

Martinsville Redevelopment Commission
Meeting Agenda
Wednesday, July 9, 2025
7:30 AM - Council Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Consideration of the Minutes

Documents:

JUNE 11, 2025, REDEVELOPMENT COMMISSION MINUTES.PDF
JUNE 18, 2025, REDEVELOPMENT SPECIAL MEETING MINUTES.PDF

Review and Consideration of Claims

Documents:

REDEVELOPMENT COMMISSION CLAIMS FOR JULY 9, 2025.PDF

Reports

I. Financial Reports

Documents:

RDC FUND REPORTS - JUNE 2025.PDF
2021 RD BOND.PDF

II. Attorney's Report - Joseph Gaunt

III. Engineer's Report - Gary Oakes

Unfinished Business

I. Theatre Operating Account

II. EPA Grant Update

New Business

I. Discussion of Traffic Study Ohio Street

Adjournment

Any individual who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a public meeting, program, service, or activity of the City of Martinsville, IN contact Ben Merida, ADA Coordinator, 995 Rogers Road, Martinsville, IN 46151, 765-342-6012, as soon as possible, but no later than 48 hours before the scheduled event.

**MINUTES FOR THE
MARTINSVILLE REDEVELOPMENT
COMMISSION**

A regular meeting of the Martinsville Redevelopment Commission (RDC) met at 7:30 am on Wednesday, June 11, 2025. The meeting was held at the Council Chambers at Martinsville City Hall.

Roll Call:

Commission members: Paul Lauck, Alan Myers, Rich Griswold, Phil Deckard, Dair Grant were in attendance. Also in attendance were: Mayor Costin, Attorney Joe Gaunt, Gary Oaks.

Meeting called to order by President Rich Griswold.

Approval of Minutes:

The minutes of the May 14, 2025 meeting were discussed.

Motion to approve minutes made by Paul Lauck. Seconded by Dair Grant.

Motion approved 5-0

Approval of Claims:

Claims amounting to \$17067.64 were presented to the commission.

Motion to approve claims made by Al Myers. Seconded by Dair Grant.

Approved 5-0

Claims: Peters Franklin, Core & Main, Wallace Construction, MCCorrespondent, Arbitrage Compliance Specialists, LocalQ, JTH Construction & Consulting, Peters Franklin LTD

Financial Report:

Discussion of financial report:

3332 RDC22 balance of \$346211.97 for the month of May 1- May 31,2025

T I F balance of \$26677.33 for the month of May 1 - May 31, 2025

Engineer's Report:

Gary Oaks gave his report on the Bond Report and had comments on the projects that are in the works at Grand Valley/

Attorney Report:

Attorney Joe Gaunt stated that the resolution 2023-0712, the resolution of no excess assessed value, has been processed and sent through to the proper channels.

New Business:

Adjournment:

There being no further business, the meeting was adjourned at 8:30 am June 11, 2025

Rich Griswold, President

Signing Date: 6-11-2025

Alan Myers, Secretary

Signing Date: 6-11-2025

**MINUTES FOR THE
MARTINSVILLE REDEVELOPMENT
COMMISSION**

A special meeting of the Martinsville Redevelopment Commission (RDC) met at 7:30 am on Wednesday, June 18, 2025. The meeting was held at the Council Chambers at Martinsville City Hall. This meeting was open to public

Roll Call:

Commission members: Paul Lauck, Alan Myers, Rich Griswold, Phil Deckard were in attendance. Dair Grant was absent. Also in attendance was: Gary Oaks, Mayor Costin, Ben Merida

Meeting called to order by President Rich Griswold. Roll call was taken.

Purpose of Meeting:

The meeting was called for discussion of having the Martinsville Redevelopment Commission pay cash outright, for the new Theater Project.

Mayor Costin spoke of how he would rather the RDC pay cash for the theater project instead of having the city sign off on issuing bonds for financing of the project.

City Clerk Ben Merida spoke about the RDC's finances. He told the commission that the RDC is financially capable to pay cash for this project and it would save money in the long run to pay cash instead of issuing a bond.

After discussion, questions and answers, motion was made by Paul Lauck and seconded by Al Myers for the RDC to pay cash, out of their own monies, for the remodeling expenses of the new Theater Project, \$2.9 million. After payment the project will be turned over to the RDA.

Vote was 3-0-1 Phil Deckard abstained

Adjournment:

There being no further business, the meeting was adjourned at 8:00 am June 18, 2025

Rich Griswold, President

Signing Date: 7-9-2025

Alan Myers, Secretary

Signing Date: 7-9-2025

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
**Bank Number 40							
3332 RD22 OPERATING	583755.26	1812.64	345838.69	239452.47	276.74	0.00	239729.21
3333 RD22 DEBT	106759.50	459496.69	462595.00	106759.50	459496.69	462595.00	103661.19
SubTotal Bank Number 40	690514.76	461309.33	808433.69	346211.97	459773.43	462595.00	343390.40
*** GRAND TOTAL ***	690514.76	461309.33	808433.69	346211.97	459773.43	462595.00	343390.40

Installed by the CITY OF MARTINSVILLE-2017

Fund Report

Fund 4445

From 06/01/2025 Thru 06/30/2025

Grouped By Bank Number

Ordered By Bank Number, Fund Number

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
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**Bank Number 1							
4445 T.I.F. - CITY OF MARTINSVILLE #0184	1262338.11	1192288.72	1802451.39	26677.33	1142288.72	516790.61	652175.44
SubTotal Bank Number 1	1262338.11	1192288.72	1802451.39	26677.33	1142288.72	516790.61	652175.44
*** GRAND TOTAL ***	1262338.11	1192288.72	1802451.39	26677.33	1142288.72	516790.61	652175.44

2021 BOND RECAP

Project	Beginning Budget	Budget Balance	Total Spent
37 & 44 Extension	\$ 900,000.00	\$ (20,545.29)	\$ 920,545.29
South Street	\$ 1,600,000.00	\$ (244,305.56)	\$ 1,844,305.56
Ohio Street	\$ 1,400,000.00	\$ 7,400.36	\$ 1,392,599.64
Hacker Drive	\$ 1,100,000.00	\$ (827,442.22)	\$ 1,927,442.22
Main Street	\$ 1,000,000.00	\$ 250,649.10	\$ 749,350.90
Downtown	\$ 4,500,000.00	\$ 1,319,085.93	\$ 3,180,914.07
Property Acq./Lev	\$ 3,005,000.00	\$ 1,019,884.18	\$ 1,985,115.82
Closing Costs	\$ 400,000.00	\$ -	\$ 400,000.00

Total \$ **13,905,000.00** \$ **1,504,726.50** \$ **12,400,273.50**

37 & 44 UTILITY**EXTENSION****VENDOR**

\$	900,000.00		Starting Balance
\$	10,750.00	United	
\$	6,860.00	United	
\$	2,000.00	United	
\$	4,250.00	United	
\$	3,200.00	United	
\$	5,950.00	Parcel 1	
\$	6,600.00	United	
\$	7,230.00	United	
\$	7,900.00	United	
\$	41,650.00	United	
\$	3,000.00	United	
\$	7,971.00	United	
\$	4,900.00	United	
\$	135,833.49	Reed & Sons	
\$	2,000.00	United	
\$	92,955.42	Reed & Sons	
\$	3,700.00	United	
\$	2,600.00	United	
\$	45,723.92	HWC	
\$	131,886.12	Reed & Sons	
\$	20,790.40	HWC	
\$	30,159.52	HWC	
\$	244,204.47	Reed & Sons	
\$	9,000.00	United	
\$	12,450.50	Reed & Sons	
\$	4,000.00	United	
\$	21,081.33	HWC	
\$	9,041.92	HWC	
\$	33,527.20	Reed & Sons	
\$	2,600.00	HWC	
\$	4,650.00	United	
\$	2,080.00	HWC	

\$ (20,545.29)	Ending Balance
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SOUTH ST VENDOR

\$ 1,600,000.00		Starting Balance
\$ 22,750.00	Parcel 9	
\$ 14,000.00	Parcel 10	
\$ 20,800.00	Parcel 12	
\$ 18,500.00	Parcel 25	
\$ 12,500.00	Parcel 4	
\$ 2,375.00	Parcel 26	
\$ 1,025.00	Parcel 15	
\$ 3,375.00	Parcel 27	
\$ 11,275.00	Parcel 21	
\$ 50,493.00	United	
\$ 25,693.50	United	
\$ 10,500.00	Parcel 16	
\$ 17,500.00	Parcel 18	
\$ 110,000.00	Parcel 19	
\$ 101,150.00	Parcel 20	
\$ 14,050.00	Parcel 6	
\$ 138,000.00	Parcel 17	
\$ 65,000.00	Parcel 1	
\$ 2,900.00	South St R/W	
\$ 7,587.84	Engineering	
\$ 36,270.00	Parcel 20 Mov	
\$ 59,012.62	Parcel 22 Reloca	
\$ 1,785.00	Parcel 19	
\$ 7,500.00	Parcel 23	
\$ 30,000.00	Parcel 14	
\$ 7,455.00	Parcel 19	
\$ 4,060.00	United	
\$ 26,800.00	Parcel 7	
\$ 9,031.45	United	
\$ 25,000.00	Larson/ Parcel 22	

		United Consulting
\$	47,330.00	
		United Consulting
\$	53,280.40	
\$	37,946.99	Demo
\$	225.00	Parcel 22 Lawson
\$	18,000.00	Unite
\$	4,414.00	United
\$	10,090.00	United
		United Consulting
\$	15,300.00	
		United Consulting
\$	2,714.00	
		United Consulting
\$	4,325.00	
		United Consulting
\$	1,450.00	
\$	505,602.46	INDOT
		United Consulting
\$	6,465.00	
\$	30,000.00	Parcel 8
\$	11,100.00	Parcel 13
\$	3,955.00	United
\$	25,000.00	United
\$	17,122.19	Lafary
		United Consulting
\$	4,500.00	
\$	16,530.00	United
\$	8,599.50	Frost Parcel 22
\$	1,700.00	Parcel 17
\$	1,150.00	Parcel 19
\$	15,168.25	Parcel 22 Lawson
		United Consulting
\$	6,725.00	

\$	2,000.00	Hazeltine	
\$	70,000.00	Parcel 1 Rel	
\$	19,147.18	United Consulting	
\$	9,465.00	United Consulting	
\$	5,000.00	Huff	
\$	19,147.18	United Consulting	
\$	9,465.00	United Consulting	
\$	5,000.00	Huff	
\$	(244,305.56)		Ending Balance

OHIO ST**VENDOR**

\$	1,400,000.00		Starting Balance
\$	11,890.00	HWC	
\$	14,776.88	HWC	
\$	43,647.00	Parcel 40	
\$	13,495.00	Parcel 41	
\$	20,125.00	Parcel 37	
		Parcel 38 -	
\$	150.00	moving	
\$	7,250.00	Parcel 44	
\$	44,796.22	HWC	
\$	11,032.55	HWC	
\$	14,122.19	HWC	
\$	1,188.39	HWC	
\$	9,401.25	Curtis	
\$	2,000.00	Parcel 39 Ohio	
\$	34,675.64	HWC	
\$	5,414.66	HWC	
		Parcel 38 -	
\$	150.00	moving	
\$	3,535.00	HWC	
\$	18,198.95	HWC	
\$	23,000.00	Parcel 43	
\$	15,220.00	Lauck, Parcel 36	
\$	2,000.00	Hazeltine	
\$	8,556.70	HWC	
\$	16,555.23	HWC	
\$	2,500.00	Larry Curtis	
\$	9,831.75	Curtis Pcl 22	

\$	13,386.37	HWC	
\$	85,000.00	Curtins Pcl 38	
\$	115,000.00	Curtins Pcl 38	
\$	5,358.75	HWC	
\$	12,118.64	HWC	
\$	1,079.36	HWC	
\$	462.59	HWC	
\$	613,612.98	INDOT	
\$	75.00	Huff	
\$	2,120.00	HWC	
\$	3,535.00	HWC	
\$	9,401.25	Curtis 38 final	
\$	24,423.83	HWC	
\$	31,624.43	HWC	
\$	1,373.00	HWC	
\$	38,506.52	HWC	
\$	40,172.21	HWC	
\$	34,595.44	HWC	
\$	27,241.86	HWC	
\$	7,400.36		Ending Balance

HACKER DR

VENDOR

\$ 1,100,000.00

Starting Balance

\$	25,044.30	Holloway
\$	69,804.95	Holloway
\$	6,000.00	Monroe/Owen
\$	53,934.37	Holloway
\$	85,619.70	Reed & Sons
\$	12,650.00	Hudson
\$	249,026.07	Reed & Sons
\$	16,550.00	Hudson
\$	5,800.00	Hudson
\$	297,402.72	Reed & Sons
\$	2,450.00	Hudson
\$	335,384.27	Reed & Sons
\$	70,657.49	Reed & Sons
\$	238,554.03	Reed & Sons
\$	60,622.35	Reed & Sons
\$	90,550.20	Reed & Sons
\$	42,754.75	Reed & Sons
\$	62,901.95	Holloway
\$	99,439.88	Reed & Sons
\$	100,595.19	Reed & Sons
\$	1,700.00	Outdoor Maintenance

\$ (827,442.22)

Ending Balance

MAIN ST	VENDOR	
\$ 1,000,000.00		Starting Balance
\$ 13,628.15	Holloway	
\$ 64,299.40	Holloway	
\$ 4,905.20	Reed & Sons	
\$ 101,203.22	Reed & Sons	
\$ 109,363.70	Reed & Sons	
\$ 128,976.75	Reed & Sons	
\$ 44,135.75	Holloway	
\$ 85,656.18	Reed & Sons	
\$ 53,314.43	Reed & Sons	
\$ 143,868.12	Reed & Sons	
\$ 250,649.10		Ending Balance

DOWNTOWN	VENDOR	
\$ 4,500,000.00		Starting Balance
\$ 4,125.00	Alt & Witzig	
	Odle McGuire	
\$ 59,400.00		
	Odle McGuire	
\$ 231.26		
	Odle McGuire	
\$ 16,500.00		
	Odle McGuire	
\$ 8,100.00		
	Odle McGuire	
\$ 15.93		
\$ 3,800.00	RCP Shelters	
	Odle McGuire	
\$ 108.15		
	Odle McGuire	
\$ 59,400.00		
	Odle McGuire	
\$ 4,950.00		
	Odle McGuire	
\$ 2,432.97		
	Odle McGuire	
\$ 6,993.00		
	Odle McGuire	
\$ 1,658.61		
	Odle McGuire	
\$ 4,950.00		
	Odle McGuire	
\$ 2,382.75		
	Odle McGuire	
\$ 10,000.00		
	Odle McGuire	
\$ 35,598.75		
\$ 76,395.00	RCP Shelters	
\$ 26,431.85	RL Turner	
\$ 83,061.72	RL Turner	

Odle McGuire
\$ 49,500.00 Shook

Odle McGuire
\$ 41,797.74 Shook
\$ 268,422.31 RL Turner

Odle McGuire
\$ 14,755.58 Shook
\$ 342,335.54 RL Turner
\$ 54,008.83 RL Turner
\$ 1,400.00 Cain

Odle McGuire
\$ 2,598.75 Shook
\$ 850.00 Cain
\$ 115,133.22 RL Turner

Odle McGuire
\$ 2,598.75 Shook
\$ 487,084.62 RL Turner

Odle McGuire
\$ 2,936.89 Shook
\$ 263,695.11 RL Turner
\$ 560,153.82 RL Turner

\$ 1,134.32 Odle McGuire
\$ 161,409.97 RL Turner

\$ 1,124.41 Odle McGuire
\$ 23,019.00 Anderson
\$ 2,506.41 Crowd

\$ 66.13 Odle McGuire
\$ 9,803.50 Live Wire

\$	58,204.12	RL Turner	
\$	109,363.53	RL Turner	
\$	99,621.29	RL Turner	
\$	575.24	Live Wire	
\$	52,200.00	K&K	
\$	33,500.00	RL Turner	
\$	14,580.00	K&K	
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\$	1,319,085.93		Ending Balance

**PROPERTY
ACQUISITION**

VENDOR

\$ 3,005,000.00

Starting Balance

\$	2,300.00	Ross Real Estate
\$	2,250.00	Cain Enterprises
\$	4,500.00	Hazeltine
\$	195,000.00	56 East Morgan
\$	3,000.00	Appraisal
\$	1,975.00	Appraisal
\$	1,525.00	GIS Mapping
\$	8,942.58	HNTB
\$	13,041.25	HNTB
\$	6,013.75	Banning
\$	4,000.00	Hazeltine
\$	83,090.60	Banning
\$	108,048.70	Banning
\$	120,707.38	Banning
\$	25,600.00	Rock Equipment
\$	47,995.00	Banning
\$	5,421.00	LaFary
\$	19,820.00	Banning
\$	350.00	Gary Oakes
\$	34,400.00	O'reilly
\$	1,748.50	Indiana Southern
\$	37,069.02	Banning
\$	41,655.98	Banning
\$	3,500.00	Cain
\$	74,467.00	Banning
\$	34,320.00	Banning
\$	4,500.00	Hazeltine
\$	11,618.96	Banning
\$	2,350.00	Banning
\$	1,694.50	Indiana Southern
\$	10,900.00	Cain
\$	8,000.00	Hazeltine

\$ 7,425.00 Banning
\$ 3,425.00 Banning
\$ 24,906.92 Banning
\$ 24,122.10 Banning
\$ 7,716.00 Dentons Bingham & Greenebaum
\$ 17,485.00 Banning
\$ 5,022.33 Dentons Bingham & Greenebaum
\$ 2,190.00 Indiana Southern
\$ 11,945.80 Banning
\$ 8,449.32 Dentons Bingham & Greenebaum
\$ 142,350.00 Clerk of the Court
\$ 57,650.00 Whitham & Zubek
\$ 13,920.00 Banning
\$ 9,589.00 Dentons Bingham & Greenebaum

\$ 2,760.32 Dentons Bingham
\$ 12,080.25 Banning
\$ 359.32 Dentons Bingham
\$ 20,371.25 Banning
\$ 44,467.00 Branch
\$ 257.32 Dentons Bingham
\$ 29,253.72 Banning
\$ 1,557.00 Indiana Southern
\$ 9,296.10 Banning
\$ 71,496.00 Mark McDaniel
\$ 19,676.00 Banning
\$ 4,932.00 Cragen
\$ 131,955.00 Cragen
\$ 2,867.00 Dentons Bingham
\$ 61,182.00 Haase
\$ 247.50 Indiana Southern
\$ 1,419.00 Dentons Bingham & Greenebaum
\$ 3,521.30 Haase
\$ 1,093.54 Dentons Bingham & Greenebaum
\$ 1,207.00 Dentons Bingham & Greenebaum
\$ 1,500.00 Banning
\$ 8,460.00 Banning

\$ 13,665.00 Dentons Bingham & Greenebaum
\$ 5,829.91 Banning
\$ 52,841.50 Branch
\$ 3,750.00 Banning
\$ 549.00 Dentons Bingham & Greenebaum
\$ 3,971.00 Indiana Southern

\$ 4,198.75 Banning
\$ 10,000.00 ARA
\$ 1,460.00 Banning
\$ 6,733.71 Banning
\$ 140,586.12 HWC
\$ 300.00 Transnation Title
\$ 3,000.00 Appraisal Express LLC
\$ 6,000.00 Hazeltine & Associates
\$ 1,175.00 Gary Oakes
\$ 5,309.75 Indiana Southern
\$ 2,758.75 Banning
\$ 792.50 Banning
\$ 5,996.25 Banning
\$ 425.00 Banning
\$ 15,363.52 Indiana Southern
\$ 420.00 Banning
\$ 9,479.50 Indiana Southern
\$ 4,551.25 National Railroad

\$ 1,019,884.18

Ending Balance