



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

April 16, 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/81727887978>

Meeting ID: 817 2788 7978

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, *Plng. & 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) Minutes - Consider approving minutes of the March 19, 2026 Meeting.
- 5) **OLD BUSINESS:**
 - a) 10 Noel Ave - To consider a Façade Repair Grant request by Kevin Crotchfelt for painting improvements to 10 Noel Avenue.
 - b) Facade Repair Program – RDC to discuss and implement possible modifications to the Façade Repair Program.
- 6) **NEW BUSINESS:** None.
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES** – Mike McEvers, Greenfield Daily Reporter
- 9) **PUBLIC COMMENTS**
- 10) **STAFF COMMENTS**
- 11) **BOARD COMMENTS**
- 12) **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.

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:

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

President: _____
Scott Meyer

Clerk-Treasurer: _____
Missy Glazier

Project Description

Location: 10 Noel St St. Fortville, IN 46040

Description: The purpose of this project is to have the exterior of the building at 10 Noel St. Painted. (does not include metal garages).

The current building has not been painted in several years and has had many graffiti tags on the alley side of the building. Additionally, there was a new roof put on the building which has made the fascia along the roof look rough.

This request is to get help for painting the entire exterior of the building, except for the metal garages on the West end.

The building will be power washed, scraped, primed where needed and painted. The town has requested some type of beige color be used on the fascia boards so we will carry that throughout the whole building to give it a nice uniform, clean look.

The low bid for painting the building is \$6,235.66. Attached are all three bids for the painting of the building.

Thank you for considering this project for a Broadway Street building improvement project.

Contact: 180 Property Remodels, LLC
Kevin Crotchfelt
480-225-7948
kevin.crotchfelt@gmail.com

Owners: Mitch & Logan Howard
10 Noel St.
Fortville, IN 46040



ESTIMATE	#2384
ESTIMATE DATE	Feb 24, 2026
EXPIRATION DATE	Mar 26, 2026
TOTAL	\$10,585.00

Kevin Crotchfelt
 180 Property Remodels
 P.O. Box 501912
 Indianapolis, IN 46250

☎ (480) 225-7948
 ✉ kevin.crotchfelt@gmail.com

CONTACT US

PO Box 22676
 Indianapolis, IN 46222

☎ (317) 610-1478
 ✉ info@marcompanyllc.com

Service completed by: Alexis Gonzalez

ESTIMATE

Services	qty	unit price	amount
EXTERIOR PAINTING - - LABOR	1.0	\$7,600.00	\$7,600.00
Power Wash: Thoroughly clean the exterior to remove dirt, grime, and any loose paint.			
Scrape Loose Paint: Scrape off any peeling or chipped paint from the surfaces.			
Caulk Joints & Cracks: Apply caulk to all joints and cracks in the wood to prevent moisture infiltration and ensure a smooth finish.			
Prime Bare Wood: Apply primer to any exposed or raw wood to improve paint adhesion and enhance the finish.			
SCOPE OF WORK:			
Paint Exterior Block walls/trim and soffit.			

Services subtotal: \$7,600.00

Materials	qty	unit price	amount
PAINING MATERIALS - MATERIAL	1.0	\$2,985.00	\$2,985.00
paint,primer,Masking tape, caulk, paper, plastic and other required materials.			

Materials subtotal: \$2,985.00

Subtotal	\$10,585.00
Tax (CC processing fee 1%)	\$0.00

Total **\$10,585.00**



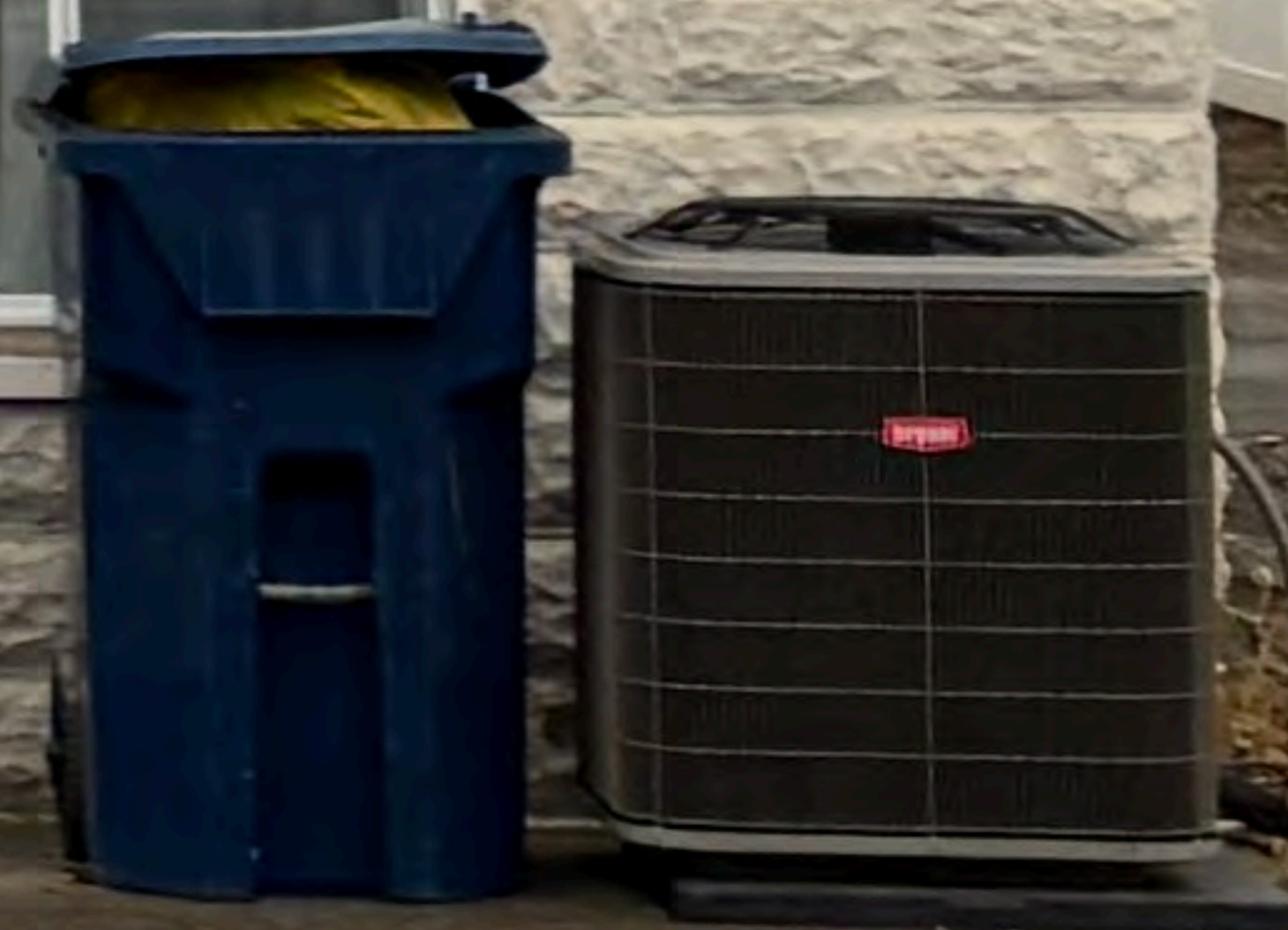


♿
PARKING

WILD ROOTS
STUDIO

TOA
Unit 3

IN A MINUTE









FORTVILLE





TOWN OF FORTVILLE REDEVELOPMENT COMMISSION
FAÇADE REPAIR PROGRAM GUIDELINES – AMENDED MAY 15, 2025

1. 50/50 project cost match.
2. No cap per business.
3. Owners and lienholders cannot be delinquent on property taxes.
4. Owner cannot be in bankruptcy.
5. Cannot be in active litigation with the Town.
6. Must maintain ownership for 7 years after repairs or RDC contributions must be returned.
7. Funds are only to be used for structural needs, code requirements, accessibility issues, long-term façade improvements, and/or parking lot repairs.
8. Petitioner must use an insured contractor.
9. Petitioner must provide a scope/narrative of the project on owner/company letterhead and must explain how such funds will benefit the TIF district and the town.
10. Petitioner must provide 3 itemized quotes.
11. A start and completion date must be given.
12. The applicant shall present their funding request in person at an RDC meeting.
13. A final report must be presented to the RDC in-person. The final report should include:
 - Before and after photos of the project.
 - Final invoices.
 - A signed Public Relations consent form/waiver to allow the Town of Fortville to use provided photos for media and social media releases.
14. Payment of grant funds will be paid by the RDC at the completion of the project to the contractor directly.
15. Grant funding is on a first come, first serve basis.
16. Project must be completed within 1 year of grant being awarded.

Fund Detail History

Date : 04/07/2026 11:14:14 AM
FUND_HIST_DETAIL.FRXFund 2216
All History

FUND	ACCT PERIOD	TITLE	BEGIN YR BAL	RECEIPTS YTD	EXPENDED YTD	CURRENT BAL
2216	1/2026	Economic Development (Operating)	\$5246758.27	\$0.00	\$35950.00	\$5210808.27
DATE	DOC NUM	CK NUM	VENDOR / RECEIVED FROM	RECEIVED	EXPENDED	BAL
01/28/2026	65568	20766	REYCON PARTNERS, LLC	\$0.00	\$35950.00	\$5210808.27
DAILY SUMMARY FOR 01/28/2026				\$0.00	\$35950.00	\$5210808.27
02/23/2026	65856	20826	BOSE MCKINNEY & EVANS LLP	\$0.00	\$1581.50	\$5209226.77
DAILY SUMMARY FOR 02/23/2026				\$0.00	\$1581.50	\$5209226.77
04/03/2026	66308	20943	REYCON PARTNERS, LLC	\$0.00	\$15900.00	\$5193326.77
DAILY SUMMARY FOR 04/03/2026				\$0.00	\$15900.00	\$5193326.77
Fund # 2216		SubTotal		\$0.00	\$53431.50	\$5193326.77
*** GRAND TOTAL ***				\$0.00	\$53431.50	

Town of Fortville Redevelopment Commission

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

April 14, 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 (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 \$2,500,000 (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	\$0.00	4/17/25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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
RDC Façade Repair Program - 225 E Broadway St (Fortville Bicycle Garage)	\$20,770.00	2/19/26	\$0.00	\$20,770.00	\$0.00	\$0.00	\$20,770.00
RDC Façade Repair Program - 414 W Garden St (Domino's Pizza)	\$44,230.00	3/19/26	\$0.00	\$44,230.00	\$0.00	\$0.00	\$44,230.00
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	\$53,850.00	\$1,646,150.00	\$0.00	\$0.00	\$1,646,150.00
TOTAL	\$9,122,563.07		\$530,159.78	\$2,242,967.22	\$3,792,436.07	\$2,557,000.00	\$8,592,403.29

TOTAL RDC FUNDS:	\$5,193,326.77
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:	\$2,950,359.55

Prepared by: Adam Zaklikowski, Planning & Building Director

Date: 13 JAN 2026

INVOICE for services rendered

Client: Town of Fortville
Attn: Adam Zaklikowski

- Illustration
- Digital Print
- Exterior Sign
- Interior Sign
- Logo/Branding
- Web Graphics
- Vehicle Graphics
- Mktg. Design Media
- Hand Painting
- Mural Painting
- Apparel Design & Print
- Car-tooned Project

Description	Amount
Illustration/design concept for Fortville Mural	\$ 400.00
Total Projects Fee	400.00
Sales Tax	N/A
Deposit Requested	-0-
Permit Fees	N / A
Balance	400.00

Checks Payable to: Mike McEvers
230 W. Ohio St.
Fortville, IN 46040

Thank You for the Work! Mike McEvers

RPL

Daily Reporter

Prescribed by State Board of Accounts

General Form No. 99P (Rev. 2009A)

Attn: Town of Fortville
60158801
Lease Agreement

Daily Journal
333 Second St
Columbus, IN 47201
FED I.D. #32-0472774

County: Bartholomew
PUBLISHER'S CLAIM

Mail Payment to:
2980 N National Rd Ste A
Columbus, IN 47201

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines
 Head -- number of lines
 Body -- number of lines
 Tail -- number of lines
 Total number of lines in notice **140**

COMPUTATION OF CHARGES

Lines x **1** column(s) * insertion rate **0.4057**
 cents per line \$ **56.80**
 Additional charges for notices containing rule or tabular work (50 per cent of above amount) \$
 Charge for extra proofs of publication (\$5.00 for each proof in excess of two) \$
 TOTAL AMOUNT OF CLAIM \$ **56.80**

DATA FOR COMPUTING COST

Width of single column in picas.....7p3..... Size of type...7....point.
 Number of insertions..... 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper ... 1... time(s). The dates of publication being as follows:

..... **03/28/26**

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

03/28/26

Cindy Warren
Cindy Warren, Legal Advertising Clerk

Cindy Warren
Title....Legal Advertising Representative...

