



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

November 20, 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/84278477547>

Meeting ID: 842 7847 7547

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 & 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, September 18, 2025, and October 16, 2025 meetings.
- 5) **OLD BUSINESS:** None
- 6) **NEW BUSINESS:**
 - a) RDC to consider adopting an Annual Spending Plan for 2026 in accordance with Indiana Code.
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES** – Krohn & Associates
- 9) **PUBLIC COMMENTS**
- 10) **STAFF COMMENTS**
 - a) 124 E Staat St
 - b) Crouse property
 - c) Community Development Corporation (CDC)
 - d) Carve Market / Parking Lot
- 11) **BOARD COMMENTS**
- 12) **ADJOURNMENT**

¹ Appointed by Town Council, 1-21-25 to 12-31-25

² Appointed by Town Council President, 1-21-25 to 12-31-25

³ 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 1st 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

Town of Fortville

10.16.25

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 Ed Brand at 6:32pm.

Present:

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

Not Present:

Scott Meyer, RDC President; Dan Huges, RDC Vice President.

Approval of Agenda:

Motion to approve the meeting agenda with the addition of Carve Market. Chris McCreight made the motion to approve and seconded by Mike Kelty. Motion carried unanimously.

Approval of Minutes:

Motion to table RDC meeting minutes of 08.21.25 and 09.18.25 made by Ed Brand, seconded by Chris McCreight. Motion carried unanimously. (Not enough eligible voting members present)

Old Business:

- a. Continued discussion: RDC to consider a financial commitment for the improvements to Landmark Park – Adam summarizes the previous discussions regarding this project. Buzz Krohn with O.W. Krohn & Associates confirms the money is there and available. Doug Tishbein with Reynolds Construction is asking for \$ 2 million for the project. Ed Brand asked at what phase they can decide on the fitness center. Doug responded with it will be before the end of the year. Chris McCreight spoke on behalf of Scott Meyer and Dan Huges; both okay with moving the project forward as long as the credit for removing the fitness park is applied to the total amount. Chris is looking for the final cost number.

Doug explained how the BOT works regarding the numbers and design costs. Discussion ensued. Chris McCreight made the motion to approve the project not to exceed \$1.7 million with the option to add the fitness park at a later date. Mike Kelty seconds the motion. Motion carried unanimously.

New Business:

- a. Carve Market – Jeff Kaiser with Carve Market explains how he needs the lease for the parking lot to work and rate that Carve Market needs for their lease. Ed Brand states prior commitment was made. Jeff said this essentially subsidizes the lease rate for Carve, which is a \$375,000 commitment from the RDC. Adam Zaklikowski reminded the Commission of the past conversations had with Jeff and the RDC. Adam stated nothing changes for years 1-5 only for years 6-10 and 11-15 which equates to an extra \$175,000 that would be asked for. He says this is a fair way to accommodate everyone involved. Jeff asks for a cleaner LOI to look at. Mike Kelty made the motion to contribute \$20,000 per year for years 6-10 and \$15,000 per year for years 11-15. Chris McCreight seconds. Motion carried unanimously.

Review of Financials:

Financials reviewed. Motion was made by Mike Kelty and seconded by Chris McCreight. Motion carried unanimously.

Approval of Invoices:

Bose McKinney & Evans Invoice – Motion to approve invoice made by Chris McCreight and seconded by Mike Kelty. Motion carried unanimously.

Public Comment:

N/A

Staff/Board Comment:

N/A

Meeting Adjourn:

Mike Kelty made the motion to adjourn the meeting at 7:09pm. Chris McCreight seconded the motion. Motion carried unanimously.

Secretary: _____

Chris McCreight

Clerk-Treasurer: _____

Missy Glazier



TOWN OF FORTVILLE ANNUAL SPENDING PLAN FOR CALENDAR YEAR 2026

To: Indiana Department of Local Government Finance (DLGF)

From: Town of Fortville Redevelopment Commission
c/o Adam Zaklikowski, AICP
Planning & Building Director

Date: November 17, 2025

SPENDING PLAN FOR 2026

A. Debt Payments

- Ridgeview West Apartments Taxable Economic Development Bond - \$192,000
- Madison Lofts Taxable Economic Development Bond - \$35,148
- Potential – SC Bodner Economic Development Bond - \$657,000

Total Debt Payments: \$884,148

B. Payments to Eligible Entities for Educational and Training Programs (e.g., School Corporation(s)) (pursuant to IC 36-7-25-7): \$0.00

C. Capital Expenditures Contemplated by the Economic Development Plan(s) or Redevelopment Plan(s), as amended: Potentially up to \$3,800,000, including:

Landmark Park Improvements: \$1,525,000

Broadway & Ohio Traffic Signal Contribution: \$300,000

(Examples: (a) “pay-as-you-go” costs of redevelopment projects, including: (1) transportation enhancement projects (such as curbs, gutters, shoulders, street paving, street construction, bridge improvements, sidewalk improvements, pathway improvements, street lighting, traffic signals, site improvements, landscape buffers, and demolition costs); (2) utility infrastructure projects (such as utility relocation, water lines, water wells, wastewater lines, storm water lines, retention ponds, ditches, and storm water basin improvements); (3) public park improvements; (4) recreational improvements and equipment; and (5) projects to enhance cultural attractiveness; (b) real property acquisition and improvements; (c) equipment and personal property acquisitions and installation; (d) permissible incentives)

D. Grants and Contributions

1. Contributions to Local Economic Development Organizations and similar organizations: \$0.00

2. Contributions to local non-profit organizations: \$0.00

3. Grants or loans to enable eligible low-income individuals and families to purchase or lease residential units in a multiple unit residential structure (pursuant to IC 36-7-14-12.2(a)(24)): \$0.00

4. Grants or loans to provide financial assistance to neighborhood development corporations (pursuant to IC 36-7-14-12.2(a)(25)) to permit them to: (A) provide financial assistance for the purposes described in paragraph D4 above; or (B) construct, rehabilitate, or repair commercial property: \$0.00

5. Other legally permitted grants or loans: \$50,000 – Façade Repair Program

E. Professional Expenses (legal, accounting, project supervision expenses, and other): \$60,000

F. Expenditures Related to Capital and Operating Expenses for Police or Fire Services (including such things as salaries and benefits, and acquisition of public safety vehicles and equipment): \$0.00 anticipated at this time.

G. Payment of Operating Expenses, Including Employee Expenses (generally payable from non-TIF sources only): Up to \$3,000 for RDC membership meeting stipend.

H. Expenditures Related to Military Bases (pursuant to IC 36-7-14-12.2(a)(27)): \$0.00

I. Payments Related to Eligible Efficiency Programs (pursuant to IC 36-7-14-39(b)(4)(L)): \$0.00

J. Permissible Reimbursements for Employee Training Expenses of Industrial Facilities (pursuant to IC 36-7-14-39(b)(4)(K)): \$0.00

K. Permissible Reimbursements of the Town of Fortville (pursuant to IC 36-7-14-39(b)(4)): \$0.00

L. Expenditures from Proceeds of Bonds (Including Expenditures for Residential Housing Development Programs), Lease Financings or Tax Anticipation Warrants: Potentially up to an \$6,800,000 Net economic development bond for SC Bodner for infrastructure related to multi-family housing and light industrial development.

M. Expenditures from Property Tax Levy (pursuant to IC 36-7-14-28): \$0.00

N. Expenditures from State or Federal Grants or Loans, Foundation Grants or Loans, or Funds Provided to Redevelopment Commission by Other Political Subdivisions: \$0.00

O. Other Anticipated Expenditures:

[List purpose and maximum anticipated amount of other anticipated expenditures]

TOTAL OF (A)-(O): Including bond expenditures of bond proceeds, potentially up to \$11,597,148.

***The Redevelopment Commission recognizes that this Spending Plan has been prepared using information currently available to the Redevelopment Commission, and that unexpected opportunities or needs may arise in 2026 making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.**

Examples could include, among others:

(1) unanticipated opportunities for interest rate savings on debt, which may make it appropriate for the Redevelopment Commission to use revenues on hand to pay down the debt prior to its scheduled maturity, or to issue refunding bonds and spend the proceeds thereof to refinance the debt;

(2) unanticipated economic development opportunities making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan in order to provide an incentive for attractive economic development and redevelopment opportunities;

(3) the expenditure of gifts from philanthropic individuals, organizations or business entities;

(4) the expenditure of funds from unanticipated State or federal grants; or

(5) the expenditures of funds to provide matching funds required for unanticipated State of federal grants.

In such an event or other similar events, or if amendments to the Spending Plan are otherwise needed, the Redevelopment Commission will comply with the instructions set forth in the Memorandum attached hereto, which provides as follows:

“If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan.”



MEMORANDUM

Redevelopment Commission Annual Spending Plan Submissions

As referenced in the Department of Local Government Finance’s (“Department”) previously released memo regarding 2023 legislation affecting local budget matters, Section 172 of House Enrolled Act 1454 (P.L.236-2023) (“HEA 1454”) specified additional reporting requirements for the redevelopment commissions.

I. Redevelopment Commission Annual Reporting

Section 172 of HEA 1454 adds Ind. Code § 36-7-14-12.7 specifies that redevelopment commissions will be required to submit a spending plan for the upcoming year by December 1 to the Department. The required spending plan must be submitted in a manner prescribed by the Department.

The new redevelopment commission reporting under HEA 1454 will be *in addition to* the annual reporting required under Ind. Code § 36-7-14-13 and Ind. Code § 36-7-14.5-9, which must be submitted through the TIF Management Application no later than April 15 each year.

Spending plans adopted by redevelopment commissions should be uploaded to the Gateway File Transmission Application, as outlined in Section II of this memo.

II. Spending Plan Upload Instructions

All redevelopment commissions should already have an existing Gateway account; however, any redevelopment commissions that currently do not have access to Gateway will need to establish a user account and log in at: <https://gateway.ifionline.org/login.aspx>.

After logging into Gateway, the commission will select the File Transmission application.

After selecting the File Transmission application, the user will need to select the applicable

unit. Similar to how redevelopment commissions complete submissions through the TIF Management Application, commissions will need to select the unit of government that originally established the redevelopment commission.

Then select the “TIF Spending Plans” destination button.

The user will then select the “+ Upload Plan” button to upload the TIF Spending Plan.

After selecting the “+ Upload Plan” button, the user will select the appropriate Fiscal Year, enter the File Name, and upload the TIF Spending Plan. TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan

If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan. The original spending plan submission should not be removed or deleted. Amended TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan (Amended [DATE])

Contact

If you have any questions about uploading the TIF Spending Plan, please contact support@dlgf.in.gov.

Attachments:

- [Redevelopment Commission Annual Spending Plan Submissions \[Information Systems\] - August 28, 2024](#)

Indiana Department of Local Government Finance

100 N. Senate, N-1058B
Indianapolis, IN 46204
(317) 232-3777 | (888) 739-9826
www.in.gov/dlgf

Fund Detail History

Date : 11/17/2025 02:21:22 PM
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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 : 11/17/2025 02:21:22 PM
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DAILY SUMMARY FOR 09/23/2025		\$0.00	\$29670.00	\$4492535.86
10/29/2025	61992 SC BODNER CO, INC.	\$2568.00	\$0.00	\$4495103.86
DAILY SUMMARY FOR 10/29/2025		\$2568.00	\$0.00	\$4495103.86
11/17/2025	64829 20591 BOSE MCKINNEY & EVANS LLP	\$0.00	\$2568.00	\$4492535.86
DAILY SUMMARY FOR 11/17/2025		\$0.00	\$2568.00	\$4492535.86
Fund # 2216 SubTotal		\$986156.76	\$374815.61	\$4492535.86
*** GRAND TOTAL ***		\$986156.76	\$374815.61	

Town of Fortville Redevelopment Commission

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

November 17, 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	\$375,000.00	8/21/25, 10/16/25	\$0.00	\$40,000.00	\$40,000.00	\$295,000.00	\$0.00	\$375,000.00
Landmark Park Improvements	\$1,700,000.00	9/18/25, 10/16/25	\$0.00	\$175,000.00	\$1,525,000.00	\$0.00	\$0.00	\$1,700,000.00
TOTAL	\$9,480,653.03		\$458,909.78	\$680,311.18	\$1,696,996.00	\$4,087,436.07	\$2,557,000.00	\$9,021,743.25

TOTAL RDC FUNDS:	\$4,492,535.86
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
2025 Funds Available for Projects such as S Madison Blvd, Property Purchase for Economic Dev, etc:	\$3,812,224.68

Prepared by: Adam Zaklikowski, Planning & Building Director

**KROHN
&
ASSOCIATES**
CPAS AND CONSULTANTS

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INVOICE

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TOWN OF FORTVILLE REDEVELOPMENT COMMISSION

For professional services rendered in connection with accounting and support services including calculations of the anticipated impact of County software changes and ability to address proposed projects (Park and road extension). Includes meetings and consultations with County Officials, County's consultants, Town Staff and Town Council. Updated cash flow feasibility calculations for these projects.

Time summary through:	9/30/2025	<u>Total Hours</u>
CPAs - Partners		9.75
Time charges through:	9/30/2025	<u>Total Amount</u>
Standard time charges		\$2,827.50
Out of pocket costs		<u>0.00</u>
INVOICE AMOUNT		<u><u>\$2,827.50</u></u>

2025 hourly billing rates amount to \$290 for CPA - Partner time charges.