

# Town of Fortville

## 02.19.2026

### 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, President; Dan Huge, Vice President; Ed Brand, Commission Member; Mike Kelty, Commission Member; Alex Intermill, Town Attorney.

#### Not Present:

Chris McCreight, Secretary; Stacy Neilsen (Non-Voting Representative of Mr. Vernon Schools)

#### Approval of Agenda:

Dan Huge made a motion to approve the agenda for today, February 19<sup>th</sup>, 2026. Ed Brand seconded the motion. Motion carried, passed 4/0.

#### Approval of Minutes:

Ed Brand made a motion to approve the minutes from January 15<sup>th</sup>, 2026, as written. Dan Huge seconded the motion. Motion carried, passed 4/0.

#### Old Business:

None

#### New Business:

- A. For the Madison Trace project - To introduce a Resolution authorizing financing lease and site lease (the "Lease Resolution"). Mike Garvey from S.C. Bodner presented. The Madison Trace presentation described a fully approved site plan for a Class A, 205-unit development with amenities, a mix of two three-story buildings and 49 single-story rental rowhomes with garages, and an estimated cost above \$40 million. Exterior materials comply with the PUD, roof-mounted mechanicals were noted, lighting/photometrics will be submitted, and a pond/water-storage agreement is being

negotiated with Town counsel. Town financial analysis projected roughly \$11 million of TIF revenue over 25 years, identified the need for a Broadway TIF pledge to support an \$8.2 million bond issue, and scheduled a fuller bank financing report for the March 19 meeting; RDC Resolution 2026-01 was introduced to authorize lease instruments and set a public hearing date.

Dan Huge made a **motion to approve Resolution 2026-1**, Resolution of the Town of Fortville Redevelopment Commission (I) Approving and Authorizing the execution of a lease with the Town of Fortville Redevelopment Authority and (II) Approving a lease between the Town of Fortville Redevelopment Authority and the Town of Fortville, Indiana relating thereto. Ed Brand seconded the motion, motion carried, passed 4/0

- B. RDC to consider a facade Repair Grant request by Timothy “Matt” Cook for the proposed Fortville Bicycle Garage at 225 E Broadway Street. – Continued to next meeting.

The commission then reviewed the façade grant application for 225 Broadway (Fortville Bicycle Garage) It evaluated contractor quotes and program rules (annual budget cap, seven-year ownership requirement, three-quote averaging) and agreed to fund new garage doors, masonry header repairs, and a portion of painting, capping reimbursement at \$20,770 contingent on itemized invoices and before/after documentation.

- C. RDC to consider a Façade Repair Grant request by Rog Mueller for the proposed Domino’s Pizza at 414 W. Garden Street. The owner described parapet framing, EFIS finish, signage, lighting, and HVAC relocation; the commission clarified that only building-facing exterior work is eligible, excluded roof/gutter and some site items, requested detailed bid breakouts and masonry scope clarifications, suggested Brownfields funding contacts, and noted the applicant may return with revised documentation. Rod Mueller will return to the RDC next month if masonry or other structural items require further clarification for grant eligibility.

### Review of Financials:

Financials reviewed and approved.

### Approval of Invoices:

Bose McKinney & Evans invoice was approved.

### Public Comment:

Staff/Board Comment:

Scott Meyer:

Dan Huge:

Chris McCreight:

Ed Brand:

Mike Kelty:

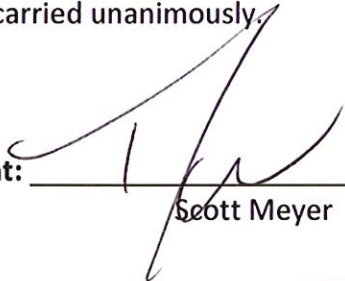
Stacy Neilson:

Clerk Treasurer:

Meeting Adjourn:

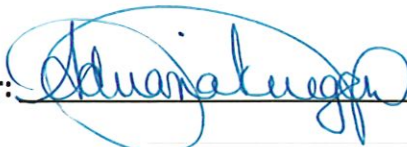
Mike Kelty made the motion to adjourn the meeting at 7:33pm. Ed Brand seconds the motion.  
Motion carried unanimously.

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



Scott Meyer

Deputy Clerk-Treasurer: \_\_\_\_\_



Adriana Krueger