



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

January 15, 2026 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/84640022312>
Meeting ID: 846 4002 2312
Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*¹
Dan Huge, *Vice President*²
Chris McCreight, *Secretary*²
Ed Brand²
Mike Kelty¹
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) **SWEAR-IN ALL MEMBERS**
- 5) Select President, Vice President, and Secretary for 2026.
- 6) Select a member to serve on the Fortville Business Park Development Control Committee (DCC).
- 7) Consider approving minutes of the November 2025 Meeting.
- 8) **OLD BUSINESS:** None
- 9) **NEW BUSINESS:**
 - a) Mark Dollase of Indiana Landmarks to discuss options for the historic Ayers House (124 E. Staat Street).
- 10) **REVIEW OF FINANCIALS**
- 11) **APPROVAL OF INVOICES** – Reynolds Construction
- 12) **PUBLIC COMMENTS**
- 13) **STAFF COMMENTS**
 - a) Community Development Corporation (CDC)
- 14) **BOARD COMMENTS**
- 15) **ADJOURNMENT**

¹ Appointed by Town Council on 1-5-26; Term 1-1-26 to 12-31-26.

² Appointed by Town Council President on 1-5-26; Term 1-1-26 to 12-31-26.

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

Town of Fortville

11.20.25

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; Dan Huge, RDC Vice President, Ed Brand, RDC Member; Chris McCreight, RDC Secretary; Mike Kelty, RDC Member; Adam Zaklikowski, Planning Director; Stacy Nielsen, Non-Voting MVCSC Rep; Alex Intermill, Town Attorney (Via Zoom).

Not Present:

N/A

Approval of Agenda:

Motion to approve the meeting agenda was made by Dan Huge and second by Ed Brand.
Motion carried unanimously.

Approval of Minutes:

Motion to approve RDC meeting minutes on 08.21.25 was made by Dan Huge and second by Ed Brand. Motion to approve 09.18.25 minutes made by Ed Brand and second by Mike Kelty. Both motions carried.

Old Business:

N/A

New Business:

- a. RDC to consider adopting an Annual Spending Plan for 2026 in accordance with Indiana Code- Adam Zaklikowski presented the Annual Spending Plan. Dan Huge made a motion

to approve the spending plan with Chris McCreight seconding. Motion carried unanimously.

Review of Financials:

Financials reviewed. Motion was made by Dan Huge and second by Mike Kelty. Motion carried unanimously.

Approval of Invoices:

Krohn & Associates Invoice – Motion to approve invoice made by Ed Brand and second by Mike Kelty. Motion carried unanimously.

Public Comment:

N/A

Staff/Board Comment:

- a. 124 E Staat St – Adam asked for discussion on this. The Town did not receive any responses on the RFP. Indiana Landmarks expressed interest in acquiring the property for historical modifications. RDC has mixed emotions about this.
- b. Crouse Property – Southwest corner of Ohio Street and Industrial Park Drive. Mr. Crouse is interested in selling the property. Is the RDC interested in getting appraisals/quotes on the property? Joe Renner asked if we ask for first right of refusal. Ask opinion of commercial real estate broker is probably the next step. Ed Brand made the motion to approve up to \$500 for the brokers opinion, second by Dan Huge. Motion carried unanimously.
- c. Community Development Corporation – Adam explained the function of this group. Is the RDC open to the idea of learning more about the CDC? Alex Intermill will gather more information.
- d. Carve Market/Parking Lot – Adam explained that the project is not moving forward. Carve is still very interested in Fortville though. Ed Brand made the motion to rescind the monetary commitment to Carve Market, second by Dan Huge. Motion carried unanimously.

Meeting Adjourn:

Mike Kelty made the motion to adjourn the meeting at 7:21pm. Dan Huge seconds the motion. Motion carried unanimously.

President: _____

Scott Meyer

Clerk-Treasurer: _____

Missy Glazier



Fund Detail History

Date : 01/13/2026 12:44:09 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

Fund Detail History

Date : 01/13/2026 12:44:10 PM

FUND_HIST_DETAIL.FRX

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
DAILY SUMMARY FOR 09/23/2025			\$0.00	\$29670.00	\$4492535.86
10/29/2025	61992	SC BODNER CO, INC.	\$0.00	\$0.00	\$4492535.86
10/29/2025	61992	SC BODNER COMPANY	\$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
11/25/2025	64873	20597 O.W. KROHN & ASSOCIATES,LLC	\$0.00	\$6960.00	\$4485575.86
DAILY SUMMARY FOR 11/25/2025			\$0.00	\$6960.00	\$4485575.86
12/08/2025	65033	20646 MADISON LOFTS LLC	\$0.00	\$17400.00	\$4468175.86
DAILY SUMMARY FOR 12/08/2025			\$0.00	\$17400.00	\$4468175.86
12/17/2025	62521	HANCOCK COUNTY TREASURER	\$783593.41	\$0.00	\$5251769.27
DAILY SUMMARY FOR 12/17/2025			\$783593.41	\$0.00	\$5251769.27
12/31/2025	65309	20695 BOSE MCKINNEY & EVANS LLP	\$0.00	\$5011.00	\$5246758.27
DAILY SUMMARY FOR 12/31/2025			\$0.00	\$5011.00	\$5246758.27
Fund # 2216	SubTotal		\$1769750.17	\$404186.61	\$5246758.27
*** GRAND TOTAL ***			\$1769750.17	\$404186.61	

Town of Fortville Redevelopment Commission

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

January 13, 2026



Commitment	Pledged	Date Pledged	Paid	REMAINING COMMITMENTS			TOTAL REMAINING
				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	\$10,033.85
Marketing	\$5,000.00	N/A	\$2,809.49	\$2,190.51	\$0.00	\$0.00	\$2,190.51
Madison Lofts Economic Dev Bond \$671,300 (at 0.00% interest)	\$671,300.00	N/A	\$34,800.00	\$35,496.00	\$601,004.00	\$0.00	\$636,500.00
Ridgeview West Economic Dev Bond \$2.5 million (at 7.64% interest; 10 yr call date)	\$5,844,932.07	N/A	\$0.00	\$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	\$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	\$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	\$20,431.00
Broadway & Ohio Traffic Signal	\$300,000.00	2/20/25	\$0.00	\$300,000.00	\$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	\$400.00
Broker's opinion of cost	\$500.00	11/20/25	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
Landmark Park Improvements	\$1,700,000.00	9/18/25, 10/16/25	\$0.00	\$1,700,000.00	\$0.00	\$0.00	\$1,700,000.00
TOTAL	\$9,106,153.03		\$476,309.78	\$2,280,407.18	\$3,792,436.07	\$2,557,000.00	\$8,629,843.25

TOTAL RDC FUNDS:	\$5,246,758.27
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
TOTAL RDC YEARLY INCOME (2025):	\$1,767,182.12
PROJECTED TOTAL RDC YEARLY INCOME (2026):	\$800,000.00
2026 Funds Available for Projects such as S Madison Blvd, Property Purchase for Economic Dev, etc:	\$2,966,351.09

Prepared by: Adam Zaklikowski, Planning & Building Director



RDC AM [Signature] 11/6/20

APPLICATION FOR PAYMENT

Project No: 52504-0 Application for Payment No.: 1
 Project: Fortville - Landmark Park Period Beginning Date: 11/1/2025
 Period Ending Date: 12/31/2025

Owner: Town of Fortville Contractor: Reynolds Constuction, LLC
 714 E Broadway Street 6225 N County Road 75 E
 Fortville, IN 46040 Orleans, IN 47452

CONTRACTOR AFFIDAVIT

The undersigned affiant states that he/she is the Authorized Signatory of the CONTRACTOR for the construction of the PROJECT. By his personal knowledge, he further states that the WORK covered by this APPLICATION FOR PAYMENT has been completed in accordance with the CONTRACT DOCUMENTS and executed amendments thereto; that for all previous APPLICATIONS FOR PAYMENT, except as noted hereinafter as exceptions, the CONTRACTOR has paid in full or has otherwise satisfied all obligations (1) for equipment and materials (whether incorporated into the WORK or acceptably stored on-site), (2) for all work, labor, and services performed, and (3) for all known indebtedness and claims against the CONTRACTOR for damages arising in any manner in connection with the performance of this CONTRACT for which the OWNER, the OWNER's property, or the CONTRACT funds might in any way be held responsible, including the applicable State Statute, and that the current payment on this APPLICATION FOR PAYMENT is now due and payable. This affidavit is directed to the OWNER by and through its ENGINEER.

EXCEPTIONS: NONE (If none, write "NONE". Attach additional sheets, if necessary.)
 If required by the OWNER, the CONTRACTOR shall furnish a bond satisfactory to the OWNER for each exception)

CONTRACTOR

DATE

12/22/2025

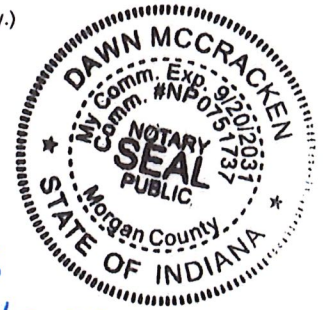
State of: Indiana

County of: Orange

SUBSCRIBED and sworn to before me by Dan Clark on this 22 day of December, 2025

NOTARY PUBLIC

My Commission expires: 9/20/2031



STATEMENT BY ENGINEER

BASED upon on-site observation, and to the best of my knowledge, understanding, and belief, the WORK has progressed to the point indicated herein; and the quality of the WORK complies with the requirements of the CONTRACT DOCUMENTS.

ENGINEER

DATE

APPLICATION FOR PAYMENT SUMMARY

TOTAL WORK COMPLETED TO DATE	\$35,950.00	ORIGINAL CONTRACT PRICE	\$175,000.00
BALANCE OF STORED MATERIALS	\$0.00	CHANGE ORDER NO. 1	
TOTAL ENTITLEMENT TO DATE	\$35,950.00	CHANGE ORDER NO. 2	
AMOUNT RETAINED PER CONTRACT (0%)	\$0.00	CHANGE ORDER NO. 3	
CLAIMS AGAINST THE CONTRACT FUNDS	\$0.00	CHANGE ORDER NO. 4	
TOTAL DUE CONTRACTOR TO DATE	\$35,950.00	CHANGE ORDER NO. 5	
AMOUNT OF PREVIOUS PAYMENTS		TOTAL CONTRACT PRICE TO DATE	\$175,000.00
AMOUNT DUE CONTRACTOR THIS PAYMENT	\$35,950.00	Percent Complete (Excluding Stored Materials)	22%

AUTHORIZATION BY OWNER

OWNER

DATE



COST BREAKDOWN

Project No.: 52504-0
 Project: Fortville - Landmark Park

Application for Payment No.: 1
 Period Beginning Date: 11/1/2025
 Period Ending Date: 12/31/2025

Item No.	Description of Work	Quantity	Unit	Breakdown		Completed Previously		Completed This Month		Completed To Date		Percent Complete
				Unit Price	Total	Quantity	Amount	Quantity	Amount	Quantity	Amount	
BASE BID												
1.	Division 01 - General											
a.	-Engineering and Management	1.00	LS	\$1,365.00	\$1,365.00							
	-Survey and Geotech	1.00	LS	\$26,635.00	\$26,635.00			1.00	\$1,365.00	1.00	\$26,635.00	100%
	-70% Construction documents & GMP	1.00	LS	\$79,500.00	\$79,500.00			0.10	\$7,950.00	0.10	\$7,950.00	10%
	-Construction Documents	1.00	LS	\$47,500.00	\$47,500.00				\$0.00	0.00	\$0.00	0%
	-Mobilization	1.00	LS	\$20,000.00	\$20,000.00				\$0.00	0.00	\$0.00	0%
2.	Division 02 - Sitework											
a.	-Sitework	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
3.	Division 03 - Concrete											
a.	-Concrete	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
4.	Division 04 - Masonry											
a.	-Masonry	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
5.	Division 05 - Metals											
a.	-Metals	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
6.	Division 06 - Wood and Plastic											
a.	-Wood and Plastic	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
7.	Division 07 - Thermal and Moisture Protection											
a.	-Thermal and Moisture Protection	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
8.	Division 08 - Doors and Windows											
a.	-Doors and Windows	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
9.	Division 09 - Finishes											
a.	-Finishes	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
10.	Division 10 - Specialties											
a.	-Specialties	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
11.	Division 11 - Equipment											
a.	-Equipment	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
12.	Division 12 - Furnishings											
a.	-Furnishings	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!
13.	Division 13 - Special Construction											
a.	-Special Construction	1.00	LS		\$0.00				\$0.00	0.00	\$0.00	#DIV/0!



COST BREAKDOWN

Project No.: 52504-0
 Project: Fortville - Landmark Park

Application for Payment No.: 1
 Period Beginning Date: 11/1/2025
 Period Ending Date: 12/31/2025

Item No.	Description of Work	Breakdown			Completed Previously		Completed This Month		Completed To Date		Percent Complete
		Quantity	Unit	Unit Price	Quantity	Amount	Quantity	Amount	Quantity	Amount	
14.	Division 15 - Mechanical Systems										
a.	-Mechanical Systems	1.00	LS			\$0.00		\$0.00		\$0.00	#DIV/0!
15.	Division 16 - Electrical										
a.	-Electrical	1.00	LS			\$0.00		\$0.00		\$0.00	#DIV/0!
CHANGE ORDERS											
Total Base Bid \$175,000.00											
Total Base Bid \$175,000.00											
Total Base Bid \$35,950.00											
Total Base Bid \$35,950.00											



Confidence in the built environment.
 15075 Allisonville Rd
 Noblesville, IN 46060
 hwcengineering.com

Reynolds Construction LLC
 Attn: Scott Huber
 12220 North Meridian, Suite 175
 Carmel, IN 46032

November 23, 2025
 Invoice No: 2501-021-A - 0000001

Project 2501-021-A Reynolds Construction-Landmark Park
Professional Services from October 27, 2025 to November 23, 2025

Phase 10 Survey*LS

Fee
 Total Fee 9,500.00
 Percent Complete 100.00 Total Earned 9,500.00
 Previous Fee Billing 0.00
 Current Fee Billing 9,500.00
 Total Fee 9,500.00

Billing Limits
 Total Billings 9,500.00 Prior 0.00 To-Date 9,500.00
 Limit 9,500.00 Total this Phase 9,500.00

Phase 30 CD's 70% Submittal*LS

Fee
 Total Fee 74,500.00
 Percent Complete 23.00 Total Earned 17,135.00
 Previous Fee Billing 0.00
 Current Fee Billing 17,135.00
 Total Fee 17,135.00

Billing Limits
 Total Billings 17,135.00 Prior 0.00 To-Date 17,135.00
 Limit 74,500.00 Total this Phase 17,135.00
 Remaining 57,365.00

TOTAL THIS INVOICE \$26,635.00

Billings to Date
 Fee 26,635.00 Current 26,635.00 Prior 0.00 Total 26,635.00
 Totals 26,635.00 0.00 26,635.00

Project	2501-021-A	Reynolds Construction-Landmark Park	Invoice	0000001
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INDIANAPOLIS | TERRE HAUTE | MUNCIE | LAFAYETTE | NEW ALBANY | HAMMOND | NORTH VERNON

hwcengineering.com