required to begin.

Total \$4,600.00

This quote is valid for the next 30 days, after which values may be subject to change.

Add \$2500.00 for flowers Not bid

Signature: _____ Date: _____

New Life Lawn and Landscape

PO Box 9
McCordsville, IN 46055 US
(317) 714-8039
billing@newlifell.com



Estimate

ADDRESS
Jeremy Chastain
Taxman Fortville
29 S Main St
Fortville, IN 46040

ESTIMATE 1145
DATE 03/05/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Landscape Renovation	Updating and renewing old landscape	1	10,610.00	10,610.00
		Remove and Dispose of all existing plant material on south side of Building. Leaving only the one mature tree. \$4180.00			
		Dig post holes, add quickcrete, \$110.00 x 16 \$1760.00			
		Freshening up Black Rock in beds building side and add between planters RxR side \$1500.00			
		Creat level area for planter boxes, remove sod and level for ease of placement \$870.00			
		Annual Flowers and Plants for planter boxes \$2300.00			
TOTAL					\$10,610.00

Accepted By

Accepted Date

ESTIMATE
T&E Lawn Care

4120 900 South
 Pendleton, IN 46064
 (317) 796-8588



To:
 Taxman Brewing (Jeremy Chastain)
 29 South Main Street
 Fortville, IN 46040

Estimate # 1053
 Estimate Date 04/21/2025
Total Amount \$14,000.00

Item	Quantity	Price	Tax1	Tax2	Line Total
General labor	44.0	\$100.00 / Per hour			\$4,400.00
Black stone	10.0	\$300.00 / Per yard			\$3,000.00
Potting soil	150.0	\$15.00 / Per bag			\$2,250.00
Flowers/plants for planters	1.0	\$2,500.00			\$2,500.00
Misc materials	1.0	\$1,500.00			\$1,500.00
Brush disposal fee	1.0	\$250.00			\$250.00
Weed fabric	4.0	\$25.00 / per roll			\$100.00
Subtotal:					\$14,000.00
Tax:					\$0.00
Past Due Amount:					\$0.00
Total Amount:					\$14,000.00

Notes

Taxman Landscaping Renovation

Jeremy- Thank you for giving us the opportunity to provide this bid for Taxman of Fortville.

Shrub Removal- T&E Lawn Care will provide all necessary labor and equipment to remove existing bushes from the side of the building (approximately 11). This would include removing as much as possible of the root ball from the shrub as well. All brush will be hauled away and disposed of.

Existing landscaping beds- Once Shrubs have been removed T&E would provide all labor and materials to fill in the existing beds that have the black slate landscaping stone. The stone we would provide will be as close to a match to the existing as possible.

Digging out grass area next to side walk- T&E would provide all the labor and equipment necessary to remove 18 inches from the sidewalk into the existing grassy area. All Unneeded material would be hauled away and disposed of. Once existing material is removed T&E would then lay weed barrier and fill in with the black slate landscaping stone.

Pole Setting- T&E would provide the labor for installing owner supplied poles for the canopy that is being installed by owner. T&E would supply whatever fixtures needed to install these poles per owners direction. These materials would be covered in the above miscellaneous materials line.

Planter boxes- T&E will install the owner provided planter boxes along sidewalk to the south of the building. We will provide all of the necessary potting soil and flowers to install in these planters.

Flowers- The \$2500 quoted above is by request of owner for flowers. T&E will provide the flowers based on preferences provided by the owners and plant flowers where necessary.

***Miscellaneous materials*-** This line is to cover some of the unknowns like anchoring for poles, unexpected supplies, extra flowers that may be needed, etc. This number is a high estimate and could shrink if everything goes as planned.

If T&E Lawn Care is selected to do the requested work we would require a 50% deposit before any materials are ordered. The balance would be due in 7 days after completion

From: [Jeff Kaiser](#)
To: [Zaklikowski, Adam](#); [Crystal Kennard](#); [Tonya Davis](#)
Subject: carve photos
Date: Tuesday, May 13, 2025 12:28:32 PM

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

Fortville,

We recently had a photographer come by to take some shots for a charity fundraiser we're cooking at—we needed a few good photos for the event poster. I thought it'd be a great chance to share a few images that show what the inside of Carve looks like.

Hope you enjoy the behind-the-scenes look! [Carve Market Project](#)

Jeff Kaiser

260-927-5422

Jeff.kaiser@carvemarket.com



Zaklikowski, Adam

From: Dave <dave@harmonydentistryin.com>
Sent: Tuesday, May 06, 2025 3:29 PM
To: Zaklikowski, Adam
Cc: Matt
Subject: Facade Grant - 406 S Maple
Attachments: Invoice 1147-03.pdf; Receipt 1147-03.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red category

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

Adam,

Scope for 406 S Maple facade has been completed. I have attached the final invoice which shows the original down payment we paid plus the current amount due. I have also attached the receipt for today's payment. Payment was made from BB Realty Partners, LLC bank account. Can we please get this on the agenda this month for approval?

Thanks,

David

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OpenBox Roofing & Restoration LLC

8040 Castleway Drive
Indianapolis, IN 46250 USA
+13176199001
info@openboxroofing.com
openboxroofing.com



INVOICE

BILL TO
Harmony Dentistry
406 South Maple Street
Fortville, in 46040

INVOICE 1147-03
DATE 05/05/2025
TERMS Due on receipt
DUE DATE 05/05/2025

DATE	SERVICE	DESCRIPTION	AMOUNT
	Hardie Siding	Hardie Siding Replacement	68,936.23
	Gutters	Gutter Replacement	3,556.66
	Roofing	Roof Replacement - Includes Change Order	63,839.56

Acceptable forms of payment:
-ACH payments via electronic invoice.
-Check, Cash
To pay via Credit or Debit Card a 3.5% processing fee will be applied - Please call our office or email info@openboxroofing.com to have card payments enabled

SUBTOTAL	136,332.45
TAX	0.00
TOTAL	136,332.45
PAYMENT	61,571.43
BALANCE DUE	\$74,761.02

Payment receipt

You paid **\$74,761.02**

to OpenBox Roofing & Restoration LLC on 5/6/2025

Invoice no.	1147-03
Invoice amount	\$136,332.45
Total	\$74,761.02

Status	Paid
Payment method	Bank
Authorization ID	AAQ1DPCH

Thank you



OpenBox Roofing & Restoration LLC

+13176199001

openboxroofing.com | info@openboxroofing.com

8040 Castleway Drive, Indianapolis, IN 46250

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Zaklikowski, Adam

From: Matthew&Jessica Barton
Sent: Thursday, May 08, 2025 11:42 AM
To: Zaklikowski, Adam
Subject: Before photos

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red category

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Sent from my iPhone

Zaklikowski, Adam

From: Matthew&Jessica Barton
Sent: Thursday, May 08, 2025 11:41 AM
To: Zaklikowski, Adam
Subject: After photos

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red category

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









Sent from my iPhone

Fund Detail History

Date : 05/14/2025 10:03:34 AM
FUND_HIST_DETAIL.FRX

Fund 2216

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
04/30/2025	62311	19900	VERIDUS GROUP, INC	\$0.00	\$4725.00	\$3871219.71
DAILY SUMMARY FOR 04/30/2025				\$0.00	\$4725.00	\$3871219.71
05/06/2025	62352	19923	IN DEPT. ENVIRONMENTAL MANAGEMENT	\$0.00	\$50.00	\$3871169.71
DAILY SUMMARY FOR 05/06/2025				\$0.00	\$50.00	\$3871169.71
05/09/2025	62469	19938	BRANDEIS	\$0.00	\$5937.40	\$3865232.31
05/09/2025	62470	19928	RENASCENT, INC	\$0.00	\$15027.48	\$3850204.83
05/09/2025	62479	19961	DAVID BAK	\$0.00	\$0.00	\$3850204.83
DAILY SUMMARY FOR 05/09/2025				\$0.00	\$20964.88	\$3850204.83
05/12/2025	62517	19964	DAVID BAK	\$0.00	\$11023.00	\$3839181.83
DAILY SUMMARY FOR 05/12/2025				\$0.00	\$11023.00	\$3839181.83
Fund # 2216		SubTotal		\$0.00	\$42012.88	\$3839181.83
*** GRAND TOTAL ***				\$0.00	\$42012.88	

Town of Fortville Redevelopment Commission

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

May 14, 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	\$48,589.96	4/17/25	\$0.00	\$48,589.96	\$0.00	\$0.00	\$0.00	\$48,589.96
RDC Façade Repair Program - 106 S Main St	\$14,100.00	4/17/25	\$0.00	\$14,100.00	\$0.00	\$0.00	\$0.00	\$14,100.00
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 - 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
RDC Façade Repair Program - 411 S Merrill St	\$29,670.00	4/17/25	\$0.00	\$29,670.00	\$0.00	\$0.00	\$0.00	\$29,670.00
Demolition of Town-owned properties at Broadway & Madison	\$20,000.00	12/19/24	\$26,264.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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	\$4,725.00	\$8,775.00	\$0.00	\$0.00	\$0.00	\$8,775.00
Police Robot	\$160,500.00	4/17/25	\$0.00	\$160,500.00	\$0.00	\$0.00	\$0.00	\$160,500.00
TOTAL	\$7,981,629.03		\$472,499.66	\$1,033,962.18	\$131,996.00	\$3,792,436.07	\$2,557,000.00	\$7,515,394.25

TOTAL RDC FUNDS:	\$3,839,181.83
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
PROJECTED TOTAL RDC YEARLY INCOME (2025):	\$1,700,000.00
2025 Funds Available for Projects such as S Madison Blvd, Property Purchase for Economic Dev, etc:	\$2,805,219.65

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

For professional services rendered in connection with accounting and support services including preparation of the annual RDC Report. Includes participation in the RDC meeting and assistance with the input and upload of the Gateway module.

Time summary through:	3/31/2025	<u>Total</u> <u>Hours</u>
CPAs - Partners		3.25
Project Managers		6.25
Senior Consultants		0.50
Time charges through:	3/31/2025	<u>Total</u> <u>Amount</u>
Standard time charges		\$2,547.50
Out of pocket costs		<u>0.00</u>
INVOICE AMOUNT		<u><u>\$2,547.50</u></u>

2025 hourly billing rates amount to \$210 for Senior Consultant time charges, \$240 for Project Manager time charges and \$290 for CPA - Partner time charges.



Veridus Group, Inc.

5649 LEE RD, STE 1
INDIANAPOLIS, IN 46216
1-888-369-7271

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

Invoice number 204386
Date 05/09/2025

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	88.89	4,725.00	12,000.00	7,275.00
Total	13,500.00	88.89	4,725.00	12,000.00	7,275.00

Invoice total 7,275.00

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			
204386	05/09/2025	7,275.00	7,275.00				
	Total	12,000.00	7,275.00	4,725.00	0.00	0.00	0.00

Approved by:

Pete Olson
Director

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



Remit to:
 Department 8013
 Carol Stream, IL 60122-8013

*TIP
 Funds
 A*

Bill To:
 TOWN OF FORTVILLE
 714 E BROADWAY ST
 FORTVILLE, IN 46040

Customer No. B167724

PAID

Rental Invoice

Invoice: CR726-001
Invoice Date: 4/22/2025
Start Date: 4/8/2025
Billed From: 4/8/2025
Billed Thru: 4/18/2025
Jobsite: TOWN OF FORTVILLE-HIGH ST
Contact: JOE RENNER
Phone: 317-339-8605
Email:
 624 E HIGH ST
 FORTVILLE, IN 46040-1607

Signed By:
Order By: JOE RENNER

Written By: Jonathan Rueff
Sales Rep: JEFF TREMAIN
PO #:

Qty	Description	Day	Week	4 Week	Totals
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Rental Items

1	KOMATSU PC138USLC-11 EXCAVATOR ID: C6148-NT Serial: 59106 Model: PC138USLC-11 Hours Out: 2284.0 Hours In: 2328.0 Used: 44.0 Date Out: 4/8/2025 7:00 AM Date Returned: 4/18/2025 5:00 PM Bill for 9 Days	\$1,132.50	\$2,257.50	\$5,647.50	\$4,515.00
1	STRICKLAND 42" HD BUCKET ID: A14503 Serial: 13224-17 Model: PC138 42 Hours Out: 1.0 Hours In: 1.0 Used: 0.0 Date Out: 4/8/2025 7:00 AM Date Returned: 4/18/2025 5:00 PM Bill for 9 Days				\$0.00

Miscellaneous Items

1	Environmental Fee				\$90.30
1	Damage Waiver				\$632.10
	Delivery RTR Delivery (07)				\$350.00
	Pickup RTR Return (07)				\$350.00
				Subtotal:	\$5,937.40
				Sales Tax:	\$0.00
				Total:	\$5,937.40

Terms: Net Due 10 Days after Invoice Date

Thank you, we appreciate your business. Please include this invoice number with your remittance. Invoices remaining unpaid after 30 days are subject to a finance charge of 1 1/2% per month.

Signature

Date

Print Name

TRANSCEND ROBOTICS

Invoice

Transcend Robotics

517 Fourth Ave. , STE #401
San Diego , CA 92101
United States
US EIN 47-2138026

Bill to

Michael Schwamberger
Fortville Police Department
714 E. Broadway St.
Fortville, IN 46040
United States

Invoice number INV-1031

Invoice date April 18, 2025

Due date May 31, 2025

Total \$160,500.00

[Pay for this invoice online](#)

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
Vantage Breacher Robot	1	\$80,000.00	\$80,000.00
<ul style="list-style-type: none">- VANTAGE Breacher Robot Platform x 1- Breacher System with Hydraulic x 1- Vantage Li-Ion 8-Amp 3S Robot Battery x 3- Breacher Charger x 3- Integrated 2 Watt Signal Booster x 1- Armored Vehicle Configuration with Separate High Gain Antenna x 1- VANTAGE Battery Checker Tester x 1- VANTAGE HGA Extension Cable x 1- VANTAGE 3rd Person View Camera x 1- VANTAGE DRIVE Camera x 1- VANTAGE REAR DRIVE Camera x 1- VANTAGE Booster Short Extension Cable, SMA Male to RP-SMA Male, LMR-100 Equivelant Coax, RSm16iSm x 1- VANTAGE 2.4GHZ Antenna, Black x 1- VANTAGE Tread, Small V2 x 4- VANTAGE Tread, Large V2 x 2- Full Tool Kit x 1- VANTAGE Controller Unit x 1- 2 Way Push To Talk Mic x 2- Harness x 1- Drive Stick x 1- 3 Way Camera Selector x 1- Battery Compartment Key x 2- Ignition Key x 2			

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
- VANTAGE Controller and Accessories Pelican Transport Case x 1			
Hot Gas Delivery System	1	\$18,000.00	\$18,000.00
- Flame Concealing Burn Safe x 1			
- Thermally Protected Mount x 1			
- Thermally Protected Motor Collar x 1			
- Metal Clamp x 2			
- Linear Pull Carabiner x 1			
- Carabiner Cover x 1			
- Mount 4S Battery x 2			
- Set and Forget Dual Channel Battery Charger x 1			
- Banana Plug Charge Lead Adapter x 2			
- Dual Charger Balance 4S Pad x 2			
- Frog Lubricant x 1			
- AA Battery x 4			
- Remote Transmitter x 1			
- Red Safety Cover x 1			
- Transmitter Antenna x1			
Vantage Robot - Fully Loaded with Single Charging	1	\$39,500.00	\$39,500.00
- VANTAGE Robot x 1			
- Vantage Li-Ion 8-Amp 3S Robot Battery x 2			
- OCU 5-Amp 4S Battery x 3			
- "Set and Forget" Charger x 2			
- Backpack Roller x 1			
- Integrated 2 Watt Signal Booster x 1			
- Armored Vehicle Configuration with Separate High Gain Antenna x 1			
- VANTAGE Battery Checker Tester x 1			
- VANTAGE HGA Extension Cable x 1			
- VANTAGE PTZ Camera HDCVI x 1			
- VANTAGE DRIVE Camera x 1			
- VANTAGE FLIR Thermal x 1			
- U-Bolt PTZ Roll Bar x 2			
- VANTAGE Booster Short Extension Cable, SMA Male to RP-SMA Male, LMR-100 Equivelant Coax, RSm16iSm x 1			
- VANTAGE 2.4GHZ Antenna, Black x 1			
- VANTAGE Tread, Small V2 x 4			
- VANTAGE Tread, Large V2 x 2			
- Full Tool Kit x 1			
- Payload Bed Reinforced x 1			
- VANTAGE Controller Unit x 1			
- 2 Way Push To Talk Mic x 2			
- Harness x 1			
- Drive Stick x 1			
- PTZ Stick x 1			
- 3 Way Camera Selector x 1			
- Battery Compartment Key x 2			

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
- Ignition Key x 2 - VANTAGE Controller and Accessories Pelican Transport Case x 1			
Mini Vantage Robot - MINI VANTAGE CHASSIS x 1 - 18650 Rechargeable Battery x 8 - LED Light Bar x 2 - Self Orientating 120 FOV Camera x 2 - Motor Assembly x 12 - Wheel Assembly x 12 - Controller Unit x 1 - LCD Screen x 1 - 32 GB SD Card x 1 - Full Tool Kit x 1 - Set and Forget Charger x 1 - Pull Pin x 2 - Pelican Transport Case x 1	1	\$17,500.00	\$17,500.00
On-Site Training - Training for your operators on-site - Training will include operation, best practices, use cases from other successful teams of Transcend, and maintenance	1	\$4,500.00	\$4,500.00

Subtotal	\$159,500.00
Pallet freight shipping to Greenville, IN.	\$1,000.00
Total	\$160,500.00

All fees are listed in USD and are subject to sales tax (as applicable).



Experts in
Waste Services™

6325 Digital Way Suite 300
Indianapolis, IN 46278

TRIPFunds

317.783.1500 (O)
317.663.0826 (F)



accounting@callcw.com

Renasant, Inc. dba Construction Waste

Town of Fortville
714 E Broadway St
Fortville, IN 46040

PAID

Invoice Number **273413**
Invoice Date 4/15/2025
Salesman Mark Wright
Customer Code TOWNFORT
PO #

Project 624 E High St - Fortville
Lot na

Amount Due \$5,557.40

Service Date	Work Order	Box Size	Weight	Load Contents	Trip Type	Amount
4/10/2025	278827	30 yd	4.94 tons	Trash	Roundtrip	
	Box Price					\$445.00
4/10/2025	278828	30 yd	5.65 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x .65 tons)					\$31.20
4/9/2025	278829	30 yd	4.13 tons	Trash	Roundtrip	
	Box Price					\$445.00
4/10/2025	278830	30 yd	9.62 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x 4.62 tons)					\$221.76
4/11/2025	279389	30 yd	5.09 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x .09 tons)					\$4.32
4/10/2025	279455	30 yd	5.06 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x .06 tons)					\$2.88

Service Date	Work Order	Box Size	Weight	Load Contents	Trip Type	Amount
4/11/2025	279478	30 yd	5.13 tons	Trash	Roundtrip	
						Box Price \$445.00
						Overweight (\$48 x .13 tons) \$6.24
4/11/2025	279518	30 yd	4.59 tons	Trash	Roundtrip	
						Box Price \$445.00
4/11/2025	279659	30 yd	6.44 tons	Trash	Roundtrip	
						Box Price \$445.00
						Overweight (\$48 x 1.44 tons) \$69.12
4/11/2025	279680	30 yd	10.38 tons	Trash	Roundtrip	
						Box Price \$445.00
						Overweight (\$48 x 5.38 tons) \$258.24
4/11/2025	279696	30 yd	6.43 tons	Trash	Roundtrip	
						Box Price \$445.00
						Overweight (\$48 x 1.43 tons) \$68.64

Amount Due **\$5,557.40**

Please remit to:
 Construction Waste
 6325 Digital Way Suite 300
 Indianapolis, IN 46278



Experts in
Waste Services™

6325 Digital Way Suite 300
Indianapolis, IN 46278

Rehascent, Inc. dba Construction Waste

317.783.1500 (O)
317.663.0826 (F)

accounting@callcw.com

TIF Funds

Town of Fortville
714 E Broadway St
Fortville, IN 46040

PAID

Invoice Number 273962
Invoice Date 4/21/2025
Salesman Mark Wright
Customer Code TOWNFORT
PO #

Project 624 E High St - Fortville
Lot na

Amount Due \$5,836.32

Service Date	Work Order	Box Size	Weight	Load Contents	Trip Type	Amount
4/14/2025	279726	30 yd	4.97 tons	Trash	Roundtrip	
	Box Price					\$445.00
4/14/2025	279760	30 yd	5.17 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x .17 tons)					\$8.16
4/14/2025	279802	30 yd	4.62 tons	Trash	Roundtrip	
	Box Price					\$445.00
4/14/2025	279858	30 yd	5.75 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x .75 tons)					\$36.00
4/15/2025	279951	30 yd	4 tons	Trash	Roundtrip	
	Box Price					\$445.00
4/16/2025	280093	30 yd	5.54 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x .54 tons)					\$25.92

Service Date	Work Order	Box Size	Weight	Load Contents	Trip Type	Amount
4/16/2025	280163	30 yd	5.96 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x .96 tons)					\$46.08
4/16/2025	280176	30 yd	6.89 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x 1.89 tons)					\$90.72
4/17/2025	280405	30 yd	6.21 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x 1.21 tons)					\$58.08
4/17/2025	280434	30 yd	6.52 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x 1.52 tons)					\$72.96
4/17/2025	280457	30 yd	5.62 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x .62 tons)					\$29.76
4/17/2025	280495	30 yd	7.68 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x 2.68 tons)					\$128.64

Amount Due **\$5,836.32**

Please remit to:
 Construction Waste
 6325 Digital Way Suite 300
 Indianapolis, IN 46278



Experts in Waste Services

6325 Digital Way Suite 300
Indianapolis, IN 46278

Renascent, Inc. dba Construction Waste



317.783.1500 (O)
317.663.0826 (F)



accounting@callcw.com

PAID

Town of Fortville
714 E Broadway St
Fortville, IN 46040

2216-00-1321

Invoice Number **275371**
Invoice Date 5/7/2025
Salesman Mark Wright
Customer Code TOWNFORT
PO #

Project 624 E High St - Fortville
Lot na

Amount Due \$3,633.76

Service Date	Work Order	Box Size	Weight	Load Contents	Trip Type	Amount
5/2/2025	280705	30 yd	12.33 tons	Trash	Pull	
	Box Price					\$445.00
	Overweight (\$48 x 7.33 tons)					\$351.84
4/28/2025	280725	30 yd	13.6 tons	Trash	Pull	
	Box Price					\$445.00
	Overweight (\$48 x 8.6 tons)					\$412.80
4/28/2025	280771	30 yd	14.73 tons	Trash	Pull	
	Box Price					\$445.00
	Overweight (\$48 x 9.73 tons)					\$467.04
4/28/2025	280821	30 yd	17.96 tons	Trash	Pull	
	Box Price					\$445.00
	Overweight (\$48 x 12.96 tons)					\$622.08

Service Date	Work Order	Box Size	Weight	Load Contents	Trip Type	Amount
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Amount Due **\$3,633.76**

Please remit to:
Construction Waste
6325 Digital Way Suite 300
Indianapolis, IN 46278



TOWN OF FORTVILLE REDEVELOPMENT COMMISSION
FAÇADE REPAIR PROGRAM GUIDELINES – AMENDED JUNE 20, 2024

1. 50/50 project cost match.
2. No cap per business.
3. Owners and lienholders cannot be delinquent on property taxes.
4. Owner cannot be in bankruptcy.
5. Cannot be in active litigation with the Town.
6. Must maintain ownership for 7 years after repairs or RDC contributions must be returned.
7. Funds are only to be used for structural needs, code requirements, accessibility issues, long-term façade improvements, and/or parking lot repairs.
8. Petitioner must use an insured contractor.
9. Petitioner must provide a scope/narrative of the project on owner/company letterhead and must explain how such funds will benefit the TIF district and the town.
10. Petitioner must provide 3 itemized quotes.
11. A start and completion date must be given.
12. A final report must be presented to the RDC in-person. The final report should include:
 - Before and after photos of the project.
 - Final invoices.
 - A signed Public Relations consent form/waiver to allow the Town of Fortville to use provided photos for media and social media releases.
13. Payment of grant funds will be paid by the RDC at the completion of the project to the contractor directly.
14. Grant funding is on a first come, first serve basis.
15. Project must be completed within 1 year of grant being awarded.