

Town of Fortville
April 16, 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 Vice President Dan Huge at 6:30 PM.

Pledge of Allegiance:

Present:

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

Approval of Meeting Agenda:

Mike Kelty made the motion to approve tonight's agenda. Ed Brand seconded the motion. Motion carried. Passed 4-0.

Approval of Minutes:

Ed Brand questioned/clarified if the Wine Garage took their existing Riverfront license with them and that Ember Coffee is applying for a new one to replace the license that was removed since they took over the Wine Garage space. Adam Zaklikowski confirmed.

Ed Brand made the motion to approve the minutes from the March 19, 2006, meeting. Mike Kelty seconded the motion. Motion carried. Passed 4-0.

Old Business:

- a) **10 Noel Ave** – RDC considered a Façade Repair Grant requested by Kevin Crotchfelt for painting improvements to 10 Noel Avenue. The goal is to power wash, scrape the fascia, and prime/paint the exterior.

Kevin Crotchfelt with 180 Property Remodels spoke on the topic. Stated building owners Logan and Mitch Howard hired him to clean up the exterior of their building.

Dan Huge questioned if there are businesses operating in building currently. Kevin responded there are 2 businesses.

Ed Brand wanted clarification on scope of work. Kevin responded that entire building will be repainted except for two (2) metal buildings on far end.

Chris McCreight asked if any replacement of building material was anticipated. Kevin responded not at this time.

Ed Brand asked if guttering or metal roof was included in scope of work. Kevin responded not at this time.

Dan Huge asked Kevin if he feels good with using the bid from JM Paint Specialties. Kevin said he likes to use this contractor and has used them in the past.

Ed Brand asked the Commission and Adam Z. if we are going to continue to move money from General Funds to Façade Repair Program. Commission agreed that we need to further discussion when RDC President Scott Meyer is present at meeting.

Ed Brand made a motion to move \$3117.83 from General Funds to Repair Façade Program. Mike Kelty seconded the motion. Motion carried. Passed 4-0.

Ed Brand made a motion to approve a Façade Repair Grant in the amount of \$3117.83 for the project. Chris McCreight seconded the motion. Motion carried. Passed 4-0.

- b) **Façade Repair Program** – RDC discussed and implemented possible modifications to the Façade Repair Program. Commission agreed.

Dan Huge mentioned that he is willing to have the discussion tonight but not willing to solidify anything until the RDC President Scott Meyer is present to add input.

Mike Kelty stated concern over grant funding being first come first serve if we are always moving funds from General Funds. He also thinks line items 11 and 16 on Façade Grant Guidelines are redundant and can be consolidated and re-worked to say the same thing. Lastly, line items 3, 4, and 5 can be consolidated into one line item.

Ed Brand questioned the “no cap per business”. Also brought up the definition of “façade”. For line item #7, Ed would like to see the structural repairs and the parking lot repairs struck from the list of eligible scopes.

Chris McCreight brought up comparing our current Façade Repair Program Guidelines to the ones being used in other municipalities around the country. Chris also brought up the definition of façade and mentioned that every project was going to come down to the decision of our RDC commission as opposed to creating long lists of eligible and non-eligible scopes/narratives.

Tonya Davis agreed with all RDC Commission members and that the RDC Commission members must follow guidelines but possibly deviate appropriately at times based on project-specific needs.

Mike Kelty mentioned that other Indiana municipalities had public access to the RDC Repair Façade Program Guidelines but he could not find them on the Town of Fortville website. Adam Z is going to look into it.

Adam Z stated that he has heard a consistent concern from numerous applicants the 7 year ownership requirement. Discussion continued. Alex Intermill stated that he would look into the legal aspect of this requirement.

Adam Z also mentioned the building department is currently putting together a more formal application for the process.

Chris McCreight added that other municipalities are stating that building addresses are only eligible so many times and/or for a certain amount of funding. Also, other municipalities have very low caps across the board.

Main take-a-ways from tonight's meeting for Adam and Alex will discuss cap per business at a later date; line items 3,4, and 5 will be consolidated; Line item #7 includes only long term façade only improvements and accessibility issues; start and completion date requirements revised; legal aspects in regards to 7-year requirement TBD.

Kevin Crotchfelt returned to the microphone and stated that the RDC "no cap" funds allowed him to renovate the Libby's Ice Cream building in the past and it was very helpful to him as the building owner.

Ed Brand brought up accepting low bids. The RDC Commission mutually agreed that "middle" bids are good starting points and we will continue to rely on the petitioner for their input.

New Business:

No new business discussed.

Review of Financials:

Ed Brand made a motion to approve financials. Dan Huge questioned the Carnegie Library Façade Repair Program completion dates and where they are with the project. Chris McCreight seconded the motion. Motion carried. Passed 4-0.

Approval of Invoices:

Ed Brand made a motion to approve all invoices on agenda. \$400.00 to Mike McEvers Sign Art Studio for mural renderings and \$56.80 to Daily Reporter. Mike Kelty seconded the motion. Motion carried. Passed 4-0.

Public Comment:

No public comments.

Staff Comment:

No staff comments.

Board Comment:

No board comments.

Adjournment:

Mike Kelty made the motion to adjourn at 7:09 pm. Ed Brand seconded the motion. Motion carried. Passed 4-0.

Vice President: _____

Dan Huger

Clerk-Treasurer: _____

Missy Glazier