

Martinsville Redevelopment Commission

Meeting Agenda

Wednesday, March 12,
2025

7:30 AM - Council
Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Consideration of the Minutes

Documents:

FEBRUARY 12, 2025, REDEVELOPMENT COMMISSION MEETING
MINUTES.PDF

Reports

I. Financial Reports

Documents:

REDEVELOPMENT COMMISSION FUND REPORT.PDF
2021 REDEVELOPMENT COMMISSION BOND REPORT.PDF

II. Attorney's Report - Joseph Gaunt

III. Engineer's Report - Gary Oakes

Unfinished Business

I. Closed: 339 E. Morgan St., 59 N. Wayne St., & 3.34 acres Crestwood Dr.

II. Purchase Agreement - 265 W. Southwood Dr.

III. 2024 Annual Report presented to Council

New Business

I. Lots from State

Next Meeting

The next regularly scheduled meeting will be on Wednesday, April 9, 2025, at 7:30
AM in the Council Chambers

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, Feb 12, 2025. The meeting was held at the Council Chambers at Martinsville City Hall.

Roll Call:

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

Meeting called to order by President Rich Griswold.

Approval of Minutes:

The minutes of the Jan 8, 2025 meeting were discussed.

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

Motion approved 3-0

Approval of Claims:

Claims amounting to \$104,815.21 were presented to the commission.

Motion to approve claims made by Paul Lauck. Seconded by Dair Grant. Approved 3-0

Claims:

Wallace Construction, Inc Peters Franklin, LTD

Financial Report:

Discussion of financial report:

3332 RDC22 balance of \$690,594.61 for the month of Jan 1 - Jan 31, 2025

T I F balance of \$1,113,543.61 for the month of Jan 1 - Jan 31, 2025

Engineer's Report:

Gary Oaks gave his report with an update on the levee. Anticipate both being done mid-summer. Last monies will come from the 2021 bond and allow that to be closed out.

Old Business:

Title work done for properties on 339 E. Morgan St and 59 N. Wayne St. Environmental studies soon to be completed. Closing will be done soon once everything is complete. Morgan St will have immediate possession but Wayne St will take a bit longer to allow the current tenant to find another property to rent.

Title work done on McDaniel property. That closing will allow the city to start the process towards building the park. Plan to schedule very soon.

Southview Dr property owned by Drapalik has been back and forth. We are clarifying some details to finalize one way or the other.

New Business:

Terry Lee gave an update on EPA Grant that expires this year. We can continue to use it for a few more projects until a final expiration.

Annual report came back from Jeff Peters. After approval, it needs to be presented to the City Council. Dair motions to approve, Paul seconds. Approved 3-0.

We will have to have a livestream for future meetings after a change in state law. We will start to use the seating used by the city council so microphones will pick up our voices.

Downtown theater is progressing after some further delays. Gary is asked for a hard occupancy date to start bookings. They will get that to us after the roof is finished.

Adjournment:

There being no further business, the meeting was adjourned at 8:20 am Feb 12, 2025

Rich Griswold, President

Signing Date: 3-12-2025

Alan Myers, Secretary

Signing Date: 3-12-2025

Fund Report

Bank 40

From 01/01/2025 Thru 01/31/2025

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
**Bank Number 40							
3332 RD22 OPERATING	583755.26	439.85	0.00	583755.26	439.85	0.00	584195.11
3333 RD22 DEBT	106759.50	0.00	0.00	106759.50	0.00	0.00	106759.50
SubTotal Bank Number 40	690514.76	439.85	0.00	690514.76	439.85	0.00	690954.61
*** GRAND TOTAL ***	690514.76	439.85	0.00	690514.76	439.85	0.00	690954.61

Installed by the CITY OF MARTINSVILLE-2017

Fund Report

Fund 4445 Thru 4448

From 01/01/2025 Thru 01/31/2025

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
**Bank Number 1							
4445 T.I.F. - CITY OF MARTINSVILLE #0184	1262338.11	0.00	148794.50	1262338.11	0.00	148794.50	1113543.61
SubTotal Bank Number 1	1262338.11	0.00	148794.50	1262338.11	0.00	148794.50	1113543.61
*** GRAND TOTAL ***	1262338.11	0.00	148794.50	1262338.11	0.00	148794.50	1113543.61

2021 BOND

MAIN ST	VENDOR	DOWNTOWN	VENDOR	PROPERTY ACQUISITION	VENDOR
\$ 1,000,000.00		\$ 4,500,000.00		\$ 3,005,000.00	
\$ 13,628.15	Holloway	\$ 4,125.00	Alt & Witzig	\$ 2,300.00	Ross Real Estate
\$ 64,299.40	Holloway	\$ 59,400.00	Odle McGuire	\$ 2,250.00	Cain Enterprises
\$ 4,905.20	Reed & Sons	\$ 231.26	Odle McGuire	\$ 4,500.00	Hazeltine
\$ 101,203.22	Reed & Sons	\$ 16,500.00	Odle McGuire	\$ 195,000.00	56 East Morgan
\$ 109,363.70	Reed & Sons	\$ 8,100.00	Odle McGuire		
\$ 128,976.75	Reed & Sons	\$ 15.93	Odle McGuire	\$ 3,000.00	Appraisal
\$ 44,135.75	Holloway	\$ 3,800.00	RCP Shelters	\$ 1,975.00	Appraisal
\$ 205,794.82	Reed & Sons	\$ 108.15	Odle McGuire	\$ 1,525.00	GIS Mapping
\$ 85,656.18	Reed & Sons	\$ 59,400.00	Odle McGuire	\$ 8,942.58	HNTB
		\$ 4,950.00	Odle McGuire	\$ 13,041.25	HNTB
		\$ 2,432.97	Odle McGuire	\$ 6,013.75	Banning
		\$ 6,993.00	Odle McGuire	\$ 4,000.00	Hazeltine
		\$ 1,658.61	Odle McGuire	\$ 83,090.60	Banning
		\$ 4,950.00	Odle McGuire	\$ 108,048.70	Banning
		\$ 2,382.75	Odle McGuire	\$ 120,707.38	Banning
		\$ 10,000.00	Odle McGuire	\$ 25,600.00	Rock Equipment
		\$ 35,598.75	Odle McGuire	\$ 47,995.00	Banning
		\$ 76,395.00	RCP Shelters	\$ 5,421.00	LaFary
		\$ 26,431.85	RL Turner	\$ 19,820.00	Banning
		\$ 83,061.72	RL Turner	\$ 350.00	Gary Oakes
			Odle McGuire		
		\$ 49,500.00	Shook	\$ 34,400.00	O'reilly
			Odle McGuire		
		\$ 41,797.74	Shook	\$ 1,748.50	Indiana Southern
		\$ 268,422.31	RL Turner	\$ 37,069.02	Banning
			Odle McGuire		
		\$ 14,755.58	Shook	\$ 41,655.98	Banning
		\$ 342,335.54	RL Turner	\$ 3,500.00	Cain
		\$ 54,008.83	RL Turner	\$ 74,467.00	Banning
		\$ 1,400.00	Cain	\$ 34,320.00	Banning
			Odle McGuire		
		\$ 2,598.75	Shook	\$ 4,500.00	Hazeltine
		\$ 850.00	Cain	\$ 11,618.96	Banning
		\$ 115,133.22	RL Turner	\$ 2,350.00	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	
\$ 242,036.83	\$ 1,319,085.93	\$ 1,050,123.45	Remaining Balance
			\$ 1,771,169.26