

Martinsville Redevelopment Commission

Meeting Agenda

Wednesday, April 9, 2025

7:30 AM - Council

Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Consideration of the Minutes

Documents:

[MARCH 12, 2025 REDEVELOPMENT COMMISSION MEETING MINUTES.PDF](#)

Review and Consideration of Claims

Documents:

[RDEVELOPMENT COMMISSION INVOICES - APRIL 2025.PDF](#)

Reports

I. Financial Reports

Documents:

[REDEVELOPMENT COMMISSION FUND REPORTS - APRIL 2025.PDF](#)
[2021 REDEVELOPMENT COMMISSION BOND REPORT - APRIL 2025.PDF](#)

II. Attorney's Report - Joseph Gaunt

III. Engineer's Report - Gary Oakes

Unfinished Business

I. Lots from State - Deed Recorded (\$37,150.00)

II. 265 W. Southview Drive - Agreement Signed (Closing April 28, 2025)

New Business

I. Public Notice Parking Lot

II. Special Open Meeting

III. Developer I69/Ohio St.

Next Meeting

The next regularly scheduled meeting will be on Wednesday, May 14, 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, March 12, 2025. The meeting was held at the Council Chambers at Martinsville City Hall.

Roll Call:

Commission members: Dair Grant (by phone), Paul Lauck, Alan Myers, Rich Griswold, Phil Deckard 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 Feb 12, 2025 meeting were discussed.

Motion to approve minutes made by Paul Lauck. Seconded by Rich Griswold.

Motion approved 4-0-1 Al Myers abstained because of absence.

Approval of Claims:

Claims amounting to \$208465.37 were presented to the commission.

Motion to approve claims made by Al Myers. Seconded by Paul Lauck.

Approved 5-0

Claims: Wallace, Peters Franklin LTD

Financial Report:

Discussion of financial report:

3332 RDC22 balance of \$586795.93 for the month of Feb 1- Feb 28, 2025

T I F balance of \$960129.97 for the month of Feb 1- Feb 28, 2025

Engineer's Report:

Gary Oaks gave his report on TIF programs. Showed a report on RDC Bonds, report showed payoff dates. Gary stated that the Main Street sewer project was done and that hook-ons have begun. The Levee should be completed by mid summer.

Attorney Report:

Attorney Joe Gaunt stated that the properties at Wayne and Morgan Streets have been purchased and demolations are underway.

There was a motion made by Rich Griswold and seconded by Al Myers to show intent of RDC to do financing of parking lot at the Wayne/Morgan st property.

New Business:

Discussion on the property at the Southview site. Having some minor problems with the owner of property. President Rich stated to owner that there was a deal made and RDC was abiding by terms

Adjournment:

There being no further business, the meeting was adjourned at 8:30 am Mar 12, 2025

Rich Griswold, President

Signing Date: 4-9-2025

Alan Myers, Secretary

Signing Date: 4-9-2025

Installed by the CITY OF MARTINSVILLE-2017

Fund Report

Bank 40

From 03/01/2025 Thru 03/31/2025

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
3332 RD22 OPERATING	583755.26	1102.40	311494.59	480036.43	297.23	206970.59	273363.07
3333 RD22 DEBT	106759.50	0.00	0.00	106759.50	0.00	0.00	106759.50
SubTotal Bank Number 40	690514.76	1102.40	311494.59	586795.93	297.23	206970.59	380122.57
*** GRAND TOTAL ***	690514.76	1102.40	311494.59	586795.93	297.23	206970.59	380122.57

Installed by the CITY OF MARTINSVILLE-2017
 Fund Report
 Fund 4445

From 03/01/2025 Thru 03/31/2025
 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	441011.41	960129.97	0.00	138803.27	821326.70
SubTotal Bank Number 1	1262338.11	0.00	441011.41	960129.97	0.00	138803.27	821326.70
*** GRAND TOTAL ***	1262338.11	0.00	441011.41	960129.97	0.00	138803.27	821326.70

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
\$ 53,314.43	Reed & Sons	\$ 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
			Odle McGuire		
		\$ 2,598.75	Shook	\$ 1,694.50	Indiana Southern
		\$ 487,084.62	RL Turner	\$ 10,900.00	Cain
			Odle McGuire		
		\$ 2,936.89	Shook	\$ 8,000.00	Hazeltine
		\$ 263,695.11	RL Turner	\$ 7,425.00	Banning
		\$ 560,153.82	RL Turner	\$ 3,425.00	Banning
		\$ 1,134.32	Odle McGuire	\$ 24,906.92	Banning
		\$ 161,409.97	RL Turner	\$ 24,122.10	Banning
		\$ 1,124.41	Odle McGuire	\$ 7,716.00	Dentons Bingham & Greenebaum
		\$ 23,019.00	Anderson	\$ 17,485.00	Banning
		\$ 2,506.41	Crowd	\$ 5,022.33	Dentons Bingham & Greenebaum
		\$ 66.13	Odle McGuire	\$ 2,190.00	Indiana Southern
		\$ 9,803.50	Live Wire	\$ 11,945.80	Banning

	\$ 58,204.12 RL Turner	\$ 8,449.32 Dentons Bingham & Greenebaum	
	\$ 109,363.53 RL Turner	\$ 142,350.00 Clerk of the Court	
	\$ 99,621.29 RL Turner	\$ 57,650.00 Whitham & Zubek	
	\$ 575.24 Live Wire	\$ 13,920.00 Banning	
	\$ 52,200.00 K&K	\$ 9,589.00 Dentons Bingham & Greenebaum	Total Money Left:
	\$ 33,500.00 RL Turner	\$ 2,760.32 Dentons Bingham	
	\$ 14,580.00 K&K	\$ 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	Remaining Balance
		\$ 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	
			Remaining Balance
\$ 188,722.40	\$ 1,319,085.93	\$ 1,034,334.93	\$ 1,702,066.31