



# AGENDA

## FORTVILLE REDEVELOPMENT COMMISSION (RDC)

### October 16, 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](mailto:awilliams@fortville.in.gov).*

#### **PUBLIC MEETING**

6:30 p.m.

#### In-person:

Fortville Town Hall  
714 E. Broadway St.  
Fortville, IN 46040

#### Virtually via Zoom:

<https://us02web.zoom.us/j/82339127527>

Meeting ID: 823 3912 7527

Phone Option: (312) 626-6799

#### **MEMBERS**

Scott Meyer, *President*<sup>1</sup>  
Dan Huge, *Vice President*<sup>2</sup>  
Chris McCreight, *Secretary*<sup>2</sup>  
Ed Brand<sup>2</sup>  
Mike Kelty<sup>3</sup>  
Stacy Nielsen (*Non-Voting*), *Mt. Vernon Schools*<sup>2</sup>

#### **TOWN CLERK-TREASURER**

Melissa Glazier

#### **STAFF**

Adam Zaklikowski, *Planning & Bldg. 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 August 21, 2025 and September 18, 2025 meetings.
- 5) **OLD BUSINESS:**
  - a) Continued discussion: RDC to consider a financial commitment for the improvements to Landmark Park.
- 6) **NEW BUSINESS:** None
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES** – Bose McKinney & Evans
- 9) **PUBLIC COMMENTS**
- 10) **STAFF COMMENTS**
- 11) **BOARD COMMENTS**
- 12) **ADJOURNMENT**

<sup>1</sup> Appointed by Town Council, 1-21-25 to 12-31-25

<sup>2</sup> Appointed by Town Council President, 1-21-25 to 12-31-25

<sup>3</sup> Appointed by Town Council, 7-21-25 to 12-31-25

Information provided per Indiana Code 5-14-9-6.

# Town of Fortville

08.21.25

## RDC Meeting

### Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway. Meeting was called to order by RDC Vice President Dan Huge at 6:30pm.

### Present:

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

### Not Present:

Scott Meyer, Mike Kelty.

### Approval of Agenda:

Motion to approve the meeting agenda with the addition of item Placer AI Presentation and removal of Mike Kelty's Oath of Office made by Dan Huge, seconded by Chris McCreight.  
Motion carried unanimously.

### Approval of Minutes:

Motion to approve the RDC meeting minutes on 07.17.25 made by Dan Huge, seconded by Chris McCreight. Motion carried unanimously.

### Old Business:

None.

### New Business:

- a. RDC to approve a contract for professional services from Mike McEvers for a mural to be at 106 S. Main Street – Adam Zaklikowski presented this project and stated the tuck

painting is complete. The fee is \$400 for 3 options. Motion was made by Ed Brand to approve the services and seconded by Chris McCreight. Motion carried unanimously.

- b. RDC to consider paying an additional Façade Repair Grant for Harmony Dentistry – Mathew Barton spoke for BB Realty. He is asking for reimbursement in the amount of \$365,717.93. Dan Huge mentioned the RDC already approved a previous request in the amount of \$108,859. Motion was made by Ed Brand deny the request and seconded by Chris McCreight.
- c. RDC to review and consider approving a Letter of Intent for a public parking lease at 135 E. Broadway - Carve Market – Adam Zaklikowski presented this project and stated he needs approval to get the project started. Ed Brand made the motion to approve the Tharp LOI, removing the “Town of Fortville’s” work and seconded by Chris McCreight. Motion carried unanimously.
- d. RDC to hear presentation from Placer AI – Nick Porebski with Placer AI presented via Zoom. He stated this software collects data from mobile devices and has been on the market for 6 years. Dan Huge asked about high dollar restaurants recommended in Fortville. Ed Brand asked about tutorials. Chris McCreight asked about the value to Fortville. Ed asked about the cost and Nick stated \$12K for first year / \$14K for second year. Dan asked about other small towns in Indiana using it.

### Review of Financials:

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

### Approval of Invoices:

Bose McKinney & Evans LLP and addition of CW invoice – Motion to approve invoices made by Ed Brand and seconded by Chris McCreight. Motion carried unanimously.

### Public Comment:

Crystal Kennard (Broker) stated the owner (135 E. Broadway) wanted lease the building and mentioned duck pin bowling in the other half. Jeff Kaiser with Carve Market stated there have been several discussions on what owner will work on and what tenant will work on. Owner wants \$20/SF, and it would be a \$1.2 to 1.4 million investment for Carve Market. Ed Brand asked about splitting utilities.

Matt Barton representing Fortville Business Owners is looking for agreement from the RDC to help fund landscaping improvements on Broadway, Main Street and Landmark Park. Ed Brand wants Stottlemeyer Ditch to get cleaned up at Landmark Park. Chris McCreight asked to add entrance of Memorial Park.

Sharon Beason mentioned town purchasing 225 E. Broadway in Fortville. Crystal Kennard asked about Environmental Grant available and timeline.

**Staff/Board Comment:**

Joe Renner spoke about Main Street landscape and the approval for the Landmark Park BOT. Renolds is the selected contractor.

**Meeting Adjourn:**

Ed Brand made the motion to adjourn the meeting at 8:05pm. Chris McCreight seconded the motion. Motion carried unanimously.

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

Dan Huge

**Clerk-Treasurer:** \_\_\_\_\_

Missy Glazier

# Town of Fortville

09.18.25

## 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 6:30pm.

### Present:

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

### Not Present:

Dan Huger

### Approval of Agenda:

Motion to approve the meeting agenda made by Ed Brand, seconded by Chris McCreight. Motion carried unanimously.

\*\*\*Oath of Office for New Member Mike Kelty administered by Tonya Davis\*\*\*

### Approval of Minutes:

Motion to table RDC meeting minutes on 08.21.25 made by Ed Brand, seconded by Chris McCreight. Motion carried unanimously. (Not enough eligible voting members present)

### Old Business:

None.

### New Business:

- a. RDC to consider a financial commitment for the improvements to Landmark Park – Heath Luther spoke about the project. Town Council has approved a Build Operate Transfer (BOT) with Reynolds Construction for the revamping of Landmark Park. Doug Tischbein with Reynolds Construction spoke about the revamping of Landmark Park. He stated that he will be working within a budget and the function of the BOT. Rebecca with HWC Engineering spoke about the conceptual design, parking improvements, walking path improvements and new gazebo as focal point of park. Ed Brand asked about what kind of exercise equipment will be on the sports court. Mike Kelty asked about fitness area being open air and bathrooms open all year. Scott Meyer asked about the fitness equipment being an important priority. Heath answered it was added later. Chris McCreight asked Heath about having resources in the future to maintain the park. Scott asked Heath about security cameras in place. Heath mentioned a budget of \$2 million for the Landmark Park Project. Doug stated that they could get to work 1<sup>st</sup> quarter of next year with a possible completion by the end of summer 2026. Heath is asking for \$2 million. Joe Renner spoke about Buzz Krohn (CPA) reviewing RDC funding for present/future projects. More discussion ensued. Motion to approve \$175,000 to start the Landmark Park BOT Project with Reynolds Construction made by Mike Kelty, seconded by Ed Brand. Motion carried unanimously.
- b. RDC to consider authorizing payment for the Façade Repair Grant request for 411 S. Merrill Street- David Bak presented expenses incurred for repairs. Motion to approve \$29,670 made by Ed Brand, seconded by Chris McCreight. Motion carried unanimously.

### Review of Financials:

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

Scott Meyer asked Adam Zaklikowski about the RDC tax revenues and potential errors from the county. Adam said there was a software calculation error in RDC payments where the Town was collecting TIF money from residential properties. He said the tax revenues will be closer to \$800,000 in the coming years.

### Approval of Invoices:

CW Waste Services Invoice – Motion to approve invoice made by Ed Brand and seconded by Chris McCreight. Motion carried unanimously.

### Public Comment:

N/A

**Staff/Board Comment:**

Adam Zaklikowski reminded the RDC of the funds pledged to the new library for a retention pond. The new library project will not happen and asked the Commission to remove the pledge. Motion to remove the original pledge of \$271,134 made on July 20, 2025 was made by Ed Brand and seconded by Chris McCreight. Motion carried unanimously.

**Meeting Adjourn:**

Ed Brand made the motion to adjourn the meeting at 7:39pm. Mike Kelty seconded the motion. Motion carried unanimously.

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

Scott Meyer

**Clerk-Treasurer:** \_\_\_\_\_

Missy Glazier



**2021 Town Hall & Parks Dept  
BUILD OPERATE TRANSFER Project**

**2025**



# Basketball Courts



# Community Ctr Air Conditioning



# Community Ctr Roof



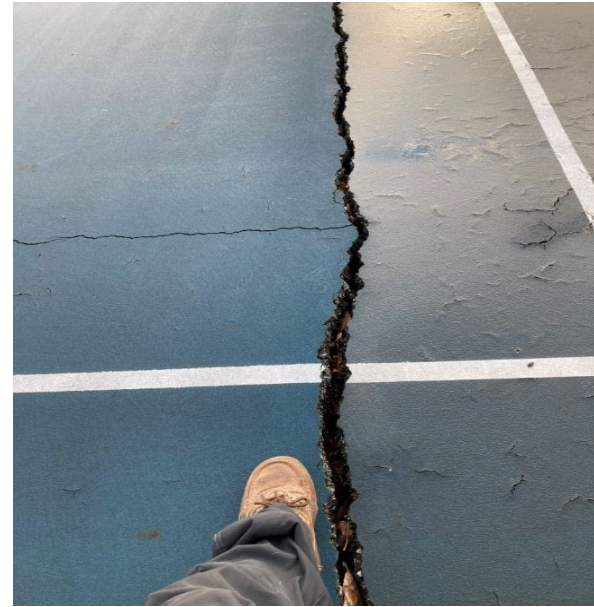


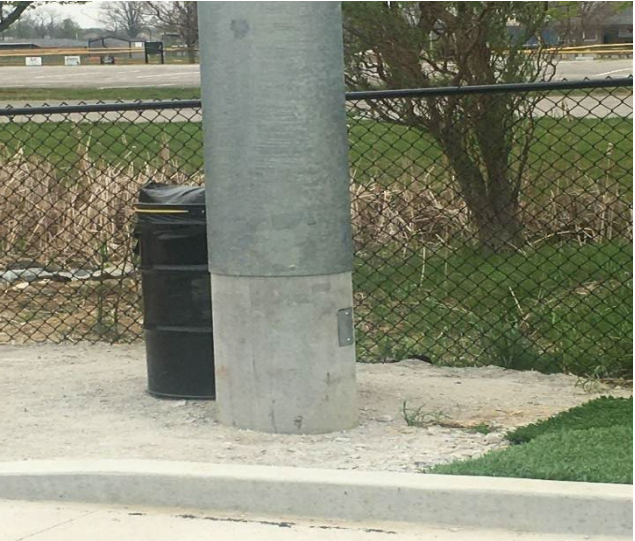
# Shelter Bldg





# Tennis Courts







In addition;

- Verkada Surveillance
- Dog Park entry





**Legend**

1 Terraced Lawn Steps	6 New Park Entrance Sign	11 Seat Wall (8' Long)	16 Concrete Sidewalk	21 Existing Overhead Utility Pole
2 New Playground	7 Relocated Memorial	12 Memorial Seating	17 Concrete Steps	22 Proposed Pedestrian Lights (8)
3 Fitness Court Studio	8 Relocated Plaques	13 Picnic Tables (4)	18 Accessible Parking	23 Planting Bed
4 Gazebo (30' diameter)	9 Standard Bench (2)	14 Round Tables (2)	19 Curb Ramp	24 New 50' x 6' Pedestrian Bridge
5 ADA Restrooms/Shelter	10 Unique Seating (3)	15 ADA Event Seating Area	20 Existing Flagpole	25 Road Barrier

# Phased Plan





### Legend

- |                                |                                 |                                  |                              |  |
|--------------------------------|---------------------------------|----------------------------------|------------------------------|--|
| <b>1</b> Terraced Lawn Steps   | <b>6</b> New Park Entrance Sign | <b>11</b> Seat Wall (8' Long)    | <b>16</b> Concrete Sidewalk  | <b>21</b> Existing Overhead Utility Pole |
| <b>2</b> New Playground        | <b>7</b> Relocated Memorial     | <b>12</b> Memorial Seating       | <b>17</b> Concrete Steps     | <b>22</b> Proposed Pedestrian Lights (8) |
| <b>3</b> Fitness Court Studio  | <b>8</b> Relocated Plaques      | <b>13</b> Picnic Tables (4)      | <b>18</b> Accessible Parking | <b>23</b> Planting Bed                   |
| <b>4</b> Gazebo (30' diameter) | <b>9</b> Standard Bench (2)     | <b>14</b> Round Tables (2)       | <b>19</b> Curb Ramp          | <b>24</b> New 50' x 6' Pedestrian Bridge |
| <b>5</b> ADA Restrooms/Shelter | <b>10</b> Unique Seating (3)    | <b>15</b> ADA Event Seating Area | <b>20</b> Existing Flagpole  | <b>25</b> Road Barrier                   |

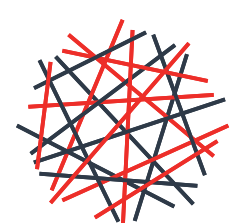
# LANDMARK PARK CONCEPT RENDERING

FORTVILLE, IN

SCALE: 1"=20'



PREPARED FOR:  
TOWN OF FORTVILLE



**HWC**  
ENGINEERING  
© 2025 HWC ENGINEERING

JUNE 13, 2025



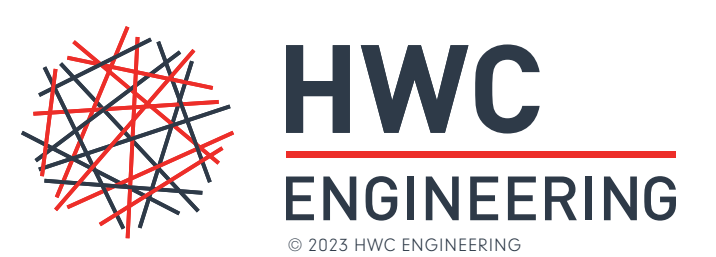
Legend	
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<span style="border: 1px dashed blue; padding: 2px;"> </span>	Phase 2
<span style="border: 1px dashed purple; padding: 2px;"> </span>	Phase 3

LANDMARK PARK  
**PHASING PLAN**

FORTVILLE, IN



PREPARED FOR:  
TOWN OF FORTVILLE



JUNE 13, 2025

**Fund Detail History**

Date : 10/14/2025 03:44:07 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
08/26/2025	63766	20309	CW WASTE SERVICES	\$0.00	\$3655.84	\$4523932.50
DAILY SUMMARY FOR 08/26/2025				\$0.00	\$3655.84	\$4523932.50
09/19/2025	64094	20388	RENASCENT, INC	\$0.00	\$1726.64	\$4522205.86
DAILY SUMMARY FOR 09/19/2025				\$0.00	\$1726.64	\$4522205.86
09/23/2025	64150	20410	DAVID BAK	\$0.00	\$29670.00	\$4492535.86

Fund Detail History

Date : 10/14/2025 03:44:08 PM  
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DAILY SUMMARY FOR 09/23/2025	\$0.00	\$29670.00	\$4492535.86
Fund # 2216 SubTotal	\$983588.76	\$372247.61	\$4492535.86

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\*\*\* GRAND TOTAL \*\*\*

\$983588.76      \$372247.61

# Town of Fortville Redevelopment Commission

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

October 14, 2025



Commitment	Pledged	Date Pledged	Paid	REMAINING COMMITMENTS				TOTAL REMAINING
				Year 2025	Year 2026	Years 2027-2038	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
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
Broadway & Ohio Traffic Signal	\$300,000.00	2/20/25	\$0.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$300,000.00
Mural @ 106 S Main St - Designs	\$400.00	8/21/25	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00
Carve Market - Public Parking at 135 E Broadway St	\$200,000.00	8/21/25	\$0.00	\$40,000.00	\$40,000.00	\$120,000.00	\$0.00	\$200,000.00
Landmark Park Improvements	\$175,000.00	9/18/25	\$0.00	\$175,000.00	\$0.00	\$0.00	\$0.00	\$175,000.00
<b>TOTAL</b>	<b>\$7,780,653.03</b>		<b>\$458,909.78</b>	<b>\$680,311.18</b>	<b>\$171,996.00</b>	<b>\$3,912,436.07</b>	<b>\$2,557,000.00</b>	<b>\$7,321,743.25</b>

<b>TOTAL RDC FUNDS:</b>	<b>\$4,492,535.86</b>
TOTAL RDC YEARLY INCOME (2021):	\$889,699.26
TOTAL RDC YEARLY INCOME (2022):	\$1,141,592.90
TOTAL RDC YEARLY INCOME (2023):	\$1,425,263.20
TOTAL RDC YEARLY INCOME (2024):	\$1,697,810.44
PROJECTED TOTAL RDC YEARLY INCOME (2025):	\$1,700,000.00
PROJECTED TOTAL RDC YEARLY INCOME (2026):	\$800,000.00
<b>2025 Funds Available for Projects such as S Madison Blvd, Property Purchase for Economic Dev, etc:</b>	<b>\$3,812,224.68</b>

Prepared by: Adam Zaklikowski, Planning & Building Director

**BOSE  
McKINNEY  
& EVANS LLP**

ATTORNEYS AT LAW

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

September 15, 2025  
Invoice No. 920979  
Client Matter No. 023421-0045

**Matter: South Madison Development Project**

<u>Date</u>	<u>Professional</u>	<u>Hours</u>	<u>Narrative</u>
07/03/25	A. Intermill	0.80	Revise and finalize the letter of intent for project; communications with B. Krohn, D. Otten, and A. Zaklikowski regarding same.
07/16/25	A. Intermill	0.30	Conference with SC Bodner counsel regarding LOI and development plan.
07/23/25	A. Intermill	0.20	Revise LoI and send to D. Adams for review.
08/07/25	A. Intermill	2.50	Draft development and taxpayer agreements.
08/13/25	A. Intermill	1.00	Attention to revised development agreement; discuss same with D. Otten; send draft to D. Adams for review; provide draft agreement to J. Renner and B. Krohn for review.

**Sub-Total Fees:** 2,568.00

**SUMMARY OF PROFESSIONAL SERVICES**

<b>PROFESSIONAL</b>	<b>HOURS</b>	<b>RATE</b>	<b>AMOUNT</b>
Alex C. Intermill	<u>4.80</u>	535.00	<u>2,568.00</u>
	4.80		2,568.00

**TOTAL CURRENT BILLING: \$ 2,568.00**