

Town of Fortville
March 19, 2026
RDC Meeting Minutes

Opening of Meeting:

The meeting was held at 714 E Broadway Street and streamed live via Zoom. Called to order by RDC President Scott Meyer at 6:32 pm.

Present:

Scott Meyer, President; Dan Huge, Vice President; Ed Brand, Commission Member; Mike Kelty, Commission Member; Chris McCreight via Zoom, Commission Member; Alex Intermill, Town Attorney.

Approval of Agenda:

Dan Huge made the motion to approve tonight's agenda. Ed Brand seconded the motion. Motion carried. Passed 5-0.

Approval of minutes:

Dan Huge made the motion to approve the minutes from the February 19, 2026, meeting. Mike Kelty seconded the motion. Motion carried. Passed 5-0.

Old Business:

- a) Domino's – RDC to consider a Façade Repair Grant request by Rog Mueller for the proposed Domino's Pizza at 414 W. Garden St.

Dan Huge questioned the updated total request amount, noting that during the February 19, 2026 RDC meeting, the applicant had been asked to limit the request to items eligible under Façade Grant guidelines. Scott Meyer reviewed the list again, identifying items that did not qualify under the program.

Rog Mueller requested reconsideration of parking lot repairs, citing their overall aesthetic contribution to the property. The RDC discussed eligibility and considered the following items for inclusion: parapet feature framing and substrates; EIFS parapet wall finish; custom awning; exterior building lighting package; new overhead door sealed in place with blackout glass; exterior paint; I-beam structural roof support; exterior masonry wall infill and crack repair; and clearing the vacant half of the property.

Dan Huge made a motion to approve a Façade Repair Grant in the amount of \$44,230 for the project. Ed Brand seconded the motion. Motion carried. Passed 5-0.

Dan Huge made a motion to move \$16,411 from RDC General Fund to supplement the Façade Program. Mike Kelty seconded the motion. Motion carried. Passed 5-0.

New Business:

- a) Annual Report - RDC to consider approving the 2025 Annual Report.

Michelle Davis presented the report and reviewed details.

Dan Huge made the motion to approve the report. Ed Brand seconded the motion. Motion carried. Passed 5-0.

- b) Madison Trace - To hold a Public Hearing on financing lease; To consider adopting RDC Resolution No. 2026-1 authorizing financing lease and site lease (the "Lease Resolution").

Ed Brand made a motion to adjourn the RDC meeting. Dan Huge seconded the motion. Motion carried. Passed 5-0.

Tonya Davis made a motion to begin open RDA meeting and allow public discussion. Nancy Strickland seconded the motion. Motion carried. Passed 2-0.

Buzz Krohn (Town CPA), Tonya and Nancy discussed bond details and proposed development.

Tonya Davis made motion to approve Resolution No. 2026-3A RDA. Nancy seconded the motion. Passed 2-0.

Tonya Davis made a motion to close the RDA meeting. Nancy seconded the motion. Passed 2-0.

Ed Brand made a motion to resume RDC meeting and adopt RDC Resolution No. 2026-1. Dan Huge seconded the motion. Motion carried. Passed 5-0.

- c) Ember Coffee - To conduct a public hearing and consider approving a request for an RDC endorsement of a liquor license for Ember Coffee at 240 S. Main Street.

Dawn F. presented details of business ownership change. Previous Wine Garage business (305 S. Main) has been purchased by Ember Coffee, operating as Toasty Ember, and they would like to transfer existing 3-way license from Ember Coffee to the new Wine Garage. Asking for RDC endorsement to State ATC for Toasty Ember Coffee to receive a new Riverfront Liquor License for 240 S. Main.

Dan Huge made motion to endorse. Ed Brand seconded the motion. Motion carried. Passed 5-0.

- d) 10 Noel Ave - To consider a Façade Repair Grant request by Kevin Crotchfelt for painting improvements to 10 Noel Ave.

Project quotes were not received yet. Tabled until next RDC meeting.

- e) Broadway/Ohio Roundabout - To consider funding for a proposed roundabout at Broadway St and Ohio St.

Adam Zaklikowski reminded RDC members that \$300,000 has already been committed for a traffic signal at the intersection. He noted that the proposed roundabout would replace the planned signal, with an estimated construction cost of approximately \$1.3 million.

Joe Renner explained that renewed interest in a roundabout is driven by traffic congestion concerns along the Broadway corridor, specifically between the intersections of Broadway & Madison and Broadway & Ohio St. He noted that a roundabout is currently planned at Broadway & Madison. According to INDOT, the existing traffic signal design at Broadway & Ohio St. may lead to congestion, with traffic potentially backing up to the Broadway & Madison intersection if a roundabout is not implemented.

This item was presented for discussion only. No motion was made, no changes to funding were proposed, and no formal recommendation was given. However, no member of the RDC was interested in funding a Roundabout at that intersection.

Review of Financials:

Ed Brand made a motion to approve financials. Dan Huge seconded the motion. Motion carried. Passed 5-0.

Approval of Invoices:

Ed Brand made a motion to approve \$15,900 to Reynolds Construction for Landmark Park improvements. Dan Huge seconded the motion. Motion carried. Passed 5-0.

Public Comment:

No public comment.

Staff Comment:

No staff comments.

Board Comment:

Facade Repair Program Guidelines Discussion -

Ed Brand initiated a discussion on potential improvements to the Fortville Façade Repair Program guidelines, specifically suggesting the implementation of a cap on future grant awards.

Dan Huge indicated support for the concept, recommending that any cap be set at a relatively high limit. Adam Zaklikowski also supported establishing a cap but cautioned that applicants may routinely request the full capped amount, regardless of actual need.

Chris McCreight agreed with Adam Zaklikowski's concern and questioned whether implementing a cap could discourage future development within the town. Mike Kelty echoed concerns about potentially discouraging growth and suggested reviewing façade program guidelines from similarly sized municipalities for comparison. Scott Meyer expressed that such comparisons may not be necessary.

Scott Meyer recommended that each RDC member review the current guidelines and consider drafting potential modifications for discussion at the next meeting.

Adjournment:

Dan Hugel made the motion to adjourn at 8:03 pm. Ed Brand seconded the motion. Motion carried. Passed 5-0.

Vice
President: 
_____ ~~Scott Meyer~~ Dan Hugel

Clerk-Treasurer: 
_____ Missy Glazier