



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

August 21, 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/84202316736>

Meeting ID: 842 0231 6736

Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*¹

Dan Huge, *Vice President*²

Chris McCreight, *Secretary*²

Ed Brand²

Mike Kelty³

Stacy Nielsen (*Non-Voting*), *Mt.*

*Vernon Schools*²

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) Oath of Office for new member, Mike Kelty.
- 5) Consider approving minutes of the July 17, 2025 meeting.
- 6) **OLD BUSINESS:** None
- 7) **NEW BUSINESS:**
 - a) RDC to approve a contract for professional services from Mike McEvers for a mural to be at 106 S. Main Street.
 - b) RDC to consider paying the Façade Repair Grant request for Harmony Dentistry.
 - c) RDC to review and consider approving a Letter of Intent for a public parking lease at 135 E. Broadway – Carve Market.
- 8) **REVIEW OF FINANCIALS**
- 9) **APPROVAL OF INVOICES** – Bose McKinney & Evans LLP
- 10) **PUBLIC COMMENTS**
- 11) **STAFF COMMENTS**
- 12) **BOARD COMMENTS**
- 13) **ADJOURNMENT**

¹ Appointed by Town Council, 1-21-25 to 1-1-26

² Appointed by Town Council President, 1-21-25 to 1-1-26

³ Appointed by Town Council, 7-21-25 to 1-1-26
Information provided per Indiana Code 5-14-9-6.

Town of Fortville

07.17.25

RDC Meeting

Opening of Meeting:

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

Present:

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

Not Present:

N/A

Approval of Agenda:

Motion to approve the meeting agenda with the addition of item Taxman Façade Repair Grant payment made by Dan Huge, seconded by Ed Brand. Motion carried unanimously.

Appointment of Vice President

Ed Brand made the motion to appoint Dan Huge as Vice President, seconded by Chris McCreight. Motion carried unanimously.

Approval of Minutes:

Motion to approve the RDC meeting minutes of 05.15.25 made by Dan Huge, seconded by Ed Brand. Motion carried unanimously.

Old Business:

None.

New Business:

- a. RDC to consider paying for the Façade Repair Grant request for Taxman – Jeremy Chastain explained the recent improvements/repairs to the building. Ed Brand made the motion to approve the request of \$9,055.00, seconded by Dan Huge. Motion carried unanimously.
- b. RDC to consider paying the Façade Repair Grant request for 106 S. Main Street – Jen Schaffter explained the needed repairs/improvements. Dan Huge made the motion to approve the request of \$14,100.00, seconded by Chris McCreight. Motion carried unanimously.
- c. RDC to review and consider approving a Letter of Intent for SC Bodner regarding development of the multi-family component of the Mercho Property – Alex Intermill spoke to the topic and the next steps. Dan Huge asked Alex about the tax structure with the new developer. Ed Brand spoke about the new developments coming into town. Scott Meyer asked about fees getting reimbursed. Alex and Michael Garvey (w/SC Bodner) spoke about future expenses. Alex will revise paragraph for in the agreement and send out. Dan Huge made the motion to approve the Letter of Intent and seconded by Ed Brand. Motion carried unanimously.

Review of Financials:

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

Approval of Invoices:

Veridus Group and Bose McKinney & Evans LLP – Dan Huge verified that this was the last invoice from Veridus Group. Motion to approve invoices made by Dan Huge and seconded by Ed Brand. Motion carried unanimously.

Public Comment:

N/A

Staff/Board Comment:

Adam Zaklikowski spoke about future Landmark Park and FAI involvement. Joe Renner spoke about the Landmark Park Project – BOT – and Town Council's involvement. Joe stated the Developer Roundtables were a success. Adam mentioned there were 50-60 developers present from the two roundtables. Ed Brand asked Joe to push county to clean up Stottlemeyer Ditch in Landmark Park. Joe said maybe it can be incorporated into the Park Project. Dan Huge asked

Joe/Alex for someone to look over the BOT Financing. Tonya Davis spoke about “Placer AI” data tracking software used for Developer communications. Joe spoke about the presentation that was given to the town on this software.

Meeting Adjourn:

Dan Huge made the motion to adjourn the meeting at 7:19pm. Ed Brand seconded the motion. Motion carried unanimously.

President: _____

Scott Meyer

Clerk-Treasurer: _____

Missy Glazier

TOWN OF FORTVILLE
UNIFORM SERVICE AGREEMENT ADDENDUM

Service Provider:

Mike McEvers – Sign Art Studio

Type of Service:

Professional Services for Mural Design at 106 S. Main St.

This Uniform Service Agreement Addendum is between the Town of Fortville and/or its agencies (collectively, "Fortville") and Mike McEvers – Sign Art Studio. ("Provider"), and is regarding the terms and conditions of service to be rendered by Provider.

The following terms are incorporated into and shall supersede all inconsistent, contrary, or limiting terms in any contract, terms of service, product terms and conditions, operating agreement, or similar provisions that would govern or control the relationship of Fortville and Provider or the provision of services by Provider. Provider is hereby put on notice that no agent of Fortville is authorized to enter into a service agreement without incorporating the terms herein, and Fortville accordingly is not bound by any service agreement/terms or liable to Provider, except in quantum meruit, unless all parties are bound by the terms herein, regardless of execution hereof. Provider shall ensure make every reasonable effort to protect that any confidential information, including but not limited to names, social security numbers, addresses, banking or financial information and/or other information deemed confidential by applicable laws, statutes, ordinances, and/or regulations, or otherwise not generally known and available to the public, is protected from disclosure to any unauthorized person or entity, unless otherwise required by federal, state, or local law, regulation, court order, legal process, or governmental investigation. Confidential information obtained by Provider as a result of

services rendered to Fortville may not be disseminated by Provider without the express written consent of Fortville.

1. Provider shall comply with and obey all laws, regulations, ordinances, or orders of any governmental authority or agency relating to or regarding the provision of services by Provider to Fortville.

2. Provider shall not discriminate against any worker, employer, or applicant for employment or any member of the public because of race, color, religion, gender, national origin, ancestry, age, disability, disabled veteran status, or Vietnam-era veteran status, nor commit any unfair employment practices.

3. Nothing shall be construed to create an employment relationship between Provider and Fortville, or to place Fortville in the relationship of the employer of, or grant Fortville the right to direct or control employees of, the Provider.

4. After receipt of at least Twenty Four (24) hours prior written notice, Provider shall permit Fortville and its duly authorized representatives, at Fortville's sole cost and expense, to examine and cause to be made a complete audit, during normal business hours, of any and all records and reports which relate to the Provider's performance of its obligations or services to Fortville.

5. Following the occurrence of any uncured default, uncured breach, other failure to perform requisite services, or an act of negligence or misconduct causing damage to Fortville, by Provider or any of its employees, agents, or contractors, Fortville shall have every remedy now or hereafter existing at law or in equity or by statute or otherwise which may be available to Fortville. Provider shall also pay all reasonable attorneys' fees incurred or imposed on Fortville or any of its respective officials, agents, or employees in connection herewith in the event that the Provider defaults, breaches, or fails to perform requisite services.

6. Provider shall indemnify, defend, exculpate, and hold harmless Fortville and its officials, employees, representatives, or agents from any and all liability due to loss, damage, injury, or other casualties of whatsoever kind or by whom so ever caused to the person or property of anyone resulting from the performance, breach, default, or negligence by Provider or arising out of or relating to any and all acts or omissions of the Provider or its employees, contractors, and agents.

7. Provider shall not assign its responsibility to Fortville or any portion thereof without the prior written approval of Fortville.

8. This Addendum may be amended, modified, supplemented, or waived only by a written instrument signed by Fortville and Provider, following a full vote by the legislative body of Fortville for the express purpose of revising this Addendum. Additional agreements, extensions, modifications, or addendums, including unilateral attempts to amend or impose additional terms on Fortville, shall be subordinated to the terms herein.

9. If any action at law or in equity shall be brought to recover any sum due Fortville from Provider or for on account of any breach of Provider's obligations to Fortville, the prevailing party shall be entitled to recover from the other party as part of the prevailing party's costs, reasonable attorneys' fees, the amount of which

shall be fixed by the court and shall be made a part of any judgment or decree rendered.

10. This Addendum and any rights and obligations between Fortville and Provider shall be governed, construed, and enforced in accordance with the laws of the State of Indiana without regard to principles of conflict of laws of such state. Any disputes between the parties shall be brought in a court sitting in the State of Indiana, and any provision requiring alternative dispute resolution or arbitration shall be void. Fortville shall not be subject to the jurisdiction of the court of any other state by virtue of its relationship with Provider.

11. No official director, officer, employee, or agent of Fortville shall be charged personally by Provider, its employees, or agents with any liabilities or expenses of defense or be held personally liable to Provider under any term or provision or because of the execution of any agreement or addendum or because of any default by Fortville.

12. Any obligation of Fortville shall be subject to sufficient appropriations as provided by Indiana law.

13. Absent negligence, Fortville will not be liable for any damage resulting from an event of force majeure, including but not limited to a strike, vandalism, power failure, lock out, labor dispute, embargo, flood, earthquake, storm, dust storm, lighting, fire, epidemic, act of God or nature, war, national emergency, civil disobedience, riot, act of sabotage or terrorism, restraint by court order or order of another governmental authority, or any other unexpected and/or uncontrollable events. Fortville shall further not be liable for any consequential damages.

14. Provider shall enroll in and verify the eligibility status of all newly hired employees of Provider through the E-Verify program as outlined in I.C. § 22-5-1.7; however, Provider is not required to verify the work eligibility status of all newly hired

employees of Provider through the E-Verify program
if the E-Verify program no longer exists.

Fortville

By: _____

Printed: _____

Date: _____

Provider

By: 

Printed: MICHAEL McEVERS

Date: 11 AUG. 2025



PO Box 487, Westfield, IN 46074

BB Realty Partners, LLC
406 S. Maple St., 412 S. Maple St., 401 S. Merrill St., &
411 S. Merrill St.
Fortville, IN 46040

To: Town of Fortville Redevelopment Commission

Re: BB Realty Partners Fortville Redevelopment Project

Dear Members of the Fortville Redevelopment

BB Realty Partners, LLC is proud to announce the full completion of our multi-phase redevelopment of the Fortville Business Center, encompassing four cornerstone properties in the heart of downtown: 401 S. Merrill St., 406 S. Maple St., 411 S. Merrill St., and 412 S. Maple St.

This project represents one year of investment, planning, and collaboration with the Town of Fortville to create a vibrant, attractive, and functional commercial hub that serves both residents and visitors. It has already become a point of pride in the community and was even highlighted at a recent developers' meeting as an example of the quality of redevelopment work taking place in Fortville.

Background

We previously requested—and were honored to receive—Façade Improvement Program funding for the exterior roofing and siding of 406 S. Maple St., 401 S. Merrill St., and 411 S. Merrill St. Since that time, we have completed additional urgent structural repairs, parking lot upgrades, code and accessibility improvements, and long-term façade enhancements to ensure the property is one the Town can be proud of for decades to come.

Importantly, every phase of this project was completed without demolishing the exteriors of the properties. Preserving the original structures was a priority from day one, directly aligning with the Redevelopment Commission's goal of retaining Fortville's historic architectural character while bringing buildings up to modern standards.

We are now respectfully requesting a 50/50 match on these updated items in accordance with the Façade Repair Program Guidelines.

Scope of Work Completed

- Structural Repairs: Immediate remediation of compromised building elements to ensure tenant safety, code compliance, and long-term stability.

- **Parking Lot Upgrades:** Resurfacing, grading, and improved drainage that increased the number of paved parking spaces from 12 to 42, dramatically improving convenience and capacity for patients, customers, and visitors to the town of Fortville.
- **Code & Accessibility Compliance:** Installation of ADA-compliant access points, ramps, and signage to ensure the Business Center and associated properties are welcoming and accessible to all.
- **Long-Term Façade Improvements:** Window replacements, exterior detailing, and landscaping that elevate the visual identity of the Fortville Business Center.
- **Safety Enhancements:** Removal of outdated signage at 406 S. Maple St. that had become a line-of-sight hazard at the busy Broadway and Maple Street intersection, improving visibility and safety in a high-traffic area.

Anticipated Questions & Clarifications

We value transparency and wish to address certain points proactively:

1. **Timing of Structural Repairs** – Due to the urgent nature of the structural issues discovered, immediate remediation was required to ensure tenant and public safety. Waiting for multiple bids would have created unnecessary delays and risk, so we acted promptly to protect the integrity of the buildings and the well-being of our tenants and visitors.
2. **Parking Lot Bids** – We actively sought three competitive quotes for the parking lot project; however, only two complete and timely bids were received. We proceeded with the most qualified contractor to avoid prolonged disruption to tenants and customers, especially during a peak business period.
3. **Understanding of Program Scope** – When we initially began redevelopment, we understood the Façade Improvement Program primarily in the context of roofing, siding, and basic exterior finishes. As we became more engaged with the community and began attending Redevelopment Commission meetings, we learned the program also supported projects like parking lots, landscaping, structural repairs, and accessibility issues. This broader understanding came after several key projects had already been initiated or completed. Our earlier funding requests did not reflect the full scope of what could have qualified, but we are grateful for the opportunity to now present these completed enhancements for consideration.

Community Impact

The Fortville Business Center has become a much-needed medical plaza for the community, housing a diverse range of healthcare and wellness providers: a state-of-the-art dental office, IV infusion and medical weight loss clinic, veterinary services, massage therapy, biomedical research, and multiple therapists serving residents at every stage of life. Together, these businesses provide critical services close to home, attract consistent daily traffic to the downtown area, and contribute to Fortville’s long-term economic vitality.

These improvements contribute directly to the Broadway TIF District's goals by:

- Increasing property values and taxable revenue for reinvestment in Fortville.
- Enhancing accessibility and walkability for residents and visitors.
- Strengthening the town's commercial core with high-quality, long-lasting infrastructure.
- Improving the appearance of a central block that serves as a gateway to downtown.

Conclusion

The Fortville Business Center now stands as a fully revitalized, multi-tenant commercial asset—one that reflects the small-town charm of Fortville while meeting modern standards for safety, accessibility, and design. By retaining the original building exteriors and enhancing their structural integrity, this project demonstrates how historic character can be preserved while still delivering functional, code-compliant, and economically viable spaces.

In many ways, this redevelopment serves as a blueprint for future developers—showing that Fortville's charm can be maintained while buildings are brought up to modern standards that serve today's businesses and residents.

We deeply appreciate the Redevelopment Commission's past support and hope you will see the value in partnering with us once again to ensure these latest improvements receive recognition under the Façade Improvement Program. We have provided before/after photographs, invoices, structural drawings, and a summary of cost sheet for your review. We would be happy to provide any other requested documentation.

Thank you for your consideration and for your ongoing dedication to the growth and vitality of Fortville.

Sincerely,

Dr. Matthew Barton & David Bak
Owners, BB Realty Partners



+1 (317) 747-1821



office@bbrealtypartners.com



www.bbrealtypartners.com

BB Realty Partners - Fortville Business Center Project

Invoice No.	Contractor	Description	Amount
1134	LL Home Service, LLC	Foundation and Roof Structure Repair	\$22,000.00
1129	LL Home Service, LLC	Installation of Windows	\$17,500.00
1122	LL Home Service, LLC	Window Framing and Repair of Existing Framing	\$8,000.00
1143	LL Home Service, LLC	Subfloor Repair and Exterior Storefront Doors	\$40,600.00
1120	LL Home Service, LLC	Structural Repair	\$8,000.00
1127	LL Home Service, LLC	Foundation repair, new structural header, subfloor	\$10,000.00
1131	LL Home Service, LLC	Foundation and Roof Structure Repair	\$45,000.00
1128	LL Home Service, LLC	Floor Structure Repair	\$41,750.00
42115	Tommy D's	Windows	\$20,709.10
1116	LL Home Service, LLC	Structural Repair	\$7,000.00
1140	LL Home Service, LLC	401 ADA Ramp and Basement Wall Reinforcement	\$17,000.00
1126	LL Home Service, LLC	Exterior Storefront Wall Structural Repair	\$36,178.98
1123	LL Home Service, LLC	Structural Repair	\$35,607.60
2576	Glenco Incorporated	Parking Lot	\$180,303.00
2568	Glenco Incorporated	Parking Lot	\$109,975.00
208	Wesley Construction & Landscaping LLC	Landscaping	\$46,673.00
440	Wesley Construction & Landscaping LLC	Landscaping/Fencing	\$6,500.00
25495	Arsee Engineers	Structural Repair Design	\$33,400.00
25383	Arsee Engineers	Structural Repair Design	\$6,010.00
1440	DES Engineering	Civil Design	\$12,786.66
1478	DES Engineering	Civil Design	\$8,550.00
TBD	DES Engineering	Civil Design	\$9,757.50
1187	LL Home Service, LLC	411 ADA Ramp	\$8,134.97

STRUCTURAL/CODE COMPLIANCE	\$318,681.55
LANDSCAPING	\$53,173.00
PARKING LOT AND DRAINAGE	\$321,372.16
WINDOWS	\$38,209.10
TOTAL:	\$731,435.81



LETTER OF INTENT



DATE: August 20, 2025

Shopping Center (City/ Location)	135 E. Broadway Street Fortville, IN 46040
Premises	Approximately 5,000 SF Site Plan as shown on Exhibit "A" attached hereto.
Landlord	AAA Property Investments LLC
Tenant	Carve Market Entity TBD and Town of Fortville
Initial Term:	Five (5) Years and Six (6) Months from Rent Commencement
Minimum Rent	The annual rent will be as follows, payable monthly: Year 1: \$20.00/SF Gross which shall include Tenant's proportionate share of Common Area Maintenance, Taxes and Insurance, but shall not include Utilities and Janitorial. Carve Market Entity TBD will pay \$14.00 psf and Town of Fortville will pay \$6.00 psf.
Options	Tenant shall have two (2) five (5) year options to renew
Additional Rent	Intentionally Omitted.
Security Deposit	Tenant shall provide a Security Deposit in the amount of one month's rent due at lease execution.
Use	Artisan Butchery
Exclusivity	Landlord shall not lease space within the Building to any other tenant that conflicts with Tenant's use which shall be further defined in the Lease. Landlord shall check with Tenant to make sure the offerings within their Premises do not conflict within reason; to be further defined in the lease.

LETTER OF INTENT



Rent Commencement Date	The "Rent Commencement Date" and Tenant's obligation to pay rent due under the Lease shall occur One Hundred Eighty (180) days after the Possession Date.
Possession Date	At lease execution.
Assignment/Subletting	Tenant may assign the Lease or sublet the Premises with Landlord's consent. Landlord's consent for any assignment of the Lease or subletting of the Premises shall not be unreasonably withheld or delayed. Landlord will provide written notice to Tenant of any default by a subtenant or assignee and permit Tenant the opportunity to procure same.
Landlord's Work	<ul style="list-style-type: none">-Remove the small garage in the rear of the Property-Create a paved/striped parking lot in the current grass area subject to municipal codes and approvals and lighting if necessary.
Parking Lot Payment	During the initial five (5) year of this Lease, Town of Fortville will pay Landlord \$40,000.00 per year for the public use of the parking area.
Build-out Reimbursement	Town of Fortville will reimburse Carve Market Entity TBD fifteen percent (15%) of the initial build-out cost.
Town of Fortville's Work	<ul style="list-style-type: none">-Separately meter utilities and provide 400 amp service the Demised Premises-Separate HVAC provide TBD tons of HVAC to the leased Premises- Tenant shall have the right with Landlord's approval to paint the exterior and upgrade awnings and lighting fixtures which shall not be unreasonably withheld.-Tenant shall have the right to paint the exterior of the building and install lighting with Landlord's approval and consent.
Signage	Landlord grants permission to Tenant to install standard signs and lighting on the Premises, displaying Tenant's corporate colors and registered and trademarked logos, on and about the premises in accordance with the maximum allowable signage by local code.

LETTER OF INTENT



Building

Landlord warrants that the building containing the demised premises, including the roof, walls and floor, is structurally sound and in good condition and that there are no environmental issues, including but not limited to asbestos containing materials, and will provide a report if requested.

HVAC/Electrical

Landlord shall deliver the HVAC and electrical components in good working order. Landlord shall warrant and be responsible for any repairs and replacement of the HVAC unit(s) and electrical components, if necessary, during the initial lease term. Tenant shall enter into a quarterly maintenance agreement with a licensed HVAC technician.

Broker Clause

Landlord and Tenant acknowledge that there is no other broker involved in this transaction other than Crystal Kennard with Tharp Realty "Broker".

Lease Termination

If Carve Market Entity TBD breaches this lease and the Lease is terminated, after such termination, Town of Fortville shall have no obligations under this Lease.

Other:

The terms, covenants, agreements, conditions and undertakings to be contained within the Lease shall be binding upon and shall inure to the benefit of the heirs, permitted successors in interest and assigns of the parties hereto.

LETTER OF INTENT



ACCEPTANCE

This Letter Of Intent shall only be valid through Wednesday August 27, 2025; after which date it shall become null and void. Both parties acknowledge that these terms will not be binding until a lease agreement is signed by both parties.

Agreed & Accepted:

Tenant:

Landlord:

By: _____

By: _____

Its: _____

Its: _____

Dated: _____

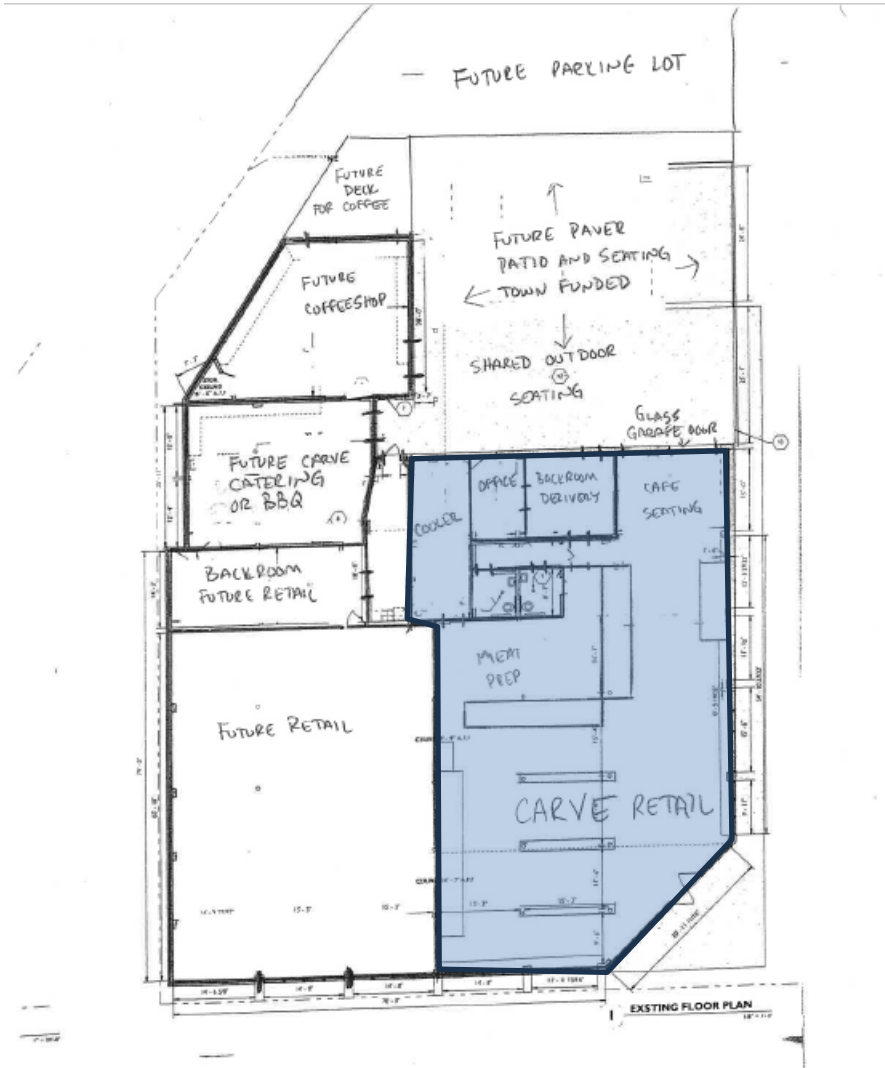
Dated: _____

LETTER OF INTENT



EXHIBIT "A"

SITE PLAN



LETTER OF INTENT



EXHIBIT "B"

PREMISES



TOWN OF FORTVILLE REDEVELOPMENT COMMISSION
FAÇADE REPAIR PROGRAM GUIDELINES – AMENDED MAY 15, 2025

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. The applicant shall present their funding request in person at an RDC meeting.
13. 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.
14. Payment of grant funds will be paid by the RDC at the completion of the project to the contractor directly.
15. Grant funding is on a first come, first serve basis.
16. Project must be completed within 1 year of grant being awarded.

Fund Detail History

Date : 08/18/2025 02:06:06 PM

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
05/19/2025	62591	19986	DAVID BAK	\$0.00	\$68166.00	\$3771015.83
DAILY SUMMARY FOR 05/19/2025				\$0.00	\$68166.00	\$3771015.83
05/23/2025	62616	19996	KARNS, INC	\$0.00	\$3825.00	\$3767190.83
05/23/2025	62617	19990	VERIDUS GROUP, INC	\$0.00	\$7275.00	\$3759915.83
05/23/2025	62618	19993	O.W. KROHN & ASSOCIATES,LLC	\$0.00	\$2547.50	\$3757368.33
05/23/2025	62631	19995	TRANSCEND ROBOTICS, INC	\$0.00	\$160500.00	\$3596868.33
DAILY SUMMARY FOR 05/23/2025				\$0.00	\$174147.50	\$3596868.33
06/10/2025	62789	20033	BOSE MCKINNEY & EVANS LLP	\$0.00	\$1391.00	\$3595477.33
06/10/2025	62828	20045	INTEGRA REALTY RESOURCES	\$0.00	\$3400.00	\$3592077.33
06/10/2025	62829	20047	PRISER APPRAISALS	\$0.00	\$3600.00	\$3588477.33
DAILY SUMMARY FOR 06/10/2025				\$0.00	\$8391.00	\$3588477.33
06/12/2025	62931	20071	MADISON LOFTS LLC	\$0.00	\$17400.00	\$3571077.33
DAILY SUMMARY FOR 06/12/2025				\$0.00	\$17400.00	\$3571077.33
06/18/2025	60386		HANCOCK COUNTY TREASURER	\$983588.76	\$0.00	\$4554666.09
DAILY SUMMARY FOR 06/18/2025				\$983588.76	\$0.00	\$4554666.09
07/03/2025	63129	20126	BOSE MCKINNEY & EVANS LLP	\$0.00	\$2140.00	\$4552526.09
DAILY SUMMARY FOR 07/03/2025				\$0.00	\$2140.00	\$4552526.09
07/18/2025	63355	26603	TOP NOTCH MASONRY LLC	\$0.00	\$14100.00	\$4538426.09
DAILY SUMMARY FOR 07/18/2025				\$0.00	\$14100.00	\$4538426.09
07/24/2025	63374	20207	TAXMAN FORTVILLE LLC	\$0.00	\$9055.00	\$4529371.09
DAILY SUMMARY FOR 07/24/2025				\$0.00	\$9055.00	\$4529371.09
07/29/2025	63359	20213	VERIDUS GROUP, INC	\$0.00	\$1515.25	\$4527855.84
DAILY SUMMARY FOR 07/29/2025				\$0.00	\$1515.25	\$4527855.84
08/05/2025	63405	20220	BOSE MCKINNEY & EVANS LLP	\$0.00	\$267.50	\$4527588.34
DAILY SUMMARY FOR 08/05/2025				\$0.00	\$267.50	\$4527588.34
Fund # 2216		SubTotal		\$983588.76	\$337195.13	\$4527588.34

*** GRAND TOTAL ***

\$983588.76

\$337195.13

Town of Fortville Redevelopment Commission

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

August 18, 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	\$17,400.00	\$17,400.00	\$35,496.00	\$601,004.00	\$0.00	\$653,900.00
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 - 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 - 411 S Merrill St	\$29,670.00	4/17/25	\$0.00	\$29,670.00	\$0.00	\$0.00	\$0.00	\$29,670.00
Broadway & Ohio Traffic Signal	\$300,000.00	2/20/25	\$0.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$300,000.00
TOTAL	\$7,706,057.03		\$458,909.78	\$765,715.18	\$131,996.00	\$3,792,436.07	\$2,557,000.00	\$7,247,147.25

TOTAL RDC FUNDS:	\$4,552,526.09
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:	\$3,786,810.91

Prepared by: Adam Zaklikowski, Planning & Building Director

**BOSE
McKINNEY
& EVANS LLP**

ATTORNEYS AT LAW

*POC operating Fund
2216*

Copy

Town of Fortville
ATTN: Joe Renner
714 E. Broadway
Fortville, IN 46040-1550

July 15, 2025
Invoice No. 915959
Client Matter No. 023421-0045

Matter: South Madison Development Project

<u>Date</u>	<u>Professional</u>	<u>Hours</u>	<u>Narrative</u>
06/23/25	A. Intermill	0.50	Follow up communications with SC Bodner and town regarding next steps.

Sub-Total Fees: 267.50

SUMMARY OF PROFESSIONAL SERVICES

PROFESSIONAL	HOURS	RATE	AMOUNT
Alex C. Intermill	<u>0.50</u>	535.00	<u>267.50</u>
	0.50		267.50

TOTAL CURRENT BILLING: \$ 267.50



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 Indianapolis, IN 46278

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317.783.1500 (O)
 317.663.0826 (F)



accounting@callcw.com

Town of Fortville
 714 E Broadway St
 Fortville, IN 46040

Invoice Number **285471**
 Invoice Date 8/15/2025
 Salesman Mark Wright
 Customer Code TOWNFORT
 PO #

Project 624 E High St - Fortville
 Lot na

Amount Due \$3,655.84

Service Date	Work Order	Box Size	Weight	Load Contents	Trip Type	Amount
8/7/2025	301117	30 yd	17.21 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x 12.21 tons)					\$586.08
8/6/2025	301118	30 yd	13.43 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x 8.43 tons)					\$404.64
8/8/2025	301492	30 yd	14.33 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x 9.33 tons)					\$447.84
8/8/2025	301665	30 yd	14.11 tons	Trash	Roundtrip	
	Box Price					\$445.00
	Overweight (\$48 x 9.11 tons)					\$437.28