



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

June 18, 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/86310222859>

Meeting ID: 863 1022 2859

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 May 21, 2026 Meeting.
- 5) **OLD BUSINESS:** No items.
- 6) **NEW BUSINESS:**
 - a) Carnegie Event Center – Façade Repair Funding – RDC to evaluate grant funding status for 115 N. Main Street. A total of \$20,431 was committed in December 2023.
- 7) **REVIEW OF FINANCIALS**
- 8) **APPROVAL OF INVOICES** – None.
- 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
May 21, 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 6:30 PM.

Pledge of Allegiance

Present:

Scott Meyer, President; Dan Huge, Vice President; Ed Brand, Commission Member; Mike Kelty, Commission Member; Adam Zaklikowski, Planning & Building Director, Alex Intermill, Town Attorney.

Absent:

Chris McCreight, Secretary

Approval of Meeting Agenda:

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

Approval of Minutes:

Dan Huge made the motion to approve the minutes from the April 16, 2026, meeting. Mike Kelty seconded the motion. Motion carried. Passed 4-0.

Old Business:

- a) **Façade Repair Program** – RDC discussed amendments made to the Façade Repair Program Guidelines.

The maximum award cap was discussed.

Dan Huge mentioned he likes the idea of a cap but doesn't necessarily want it to lock it down completely. Ed Brand agreed that program is for beautification of Town and mentioned a cap may not be necessary. Commission all agreed that a cap should not be in the Guidelines.

Dan Huge liked the combining of line items 3,4, and 5 together for one line item on the new Program Guidelines. Commission agreed.

Scott Meyer brought up ownership of properties and properties that would be eligible for re-occurring Façade Repair Grant funding. Adam Z elaborated on findings, discussions, and Town's opinion regarding eligibility based on ownership and time frame of how often improvements can be made on the same property. Commission discussed best ways to handle different situations and best protect the RDC's funding and commitments. Adam Z brought up a recent RDC commitment to a local business (building) that was granted money by the RDC that may be changing ownership soon. Commission decided on striking line item 4 on newly revised Repair Program Guidelines. Alex Intermill brought up the original intent of the Program and how some of the line items relate. He mentioned there might be a disconnect between the goal of the Program and some of the guidelines that are being discussed. Commission decided on enforcing ownership of building to be reduced from 7 years to 3 years after repairs.

Commission discussed and agreed to leave line item 5 on the new Program Guidelines.

Other line items on new Façade Repair Program Guidelines were discussed and approved. Line item 9 to be re-worded to indicate the funds will be rescinded if work not completed within 1 year per Alex. Commission agreed.

Mike Kelty brought up line item 13 "first-come, first serve basis". Commission agreed to remove this line item.

Ed Brand brought up the RDC transferring money each month for funding this Program. Commission agreed to not allocate a specified amount of grant funding each year.

New Business:

Fortville Bicycle Garage – 225 E. Broadway St.

Timothy Cook (family of ownership) spoke about the improvements made to the new Fortville Bicycle Garage building. Dan Huge made a motion to approve the prior Façade Grant commitment of \$20,770.00. Ed Brand seconded. Motion carried. Passed 4-0.

Review of Financials:

Dan Huge made a motion to approve financials. Mike Kelty seconded the motion. Motion carried. Passed 4-0.

Approval of Invoices:

Dan Huge made a motion to approve all invoices on agenda. \$3845.00 to Krohn and Associates and \$8825.80 to VS Engineering. Ed Brand seconded the motion. Motion carried. Passed 4-0.

Public Comment:

No public comments.

Staff Comment:

No staff comments.

Board Comment:

Dan Huge questioned for updates on INDOT's proposal for roundabouts on Broadway. Adam Z answered that the design is actively being worked on for roundabout at Broadway and SR 13. He said that 2nd roundabout at Broadway and Ohio is not being worked on since RDC voted against funding it. The developer of the proposed gas station at Broadway and Ohio is currently working on traffic light design. Dan Huge questioned who is paying for roundabout at Broadway and SR 13. Adam Z answered the Town is via TIF bond for Madison Trace.

Scott Meyer questioned line items on financials regarding traffic signal and signage upgrades through Town. Adam Z answered that those approvals were committed maybe 5 years ago. Scott Meyer recommended that many of those old commitments be taken off the tracking list.

Dan Huge read an email from the Carnegie Library owners giving an update on their project and funds pledged by RDC. Commission agrees that Carnegie Project funds were approved with old Façade Repair Guidelines. RDC is requesting owners be present with updates to June RDC meeting.

Ed Brand brought up the funeral home update. Adam Z said that Indiana Landmarks needs more time to line up experts. There is one more individual that is interested in relocating the building. Joe Renner updated and said individual is still interested in building and relocating. RDC would like said individual to come and commit to project.

Dan Huge would like to receive board packets no later than Monday on week of meeting.

Adjournment:

Scott Meyer called the meeting adjournment at 7:18 PM.

President: _____
Scott Meyer

Clerk-Treasurer: _____
Missy Glazier

Zaklikowski, Adam

From: Zaklikowski, Adam
Sent: Friday, June 12, 2026 3:59 PM
To: Julie Bandy
Cc: Dan Huge; Vasilis Makris
Subject: RE: update on RDC pledge
Attachments: Doc 4 - 115 N Main.pdf; RDC Minutes 2023.12.27.pdf

Hi Julie –

At the May RDC meeting, the RDC indicated that they would like for you to present at the June 18 meeting at 6:30 to explain the situation. Unfortunately, if you do not attend, they stated they may withdraw the funding commitment.

Also, a few points of clarification. Attached is the paperwork from December 2023. Per the minutes it looks like it was a flat \$20,431 that was awarded, I'm not aware/unclear of the additional \$3k.

And the funds are to be used for the stated purpose....

Thanks,
Adam

Adam Zaklikowski, AICP
Planning & Building Director

Town of Fortville
714 E. Broadway St.
Fortville, Indiana 46040

☎ (317) 482-4050 (direct landline)

✉ azak@fortville.in.gov

🌐 <https://www.fortville.in.gov/planning-building>



From: Julie Bandy <julieannbandy@gmail.com>
Sent: Wednesday, May 20, 2026 3:21 PM
To: Zaklikowski, Adam <azaklikowski@fortville.in.gov>; Dan Huge <daniel.j.huge@gmail.com>; Vasilis Makris <vasilimakris@yahoo.com>
Subject: update on RDC pledge

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Dear RDC Members,

Vasilis and I would like to provide an update regarding the RDC pledge of \$20,431 from December 2023, as well as the approximately \$3,000 designated for the facade entrance.

While we still plan to renovate the facade entrance of the Carnegie Library, that phase is currently on hold. Due to updated material requirements—including the addition of stone, balustrades, and staircase changes—as well as the necessity of completing the roof and parapet work first, we now project the entry redesign will begin in late 2026 or early 2027.

In the meantime, the funds will be directed toward re-roofing the original building. We are currently waiting for dentil work to be completed before the roof replacement begins.

Our goal is to complete all exterior renovations on the original Carnegie building in 2026. While architectural reviews, state approvals, and material sourcing have caused delays, we are moving forward as quickly as possible.

We sincerely appreciate your continued support and will put these funds to use at the earliest opportunity.

Best regards,

Julie Bandy & Vasilis Makris

Town of Fortville

12.27.23

RDC Meeting Minutes

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway. Meeting was called to order by RDC Vice President Amy Lawson at 6:31pm.

Present:

Amy Lawson, Vice President; Hart Summeier, Secretary; Ed Brand, RDC Member; Chris McCreight, RDC Member; Adam Zaklikowski, Planning Director; Joe Renner, Town Manager; Alex Intermill, Town Attorney (virtually via Zoom).

Not Present:

Scott Meyer, President

Approval of Agenda:

Commissioner Ed Brand made a motion to amend the presented agenda to include two new business items, "7c. Resolution No. 2023-12a" and "7d. Review of Real Estate Purchase Agreement." Commissioner Hart Summeier seconded; motion carried unanimously.

Approval of Minutes:

Motion to approve the October 2023 minutes as distributed. Motion made by Commissioner Ed Brand, seconded by Commissioner Chris McCreight. Commissioners Scott Meyer and Amy Lawson abstained. Motion carried unanimously.

Commissioner Ed Brand made a motion to approve the November 16th and November 19th Executive Session meeting minutes, Commissioner Hart Summeier seconded, motion carried.

Commissioner Ed Brand made a motion to approve the November 16th RDC regular meeting minutes, Commissioner Hart Summeier seconded, motion carried.

Old Business:

N/A

New Business:

Commissioner Hart Summeier motioned to provide a Facade Improvement Grant to the project in the amount \$22,881 or \$20,431 (the amount was contingent upon the Town's Attorney reviewing the program verbiage and making a recommendation on asbestos removal or not) for 115 N Main St. Commissioner Chris McCreight seconded, motion carried unanimously.

Commissioner Chris McCreight motioned to approve the invoice presented for marketing services in the amount of \$2,625. Commissioner Hart Summeier seconded the motion, motion carried 3-1, with Commissioner Ed Brand voting in the opposition.

Commissioner Ed Brand motioned to approve Resolution No. 2023-12a as presented. Commissioner Chris McCreight seconded, motion carried unanimously.

Commissioner Ed Brand motioned to approve the Real Estate Purchase Agreement as presented. Commissioner Chris McCreight seconded, motion carried unanimously.

Review of Financials:

Motion made by Commissioner Ed Brand to approve financials, seconded by Commissioner Hart Summeier. Motion carried unanimously.

Approval of Invoices:

Discussion and approval of various invoices to Horizon Medical, Bose McKinney & Evans, and Landworx. Motion made by Commissioner Ed Brand to approve, seconded by Commissioner Hart Summeier. Motion carried unanimously.

Public Comment:

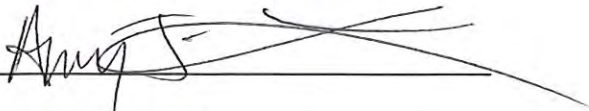
No members of the public wished to speak.

Staff/Board Comment:

N/A

Meeting Adjourn:

Motion made by Commissioner Hart Summeier to adjourn at 7:23PM, seconded by Commissioner Ed Brand. Motion carried.

Vice President: 
Amy Lawson

Clerk-Treasurer: 
Missy Glazier

From: Julie Bandy <julieannbandy@gmail.com>

Sent: Tuesday, November 28, 2023 8:44 AM

To: Zaklikowski, Adam <azak@fortvilleindiana.org>; Vasilis Makris <vasilimakris@yahoo.com>

Subject: RDC Facade Program

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Good morning, Adam.

Thank you for your email.

I apologize. You've been so helpful to us, and I didn't want to bother you again, so I emailed Scott Meyer, president of the Redevelopment Commission. Although it didn't look like it may have gone through, it bounced back. We really appreciate your help.

Below is the email I composed.

The project's start and end dates depend on the approval of funds. Once approved, we will pay the deposits, and the work can get started, weather-dependent.

Please let us know how to proceed from here.

From: Vasilis Makris and Julie Bandy

Re: Carnegie Library:

1. Facade
2. Asbestos Removal
3. Roof

Greetings!

We are the new owners of the Carnegie Library located at 115 N Main St. In Fortville, Indiana. Our intention for the future of this building is to create a Cultural Arts and Events Center. We plan to add approximately 3,000 square feet to the upper floor and the basement. We first need to get the facade repaired, the asbestos removed, and a new roof installed.

We are seeking any financial assistance through the RDC for the following redevelopment of our facility.

We have hired an architect and surveyor but not a general contractor. We plan to hire a GC once we have our survey back and have finalized our plans.

We have attained three quotes for the Facade Repair, the Roof, and the Asbestos Removal for 2023, all from licensed contractors.

- 1.
- 2.

3. **Facade Repair**

4.

The current facade is made of wood, which has deteriorated over the last 100 years. (Please find the pictures attached).

Our goal is to maintain the original look of the building, including the entry, which needs to be repaired.

I've attached the following quotes from 3 Facade Contractors. We plan to hire Parsons.

2. **Asbestos Removal**

The building was originally built in 1917. We had tests run for Asbestos for the insulation that surrounds the pipes coming from the boiler and runs throughout the lower floor of the building; the plaster in the walls (upper and lower floor), the ceiling, and casing surrounding the point of entry from the boiler system.

Asbestos was detected only in the insulation surrounding the pipes coming from the boiler system.

We have quotes to remove the pipes that have asbestos surrounding them.

Please find the three quotes attached. We plan to hire Duck MultiServices.

3.

4.

5. **Roof**

6.

The roof appears to have some deterioration. Additionally, it is not period correct. Since our goal is to renovate the building to its original appearance, we are having a period-correct roof installed.

We have attained three quotes; we will use New Suburban Company for the roof. I am attaching three quotes.

Please let us know if there are any additional questions or if you may need more specific information from us.

Thank you in advance for your consideration for this project.

Sincerely,

~Julie Bandy & Vasilis Makris





115



115



115





Amber Jenkins

INVOICE

INV039

DATE

11/05/2023

DUE

On Receipt

BALANCE DUE

USD \$5,987.75

BILL TO

Julie bandy, Carnegie Library Building

DESCRIPTION	RATE	QTY	AMOUNT
Remove metal roofing and flashing from the brick	\$1,100.00	1	\$1,100.00
Repair wood sheathing and framing where needed	\$2,150.00	1	\$2,150.00
Replace rotted trims and boards	\$995.00	1	\$995.00
Scrape and sand facade	\$675.00	1	\$675.00
Paint two coats	\$650.00	1	\$650.00
SUBTOTAL			\$5,570.00
TAX (7.5%)			\$417.75
TOTAL			\$5,987.75
BALANCE DUE			USD \$5,987.75



Apex Exterior Solutions

Zackery parsons
yourroofsolution@gmail.com

INVOICE

INV037

DATE

11/02/2023

DUE

On Receipt

BALANCE DUE

USD \$7,310.00

BILL TO

Julie bandy, carnegie library

DESCRIPTION	RATE	QTY	AMOUNT
Remove facade metal roof and counter flashing	\$0.00	1	\$0.00
Repair/replace all rotted or deteriorated wood where necessary	\$0.00	1	\$0.00
Paint facade 2 coats Sherwin-Williams emerald exterior with 24 hours in between coats to ensure best finish	\$0.00	1	\$0.00
Install radius metal roof 24 gauge galvalume kynar finish panel White	\$0.00	1	\$0.00
Install new counter flashing into brick kynar finish white to match the roof	\$0.00	1	\$0.00
Scope total	\$6,800.00	1	\$6,800.00

SUBTOTAL \$6,800.00

TAX (7.5%) \$510.00

TOTAL \$7,310.00

BALANCE DUE **USD \$7,310.00**



JJE Historical Division

Adam Gardner
Business Number 5135679628
jjeoldworldrenovation@hotmail.com

INVOICE

INV039

DATE

11/05/2023

DUE

On Receipt

BALANCE DUE

USD \$6,097.40

BILL TO

Julie bandy, Carnegie Library Building

DESCRIPTION	RATE	QTY	AMOUNT
Remove metal roofing and flashing from the brick	\$725.00	1	\$725.00
Repair wood sheathing and framing where needed	\$2,200.00	1	\$2,200.00
Replace rotted trims and boards	\$1,100.00	1	\$1,100.00
Scrape and sand facade	\$675.00	1	\$675.00
Paint two coats	\$972.00	1	\$972.00
Wood and trim replacement to be with common lumber	\$0.00	1	\$0.00

SUBTOTAL \$5,672.00

TAX (7.5%) \$425.40

TOTAL \$6,097.40

BALANCE DUE **USD \$6,097.40**



New Suburban Roofing & Metal
8465 Keystone Crossing
Ste 266
Indianapolis, IN 46240
Phone: 317-505-1872

Estimate

10/21/2023

Company Representative
Vincent DeMichieli
Phone: (317) 667-6665
vincent@newsurban.co

Julie Bandy - 115 N Main St
115 North Main Street
Fortville, IN 46040
(317) 850-3014

Job: NS-2391: Julie Bandy - 115 N Main St

27.33SQ MILAN METAL SHINGLE ESTIMATE

- Remove existing roofing down to deck.
 - Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$55 per sheet. Two sheets are included in this estimate.
 - Supply & Install Non Granulated High Temp Ice and Water Shield at all penetrations and valleys.
 - Supply & Install High Temp Synthetic underlayment to keep roof dry.
 - Steep Charge included for 7/12 pitch.
 - Supply & Install Metal Slate Shingle Roofing and Trim.
 - Ebony 39" Exposure McElroy Milan Panels to be installed.
 - Supply & Install New Pipe and Chimney Flashings.
 - Clean up all job related debris and dispose.
 - Provide 5 year workmanship warranty.
 - 40 year color fast paint warranty.
- Crews will maintain safety requirements at all times during the construction process.
 - Roof will be installed per manufacturer and building code requirements.

Material

Labor

\$34,876.00

TOTAL

\$34,876.00

*Estimate price is good for 30 days from date sent.
50% deposit required to order materials, remaining balance due upon completion.*

Company Authorized Signature

Date

Customer Signature

Date



THE HOME OF ROOF IT FORWARD

15499 Stony Creek Way Noblesville, IN 46060 317-975-1176 Fax 888-493-7138
ROOFITFORWARDIN.COM

*** Estimate***

Julie Bandy
115 N. Main St.
Fortville, IN 46040

Metal Roofing Section

House EDCO ArrowLine Slate Steel Roof

Complete removal and disposal of existing roof system down to the roof decking

Cutting in of ridge vent system if one does not exist

Installation of the following Items:

-Ice and water shield along all eaves

-Synthetic felt underlayment

-Drip edge

-EDCO metal slate panels

-Hip and Ridge cap

-Chimney Flashing fastened with z bar and rivets, and sealed with silicon

-Pipe boots installed on all pipes and flues and sealed with silicon

Complete clean up and removal of all debris

10 year workmanship warranty, 30 Year Manufacturer Warranty

Total cost \$69,200.00

ESTIMATE

Hoel Roofing & Remodeling
1419 Commerce Drive
Rushville, IN 46173
(765) 561-2054

Sales Representative
Mark Kiemeyer
mark@hoelrr.com



Vasili Makris (2)
115 N Main St.
Fortville, IN 46040

Estimate #	6230
Date	9/29/2023

Item	Description	Unit of Measure	Qty	Price	Amount
Provia Slate Roof Package	Provia Slate Roof Package Ironstone - #10621043	ea	1.00	\$24,715.73	\$24,715.73
Epilay Proctectite Superior	underlayment - 10 SQ Roll	Roll	3.00	\$137.42	\$412.26
Epilay Plystick Ice Water Guard	Ice & Water Shield - 2 SQ Roll	Roll	3.00	\$186.09	\$558.27
Labor-	Labor charge to remove and replace asphalt shingles with a Provia Metal Slate Roof.	Items	25.00	\$400.00	\$10,000.00

Sub Total	\$35,686.26
Total	\$35,686.26

SPECIAL INSTRUCTIONS

Provia Metal Slate Roof Package comes with a 120 mph wind rating and a Limited Lifetime Warranty.
Hoel Roofing & Remodeling offers a 5 year Workmanship Warranty.

WARRANTIES (Roofing Material): Limited Lifetime (LABOR): 5 Years

HOEL ROOFING AND REMODELING, LLC 2602 W. 1000 N., KNIGHTSTOWN, IN 46148

TERMS AND CONDITIONS 1. **INSURANCE DEDUCTIBLE:** It is the Owner's responsibility to pay any insurance deductible. HOEL cannot and will not pay, waive, promise to pay, or rebate all or any part of Owner's insurance deductible applicable to the insurance claim covering any part of the Work. 2. **AUTHORIZATIONS:** Owner agrees that HOEL may communicate with and employ an estimator to assist HOEL in estimating the Work. Owner authorizes HOEL and estimator to communicate with Owner's Insurer and Mortgage Company concerning the Work and payment from the Insurer. Owner also authorizes and directs that any payments made by the Insurer for any part of the Work are to be made in HOEL's name alone and to HOEL directly. 3. **MODIFICATIONS/ALTERATIONS:** Materials used in performing the Work will be of the same or similar quality or specification as the materials on the property immediately prior to the loss. Any modification or alteration of the materials to be used in performing the Work must be in writing and signed by HOEL and Owner. All terms and conditions of this Agreement will apply to any subsequent modification of the Work. 4. **OWNER'S PROPERTY:** Owner will provide HOEL with full access to the Property for the purpose of completing the Work. HOEL is not responsible for any delay in completion of the Work caused by inability to access the Property. 5. **DAMAGE INCIDENT TO WORK:** Owner is solely responsible for removing any breakable/valuable objects from the landscaping/exterior of the building and for securing pictures and valuables on or against interior walls or mantles before HOEL commences its work. HOEL is not responsible for damage to any personal property caused by noise or vibration incident to completion of the Work. HOEL is not responsible for any damage to the Property below the roof due to leaks caused by excessive wind, ice, hail, or ice damming. 6. **WARRANTIES:** In accordance with Ind. Code 32-27-1, HOEL warrants that the Work will be free from defects caused by faulty workmanship or defective materials for 5 years from the date on which the Work has been substantially completed. As set forth in the attached Notice of Waiver of Implied Warranties, this warranty is in lieu of any other warranties that may be implied by law. 7. **WARRANTY CLAIMS:** If Owner discovers any defect or issue with the Work, Owner must promptly report a warranty claim to HOEL. All claims or other complaints should be directed to HOEL at the address and phone number shown on the front page. 8. **PREEXISTING CONDITION:** HOEL is not liable for damage or defects resulting from previous construction (e.g., wavy appearance from warped or improperly installed roof decking, improper ventilation, etc.). Unless specifically stated otherwise, replacement or repair of damaged decking, fascia boards, roof jacks, rafters, ventilators, flashing, chimneys, gutters, or other such materials is not included within the Work. If HOEL discovers and replaces rotted or damaged wood during the Work, Owner agrees to pay HOEL \$100 dollars per sheet of damaged and replaced OSB (Oriented Strand Board) and \$8 per linear foot of damaged and replaced pine board. 9. **REQUESTED COSMETIC CHANGES:** If Owner makes a material change in the Work less than 72 hours of before HOEL's scheduled commencement of the Work, Owner agrees to pay a change fee of \$175 which will be due and payable at the time of the change. **LIMITATION OF LIABILITY:** HOEL is not responsible for damages resulting from fires, windstorms, or other hazards normally contemplated to be covered by Owner's insurance. In no event shall HOEL, its members, employees, or agents, be liable to Owner for incidental, indirect, special, or consequential damages. Unless otherwise prohibited by law, the parties agree that HOEL's liability for any claim under any cause of action is limited and will not exceed the contract price. **CANCELATION:** You may cancel this Agreement at any time before midnight on the third business day after you receive any written notification from your insurance company that all or any part of the claim or contract is not a covered loss under the insurance policy. See the included Notice of Cancellation form explaining this right. **MERGER & SEVERABILITY:** This Agreement represents the complete agreement between the parties. If any provision in this agreement is found to be unenforceable, it is the intention of the parties that the other provisions shall be enforceable. **FORCE MAJEURE:** In the event the Work cannot be performed due to circumstances outside HOEL's control such as an act of god, fire, weather event, or riot, HOEL is permitted to terminate the Agreement. Owner shall reimburse HOEL for all labor and material expenses HOEL has incurred up to the time of such termination. **LITIGATION:** Except for warranty claims, any action against HOEL for breach of contract must be brought within 2 years from the occurrence of the alleged breach. If HOEL has to sue or defend any litigation between Owner and HOEL concerning any issue pertaining to the Agreement, including, but not limited to nonpayment, defective workmanship, or breach of warranty, and HOEL is the prevailing party, Owner will be liable for HOEL's reasonable costs and expenses incurred in connection with the litigation, including without limitation, court costs, reasonable attorney's fees, and expert fees. Owner will also be responsible for prejudgment interest at a rate of 8% per annum. The parties agree that Indiana Law governs this Agreement and that the exclusive venue for any litigation will be Marion County, Indiana.

WAIVER OF JURY TRIAL: OWNER AND HOEL VOLUNTARILY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY LITIGATION ARISING OUT OF OR RELATED TO THIS AGREEMENT OR THE WORK. ADDITIONALLY, OWNER WAIVES ANY RIGHT TO INITIATE OR JOIN ANY CLASS ACTION LAWSUIT AGAINST HOEL. **CONSTRUCTION DEFECT STATUTORY NOTICE:** IC 32-27-3 CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR OR BUILDER OF YOUR HOME. SIXTY (60) DAYS BEFORE YOU FILE LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR OR BUILDER A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR OR BUILDER THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE BUILDER OR CONTRACTOR. HOWEVER, IF YOU UNREASONABLY REJECT A REASONABLE WRITTEN OFFER AND COMMENCE AN ACTION AGAINST THE BUILDER OR CONTRACTOR, A COURT MAY AWARD ATTORNEY'S FEES AND COSTS TO THE BUILDER OR CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT. HOEL ROOFING AND REMODELING, LLC 2602 W. 1000 N., KNIGHTSTOWN, IN 4614

AIR Co.

Asbestos Inspections & Removal

4404 N. Franklin Road • Indianapolis, IN 46226
Phone (317) 546-7473 • Fax (317) 546-1272
www.aircoindy.com

Proposal

PROPOSAL SUBMITTED TO:	PHONE #	DATE:
STREET ADDRESS:	MOBILE #	JOB NAME:
CITY, STATE, ZIP CODE:	E-MAIL ADDRESS:	JOB LOCATION:
ARCHITECT/CONSULTANT	DATE OF PLANS	JOB NUMBER:

We hereby submit specifications and estimates for:

We propose hereby to furnish material and labor – complete with the above specifications, for the sum of:

_____ Dollars (\$ _____)

Payment to be made as follows (terms):

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon approval, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

In the event of litigation relating to the subject matter of this Agreement, the non-prevailing party shall reimburse the prevailing party for all reasonable attorney fees and costs resulting therefrom. A finance charge of 1.5% will be charged on all past due invoices

Authorized Signature:

Printed Name & Title:

Note: This proposal may be withdrawn by AIR Co. if not accepted within thirty (30) days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date of Acceptance: _____

DUCK MULTISERVICE, LLC

3316 Shelby Street
 Indianapolis, IN 46227
 Phone: 317-914-2536
 Email: duckmultiservice@gmail.com

PROPOSAL

REMOVE BOILER AND PIPES

115 N Main St. Fortville, IN 46040
Julie Bandy
 Phone: 317-850-3014
Julieannbandy@gmail.com

		Open Shop				AMOUNT
Quantity	Type	DESCRIPTION				
		REMOVE BOILER AND PIPES				
		REMOVE BOILER AND PIPES			\$ 3,900.00	
		Air samples			\$ -	
		Waste Disposal			\$ 1,000.00	
		Final visual inspection			\$ -	
		Francisco Torres		Submitted	November 14, 2023	
					\$ 4,900.00	
					AND DEMOB TO THE SITE.	
					SALES TAX	
					OTHER	
					\$ 4,900.00	

THANK YOU FOR YOUR BUSINESS!



October 18, 2023

Julie Dandy
115 N Main Street
Fortville, IN 46040

Re: Removal and disposal of the asbestos pipe insulation from the basement of the above-mentioned building.

*****Special Note:**

-Anticipated duration is 2 days – 4 days.

Dear Julie:

We propose to complete the above referenced scope of work for the Sum of:

- **Glove Bag Removal: FIVE THOUSAND SIXTY DOLLARS AND ZERO CENTS (\$5,060.00).**
- OR
- **Wrap & Cut Removal: FOUR THOUSAND TWO HUNDRED THIRTY-FIVE DOLLARS AND ZERO CENTS (\$4,235.00).**

Additional Alternate 1: Demolition of the restroom ceiling as needed to access the asbestos pipe insulation above for the Sum of: **FOUR HUNDRED TWENTY DOLLARS AND ZERO CENTS (\$420.00).**

Additional Alternate 2: Demolition and disposal of the boiler system from the basement of the above-mentioned address for the Sum of: **FOUR THOUSAND FOUR HUNDRED TEN DOLLARS AND ZERO CENTS (\$4,410.00).**

The above-mentioned price is inclusive of all labor, material, insurance, fuel surcharge, OSHA air monitoring and landfill fees required to complete the proposed scope of work in accordance with all OSHA, EPA and IDEM rules and regulations.

***All credit card payments will be charged an additional 5% transaction fee.

Please call me with any questions at your convenience.

Sincerely,

ENVIRONMENTAL MANAGEMENT
SPECIALISTS, INC.

Nate Papaik

Nate Papaik
Project Manager



Waste Disposal Information

***The information below will need to be filled out and returned prior to the start of all asbestos and lead abatement projects.

- Owner Name: _____
- Owner Address: _____
 - Address 1: _____
 - Address 2 (PO Box/Suite): _____
 - City / State / Zip: _____
- Owner Phone Number: _____
- Owner EPA # (if applicable): _____
- Site Address: _____
- Site County: _____

CUSTOMER SIGNATURE: _____

DATE: _____

Fund Detail History

Date : 06/15/2026 11:40:23 AM
 FUND_HIST_DETAIL.FRX

Fund 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
04/24/2026	66609	20996	AIM MEDIA INDIANA	\$0.00	\$56.80	\$5193269.97
04/24/2026	66610	20999	MICHAEL R. McEVERS	\$0.00	\$400.00	\$5192869.97
DAILY SUMMARY FOR 04/24/2026				\$0.00	\$456.80	\$5192869.97
05/26/2026	66895	21070	VS ENGINEERING, INC	\$0.00	\$8825.80	\$5184044.17
05/26/2026	66921	21064	O.W. KROHN & ASSOCIATES,LLC	\$0.00	\$3845.00	\$5180199.17
05/26/2026	66969	21068	KICHA COOK	\$0.00	\$20770.00	\$5159429.17
DAILY SUMMARY FOR 05/26/2026				\$0.00	\$33440.80	\$5159429.17
Fund # 2216		SubTotal		\$0.00	\$87329.10	\$5159429.17
*** GRAND TOTAL ***				\$0.00	\$87329.10	

Town of Fortville Redevelopment Commission

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

June 15, 2026



Commitment	Pledged	Date Pledged	Paid	REMAINING COMMITMENTS			TOTAL REMAINING
				Year 2026	Years 2027-2038	Years 2039-2048	
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	\$22,629.00	\$613,871.00	\$0.00	\$636,500.00
Ridgeview West Economic Dev Bond \$2,500,000 (7.64% interest; 10 yr call date)	\$5,754,243.07	N/A	\$0.00	\$5,811.00	\$3,191,432.07	\$2,557,000.00	\$5,754,243.07
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 - 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 - 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
RDC Façade Repair Program - 10 Noel Ave	\$3,117.83	4/16/26	\$0.00	\$3,117.83	\$0.00	\$0.00	\$3,117.83
Broadway & Ohio Traffic Signal	\$300,000.00	2/20/25	\$0.00	\$300,000.00	\$0.00	\$0.00	\$300,000.00
Landmark Park Improvements	\$1,700,000.00	9/18/25, 10/16/25	\$51,850.00	\$1,648,150.00	\$0.00	\$0.00	\$1,648,150.00
TOTAL	\$8,998,321.90		\$523,193.63	\$2,112,825.20	\$3,805,303.07	\$2,557,000.00	\$8,475,128.27

TOTAL RDC FUNDS:	\$5,159,429.17
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:	\$3,046,603.97

Prepared by: Adam Zaklikowski, Planning & Building Director



APPLICATION FOR PAYMENT

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

Application for Payment No.: 3
Period Beginning Date: 3/1/2026
Period Ending Date: 5/7/2026

Owner: Town of Fortville
714 E Broadway Street
Fortville, IN 46040

Contractor: Reynolds Constuction, LLC
6225 N County Road 75 E
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)

Scott Huber
CONTRACTOR

May 7, 2026
DATE

State of: Indiana

County of: Hamilton

SUBSCRIBED and sworn to before me by Scott Huber on this 7 day of May, 2026

Dawn McCracken
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	\$107,500.00	ORIGINAL CONTRACT PRICE	\$175,000.00
BALANCE OF STORED MATERIALS	\$0.00	CHANGE ORDER NO. 1	
TOTAL ENTITLEMENT TO DATE	\$107,500.00	CHANGE ORDER NO. 2	
AMOUNT RETAINED PER CONTRACT (0%)	\$0.00	CHANGE ORDER NO. 3	
CLAIMS AGAINST THE CONTRACT FUNDS	\$51,850.00	CHANGE ORDER NO. 4	
TOTAL DUE CONTRACTOR TO DATE	\$55,650.00	CHANGE ORDER NO. 5	
AMOUNT OF PREVIOUS PAYMENTS		TOTAL CONTRACT PRICE TO DATE	\$175,000.00
AMOUNT DUE CONTRACTOR THIS PAYMENT	\$55,650.00	Percent Complete (Excluding Stored Materials)	61%

AUTHORIZATION BY OWNER

OWNER

DATE

Attachments: Cost Breakdown
Stored Material Breakdown (if applicable)



COST BREAKDOWN

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

Application for Payment No.: 3
 Period Beginning Date: 3/1/2026
 Period Ending Date: 5/7/2026

Item No.	Description of Work	Breakdown				Completed Previously		Completed This Month		Completed To Date		Percent Complete
		Quantity	Unit	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	1.00	\$1,365.00		\$0.00	1.00	\$1,365.00	100%
	Survey and Geotech	1.00	LS	\$26,635.00	\$26,635.00	1.00	\$26,635.00		\$0.00	1.00	\$26,635.00	100%
	70% Construction documents & GMP	1.00	LS	\$79,500.00	\$79,500.00	0.30	\$23,850.00	0.70	\$55,650.00	1.00	\$79,500.00	100%
	Construction Documents	1.00	LS	\$47,500.00	\$47,500.00		\$0.00		\$0.00	0.00	\$0.00	0%
	Mobilization	1.00	LS	\$20,000.00	\$20,000.00		\$0.00		\$0.00	0.00	\$0.00	0%
2.	Division 02 - Sitework											
a.	-Sitework	1.00	LS		\$0.00		\$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	\$0.00	#DIV/0!
4.	Division 04 - Masonry											
a.	-Masonry	1.00	LS		\$0.00		\$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	\$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	\$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	\$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	\$0.00	#DIV/0!
9.	Division 09 - Finishes											
a.	-Finishes	1.00	LS		\$0.00		\$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	\$0.00	#DIV/0!
11.	Division 11 - Equipment											
a.	-Equipment	1.00	LS		\$0.00		\$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	\$0.00	#DIV/0!
13.	Division 13 - Special Construction											
a.	-Special Construction	1.00	LS		\$0.00		\$0.00		\$0.00	0.00	\$0.00	#DIV/0!
14.	Division 15 - Mechanical Systems											
a.	-Mechanical Systems	1.00	LS		\$0.00		\$0.00		\$0.00	0.00	\$0.00	#DIV/0!

