

# Martinsville Redevelopment Commission

## Meeting Agenda

Wednesday, January 8,  
2025

7:30 AM - Council  
Chambers

THE CITY OF  
**Martinsville**  
INDIANA



### Roll Call

### Consideration of the Minutes

Documents:

[DECEMBER 11, 2024 REDEVELOPMENT COMMISSION MEETING MINUTES.PDF](#)

### Review and Consideration of Claims

Documents:

[REDEVELOPMENT COMMISSION INVOICES FOR JANUARY 8, 2025.PDF](#)

### Reports

#### I. Financial Reports

Documents:

[2021 REDVELOPMENT COMMISSION BOND REPORT.PDF](#)  
[REDEVELOPMENT COMMISSION FUND REPORTS.PDF](#)

#### II. Attorney's Report - Joseph Gaunt

#### III. Engineer's Report - Gary Oakes

### Unfinished Business

- I. Southview Park Property Purchase Agreement: 265 W Southview Dr – Purchase Price is \$275,000
- II. City Parking Property Purchase Agreement: 339 E Morgan St & 59 N Wayne St – Purchase Price is \$250,000 for both

### New Business

- I. Officers for 2025

### Next Meeting

The next regularly scheduled meeting will be on Wednesday, February 12, 2025, beginning 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, Dec 11, 2024. Meeting was held at the Council Chambers at Martinsville City Hall.

Roll Call:

Commission members: Dair Grant, 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 Nov 13, 2024 meeting were discussed.

Motion to approve minutes made by Paul Lauck. Seconded by Phil Deckard .

Motion approved 5-0

**Approval of Claims:**

Claims amounting to \$219,234 and \$69,631.32 were presented to the commission.

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

Approved 4-1

**Claims:** Wallace Construction

**Financial Report:**

Discussion of financial report:

3332 RDC22 balance of \$1022391.96 for the month of Nov 1 - Nov 30, 2024

T I F balance of \$700152.86 for the month of Nov 1- Nov 30, 2024

**Engineer's Report:**

Gary Oaks gave a report on Main St sewer. Stated that it was in place and was being prepared for hook on.

Police Station is at Pre-Final Report Stage

Theater equipment is ordered.

**Attorney Report:**

Attorney Gaunt stated that the RDC needed a written resolution on why the RDC spent over the appraised value. Phil Deckard made a motion to create such a resolution. Seconded by Paul Lauck. Approved 5-0

Attorney Gaunt is writing a purchase agreement of Morgan and Wayne st properties for \$250,000 with Mike Quillin. Mr Quillin accepted the offer of \$250,000 for the Morgan and Wayne st properties.

**New Business:**

**Adjournment:**

There being no further business, the meeting was adjourned at 8:30 am Dec 11, 2024

\_\_\_\_\_  
Rich Griswold, President

**Signing Date: 1-8-2025**

\_\_\_\_\_  
Alan Myers, Secretary

**Signing Date: 1-8-2025**

WALLACE CONSTRUCTION INC

Invoice

P.O BOX 1432  
 MARTINSVILLE, IN 46151  
 317-422-5356

Date	Invoice #
12/18/2024	32115

Bill To
CITY OF MARTINSVILLE P.O BOX 1415 MARTINSVILLE, IN 46151

Ship To
City of Martinsville Sidewalk & Curb Phase III Change Order #19 Partial Various Locations PLUS 9 ADA'S

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
224003C	Net 30	J1	12/18/2024			Phase III-Sidewalks--224003C
Quantity	Item Code	Description			Price Each	Amount
1	CONCRETE	REMOVED AND REPLACED WALKS 1. HOME AVE.--145' 2. EASE PIKE STREET--460' PLUS 152' = 297' TOTAL 3. N 2nd STREET--920' 4. 3rd STREET--630'			146,494.50	146,494.50
9	CONCRETE	INSTALLED 9 ADA'S			200.00	1,800.00
MERRY CHRISTMAS!!!					<b>Total</b>	\$148,294.50



P O BOX 1432  
MARTINSVILLE, IN 46151  
PHONE: 317-422-5356 FAX 317-422-5296

CONSTRUCTION WORK ORDER REQUEST

CWOR# 19

PROJECT NAME: martinsville Phase 3

DATE: 8-24-24

LOCATION: martinsville

JOB NUMBER 224003L

SUBCONTRACTOR:

SCOPE OF WORK:

\_\_\_\_\_ Mono Walk - 4,500' ADA'S - 20  
\_\_\_\_\_ Regular Walk - 125'

COST: \$ 487,162.00

- 1. All work performed and or to be performed per this properly executed Construction Change Work Order Request shall be subject to all terms and conditions as set forth in the Subcontract Agreement.
- 2. The Subcontractor shall submit substantiating documentation to the General Contractor for all work including material and labor
- 3. This properly Construction Change Work Order Request authorizes the Subcontractor to complete only that work as described above.

Wallace Construction

Zach Bassmett  
Wallace Project Manager Officer

Zach Bassmett  
Signature

9-24-24  
Date

Contractor  
Mac Dunn  
Project Owner/Owner Representative

Signature  
Mac Dunn  
Signature

Date  
9-24-24  
Date

# INVOICE

**I.S.U. Mayfield Insurance Inc.**  
 50 S. Madison St.  
 Mooresville, IN 46158

Customer	Grant, William Dair
Acct #	9202
Date	11/07/2024
Customer Service	MAYFIELD INSURANCE Emily Alger
Page	1 of 1

Joseph Gaunt  
 PO Box 1150  
 Martinsville, IN 46151

Payment Information	
Invoice Summary	\$ 100.00
Payment Amount	
Payment for:	Invoice#98997
62742342	

Thank You

Please detach and return with payment



Customer: Grant, William Dair

Invoice	Effective	Transaction	Description	Amount
98997	01/01/2025	Renew policy	Policy #62742342 01/01/2025-12/31/2025 Western Surety Company  Bonds - Renew policy  Due: 1/1/2025	100.00

<b>Total</b>	
\$	<b>100.00</b>

Thank You

PLEASE RETURN  
WITH PAYMENT

**I.S.U. Mayfield Insurance Inc.**  
 50 S. Madison St.  
 Mooresville, IN 46158

(317)831-3575

info@mayfieldinsurance.com

Date

11/07/2024

**I.S.U. Mayfield Insurance Inc.**  
 50 S. Madison St.  
 Mooresville, IN 46158

**INVOICE**

Customer	Griswold, Richard
Acct #	10565
Date	11/07/2024
Customer Service	MAYFIELD INSURANCE Emily Alger
Page	1 of 1

Payment Information	
Invoice Summary	\$ 100.00
Payment Amount	
Payment for:	Invoice#98998
65756136	

Joseph Gaunt  
 PO Box 1150  
 Martinsville, IN 46151

Thank You

Please detach and return with payment



Customer: Griswold, Richard

Invoice	Effective	Transaction	Description	Amount
98998	01/01/2025	Renew policy	Policy #65756136 01/01/2025-12/31/2025 Western Surety Company  Bonds - Renew policy  Due: 1/1/2025	100.00

<b>Total</b>	
\$	100.00

**PLEASE RETURN  
 WITH PAYMENT**

Thank You

I.S.U. Mayfield Insurance Inc. 50 S. Madison St. Mooresville, IN 46158	(317)831-3575  <a href="mailto:info@mayfieldinsurance.com">info@mayfieldinsurance.com</a>	Date
		11/07/2024

# INVOICE

**I.S.U. Mayfield Insurance Inc.**  
 50 S. Madison St.  
 Mooresville, IN 46158

Customer	Deckard, Sr., Phil R
Acct #	10083
Date	11/07/2024
Customer Service	MAYFIELD INSURANCE Emily Alger
Page	1 of 1

Joseph Gaunt  
 PO Box 1150  
 Martinsville, IN 46151

Payment Information	
Invoice Summary	\$ 100.00
Payment Amount	
Payment for:	Invoice#98999
65387162	

Thank You

Please detach and return with payment



Customer: Deckard, Sr., Phil R

Invoice	Effective	Transaction	Description	Amount
98999	01/01/2025	Renew policy	Policy #65387162 01/01/2025-12/31/2025 Western Surety Company  Bonds - Renew policy  Due: 1/1/2025	100.00
<b>Total</b>				<b>\$ 100.00</b>

PLEASE RETURN  
WITH PAYMENT

Thank You

I.S.U. Mayfield Insurance Inc. 50 S. Madison St. Mooresville, IN 46158	(317)831-3575  <a href="mailto:info@mayfieldinsurance.com">info@mayfieldinsurance.com</a>	<b>Date</b> 11/07/2024
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# INVOICE

**I.S.U. Mayfield Insurance Inc.**

50 S. Madison St.  
Mooresville, IN 46158

Customer	Lauck, Paul
Acct #	10075
Date	11/07/2024
Customer Service	MAYFIELD INSURANCE Emily Alger
Page	1 of 1

Joseph Gaunt  
PO Box 1150  
Martinsville, IN 46151

Payment Information	
Invoice Summary	\$ 100.00
Payment Amount	
Payment for:	Invoice#99000
72339250	

Thank You

Please detach and return with payment



Customer: Lauck, Paul

Invoice	Effective	Transaction	Description	Amount
99000	01/01/2025	Renew policy	Policy #72339250 01/01/2025-01/01/2026 Western Surety Company  Bonds - Renew policy  Due: 1/1/2025	100.00
<b>Total</b>				<b>\$ 100.00</b>

PLEASE RETURN  
WITH PAYMENT

Thank You

I.S.U. Mayfield Insurance Inc. 50 S. Madison St. Mooresville, IN 46158	(317)831-3575	Date
	info@mayfieldinsurance.com	11/07/2024

# INVOICE

**I.S.U. Mayfield Insurance Inc.**

50 S. Madison St.  
Mooresville, IN 46158

Customer	Myers, Alan R
Acct #	9206
Date	11/07/2024
Customer Service	MAYFIELD INSURANCE Emily Alger
Page	1 of 1

Joseph Gaunt  
PO Box 1150  
Martinsville, IN 46151

Payment Information	
Invoice Summary	\$ 100.00
Payment Amount	
Payment for:	Invoice#99001
62742265	

Thank You

Please detach and return with payment



Customer: Myers, Alan R

Invoice	Effective	Transaction	Description	Amount
99001	01/01/2025	Renew policy	Policy #62742265 01/01/2025-12/31/2025 Western Surety Company  Bonds - Renew policy  Due: 1/1/2025	100.00

<b>Total</b>			
\$ 100.00			

Thank You

PLEASE RETURN  
WITH PAYMENT

I.S.U. Mayfield Insurance Inc. 50 S. Madison St. Mooresville, IN 46158	(317)831-3575  info@mayfieldinsurance.com	Date
		11/07/2024

## 2021 BOND

MAIN ST	VENDOR	DOWNTOWN	VENDOR	PROPERTY ACQUISITION	VENDOR
<b>\$ 1,000,000.00</b>		<b>\$ 4,500,000.00</b>		<b>\$ 3,005,000.00</b>	
\$ 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
		\$ 108.15	Odle McGuire	\$ 1,525.00	GIS Mapping
		\$ 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
	Outstanding	\$ 1,658.61	Odle McGuire	\$ 83,090.60	Banning
\$ 205,794.82	Reed & Sons	\$ 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		
			\$	4,198.75	Banning		Remaining Balance
			\$	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

\$	327,693.01	\$	1,319,085.93	\$	1,056,119.70	<b>Remaining Balance</b>	\$	1,862,821.69
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Installed by the CITY OF MARTINSVILLE-2017

Fund Report

Fund 4445 Thru 4448

From 12/01/2024 Thru 12/31/2024

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
<b>**Bank Number 1</b>							
4445 T.I.F. - CITY OF MARTINSVILLE #0184	854693.17	2392850.96	1985206.02	700152.86	1464685.25	902500.00	1262338.11
4446 T.I.F. - MORGAN STREET #0184 DNU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4447 T.I.F. - OHIO STREET #0184 DNU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4448 T.I.F. - STATE ROAD 39 #0184 DNU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>SubTotal Bank Number 1</b>	<b>854693.17</b>	<b>2392850.96</b>	<b>1985206.02</b>	<b>700152.86</b>	<b>1464685.25</b>	<b>902500.00</b>	<b>1262338.11</b>
<b>*** GRAND TOTAL ***</b>	<b>854693.17</b>	<b>2392850.96</b>	<b>1985206.02</b>	<b>700152.86</b>	<b>1464685.25</b>	<b>902500.00</b>	<b>1262338.11</b>

Installed by the CITY OF MARTINSVILLE-2017

Fund Report

Bank 40

From 12/01/2024 Thru 12/31/2024

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
<b>**Bank Number 40</b>							
3332 RD22 OPERATING	865176.16	7444.42	288865.32	871986.08	634.50	288865.32	583755.26
3333 RD22 DEBT	0.00	1032364.50	925605.00	150405.88	417452.87	461099.25	106759.50
<b>SubTotal Bank Number 40</b>	<b>865176.16</b>	<b>1039808.92</b>	<b>1214470.32</b>	<b>1022391.96</b>	<b>418087.37</b>	<b>749964.57</b>	<b>690514.76</b>
<b>*** GRAND TOTAL ***</b>	<b>865176.16</b>	<b>1039808.92</b>	<b>1214470.32</b>	<b>1022391.96</b>	<b>418087.37</b>	<b>749964.57</b>	<b>690514.76</b>