

1. 6:00 P.M. Redevelopment Commission Agenda

Documents:

REDEVELOPMENT MEETING AGENDA 4.7.2026.PDF  
REDEVELOPMENT MINUTES 3.3.2026.PDF  
FUNDS.CLAIMS.472026.PDF  
959 MAIN ST APP 432026R.PDF  
TWG MARCH 2026.PDF  
CHARLESTOWN PARKING LOT 501 MARKET STREET FINAL  
WALK\_THRU.PDF



**AGENDA**  
For the Regular Meeting of the  
City of Charlestown

**REDEVELOPMENT COMMISSION**

**Tuesday, April 7, 2026, at 6:00 P.M.**

**City Hall**

**304 Main Cross Street, Charlestown, IN 47111**

**Livestream Link – [www.facebook.com/charlestown.in](http://www.facebook.com/charlestown.in)**

**Charlestown  
Redevelopment  
Commission  
Members:**

**Mayor**

**Appointments:**

Derek Coombs  
(President)  
(1/01/2024 –  
12/31/2027)

Robert Brooks (Vice  
President)  
(1/01/2024 –  
12/31/2027)

Benita Pate  
(Secretary)  
(1/01/2024 –  
12/31/2027)

**Common Council  
Appointments:**

Chuck Deaton  
(1/01/2024 –  
12/31/2027)

John Spencer  
(1/01/2024 –  
12/31/2027)

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call – Determination of a Quorum**
- 4. Presentation**
  - a. 959 Main Street Façade – DRC Properties
- 5. Approval of Minutes**
  - a. March 3, 2026 – Regular Meeting
- 6. Claims**
- 7. Public Comments**
- 8. Consultant Reports**
  - a. The Wheatley Group – TWG
- 9. Old Business**
  - a. 501 Market Demo/Parking Lot – Certificate of Final Walk Thru - TWG
- 10. New Business**
  - a. Shadow Lake Park – Trail/Parking Donations – Mayor Hodges/FBT
  - b. Family Activity Park – Sport Court – Auth. To Bid – TWG
  - c. Change May Meeting Date to May 12, 2026 - TWG

Next Meeting May 12, 2026 @ 6PM (Tuesday)

**11. Adjournment**

**The above Agenda items may not be all inclusive of items to be discussed.  
View meeting videos and minutes at <https://www.cityofcharlestown.com/AgendaCenter>**

# **Minutes**

## **Redevelopment Commission**

**March 3, 2026**

**6:00 P.M.**

**THE REGULAR MEETING OF THE REDEVELOPMENT COMMISSION FOR THE CITY OF CHARLESTOWN WAS HELD ON TUESDAY, MARCH 3, 2026 IN THE CITY COUNCIL CHAMBERS AT CITY HALL.**

Mr. Derek Coombs called the meeting to order at 6:00PM. Board members present in person: Mr. Derek Coombs, Ms. Benita Pate, Mr. John Spencer and Mr. Robert Brooks, Mr. Chuck Deaton was absent. Also present were Mayor Treva Hodges, Matt Duncan with FBT Gibbons, and Ms. Jill Saegesser and Nate Smith with The Wheatley Group, LLC.

### **Presentation**

Mr. Jim Adams presented a façade application for 950 – 958 Market Street. Mr. Adams explained that improvements were to be made to each address for an estimated total project cost of \$79,095.00 and a potential grant of up to \$39,547.50. Mr. Brooks made a motion to approve the façade grant for 950 – 958 Market Street for up to \$39,547.50, seconded by Ms. Pate. Approved 3-0; Mr. Coombs recused himself.

### **Minutes**

Mr. Coombs indicated that the minutes from the Regular Session held on February 10, 2026 were distributed for review and inquired whether there were any questions or amendments. Mr. Brooks made a motion to approve the February 10, 2026, Regular Session minutes, seconded by Ms. Pate. Approved 4-0.

### **Claims**

Mr. Coombs stated that the claims were provided prior to the meeting for review and asked if there were any questions related to the claims. Ms. Pate made a motion to approve the claims, seconded by Mr. Brooks. Approved 4-0.

### **Public Comment**

None.

### **The Wheatley Group Report**

Ms. Jill Saegesser with The Wheatley Group stated that her full report was included in the meeting packet and that she would highlight some projects within the report.



Accounts Payable Register

APV Register Batch - REDEVELOPMENT MEETING 04/07/2026

All History

Ordered By APV Number

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
03/19/2026	115150	CLARK COUNTY REMC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	STREET LIGHTING SHADOW LAKE	61533.00	60739	03/19/2026	
04/07/2026	115254	UNDERPRODUCTION MULTI-MEDIA LLC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	LIVESTREAM REDEVELOPMENT MEETINGS	175.00	/ /		
04/07/2026	115255	UNITED CONSULTING ENGINEERS INC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	PROJECT# 24-415 HIGH JACKSON ROAD ROUNDABOUT	1740.00	/ /		
04/07/2026	115256	REGION 10 WORKFORCE BOARD		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	SUMMERWORKS PROGRAM FUNDING	5000.00	/ /		
04/07/2026	115257	HMB PROFESSIONAL ENGINEERS INC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	MADISON ST RECONSTRUCTION	12115.60	/ /		
04/07/2026	115257	HMB PROFESSIONAL ENGINEERS INC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	MADISON ST RECONSTRUCTION	1730.80	/ /		
04/07/2026	115258	HANNUM WAGLE & CLINE ENGINEERING INC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	FAMILY ACTIVITIES PARK	7415.00	/ /		
04/07/2026	115258	HANNUM WAGLE & CLINE ENGINEERING INC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	RDC 2025 ONCALL	570.52	/ /		
04/07/2026	115289	HMB PROFESSIONAL ENGINEERS INC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	GREEN ALLEY IMPROVEMENTS	1124.65	/ /		
04/07/2026	115289	HMB PROFESSIONAL ENGINEERS INC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	GREEN ALLEY IMPROVEMENTS	7872.55	/ /		
04/07/2026	115290	WHEATLEY GROUP LLC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	MARCH SERVICES/ MEETING MINUTES	7600.00	/ /		
04/07/2026	115291	AMERICAN STRUCTUREPOINT INC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	PHASE PREDESIGN STREETS DEPT COMPLEX	9810.00	/ /		
04/07/2026	115292	LIBS PAVING COMPANY INC		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	MADISON ST & GREEN ALLEY	18904.07	/ /		
04/07/2026	115293	TEMPLE & TEMPLE EXCAVATING		4445001490.000	TIF CENTRAL CHAS ECON DEV AREA	PARKING LOT @ 501 MARKET ST	48710.00	/ /		
04/07/2026	115294	GM DEVELOPMENT COMPANIES LLC		4449001990.000	REDEVEL DISTRICT CAPITAL	CHARLESTOWN COMMONS PROJECT	629520.64	/ /		
*** GRAND TOTAL ***							813821.83			

Installed by the CITY OF CHARLESTOWN-2012

Fund Report

Selected Funds

From 03/01/2026 Thru 03/31/2026

Grouped By Bank Number

Ordered By 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 0</b>							
4445 TIF CENTRAL CHAS ECON DEV AREA	1236655.98	41297.13	809595.73	505278.75	41297.13	78218.50	468357.38
4446 TIF IN-AMERICAN ALLOCATION AREA	579142.53	0.00	0.00	579142.53	0.00	0.00	579142.53
4447 TIF NORTH CLARK COMM HOSPITAL	3.12	0.00	0.00	3.12	0.00	0.00	3.12
4448 TIF RENAISSANCE PROJECT	375216.21	0.00	0.00	375216.21	0.00	0.00	375216.21
4449 REDEVEL DISTRICT CAPITAL FUND	2735190.94	0.00	204023.40	2531167.54	0.00	0.00	2531167.54
4450 TIF SHADOW LAKE	2243.77	0.00	0.00	2243.77	0.00	0.00	2243.77
4451 TIF DEPOT STREET	9314.09	0.00	0.00	9314.09	0.00	0.00	9314.09
<b>SubTotal Bank Number 0</b>	<b>4937766.64</b>	<b>41297.13</b>	<b>1013619.13</b>	<b>4002366.01</b>	<b>41297.13</b>	<b>78218.50</b>	<b>3965444.64</b>
<b>**Bank Number 4</b>							
3311 REDEV DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3321 REDEV BOND & INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>SubTotal Bank Number 4</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>**Bank Number 11</b>							
4417 REDEV BOND FOREST EDGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>SubTotal Bank Number 11</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>**Bank Number 18</b>							
3323 REDEV TAXABLE LEASE RENTAL	37671.01	62866.27	59377.50	41159.78	0.00	0.00	41159.78
<b>SubTotal Bank Number 18</b>	<b>37671.01</b>	<b>62866.27</b>	<b>59377.50</b>	<b>41159.78</b>	<b>0.00</b>	<b>0.00</b>	<b>41159.78</b>
<b>**Bank Number 19</b>							
3324 REDEV LEASE RENTAL	45359.10	67421.43	66623.50	46157.03	0.00	0.00	46157.03
<b>SubTotal Bank Number 19</b>	<b>45359.10</b>	<b>67421.43</b>	<b>66623.50</b>	<b>46157.03</b>	<b>0.00</b>	<b>0.00</b>	<b>46157.03</b>
<b>*** GRAND TOTAL ***</b>	<b>5020796.75</b>	<b>171584.83</b>	<b>1139620.13</b>	<b>4089682.82</b>	<b>41297.13</b>	<b>78218.50</b>	<b>4052761.45</b>

Installed by the CITY OF CHARLESTOWN-2012

### Appropriation Report

Date: 03/31/2026 11:54:32 AM

Fund 4445

APPRACCOUNTS.FRX

Check Date From 03/01/2026 Thru 03/31/2026

APPROP	TITLE	FORWARDED	CURRENT	TRANSFRD	ADDL/ADJ	ENCUM	EXP-MTD	EXP-YTD	LIQ NOT EXP FWD	UNENCUM BAL	UNEXPEND BAL	% LEFT
4445001490.000	TIF CENTRAL CHAS ECON DEV	0.00	0.00	0.00	0.00	0.00	78218.50	809595.73	0.00	-809595.73	-809595.73	0.00%
***	GRAND TOTAL ***	0.00	0.00	0.00	0.00	0.00	78218.50	809595.73	0.00	-809595.73	-809595.73	n/a

# Accounts Payable Voucher

VOUCHER NO. 115150

WARRANT NO. 60739

DATE ALLOWED 03/19/2026  
Mo. Day Yr.

IN THE SUM OF \$ 61533.00

**CITY OF CHARLESTOWN**

An invoice or bill to be properly itemized must show: kind of service, where performed, dates service rendered, by whom, rates per day, number of hours, rate per hour, number of units, price per unit, etc.

Payee

981 CLARK COUNTY REMC 7810 STATE ROAD 60  SELLERSBURG IN 47172	Terms  Date Due     03/19/2026
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V	W
#	#
1	6
1	0
5	7
1	3
5	9
0	

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
02/02/2026	JOB# 578421	4445001490.000			STREET LIGHTING SHADOW LAKE	61533.00
ADDL DESC: CONSTRUCTION INVOICE						

**TOTAL                    61533.00**

<b>CITY OF CHARLESTOWN</b>	
Favor Of <b>CLARK COUNTY REMC</b>	
Total Amount of Voucher	\$ 61533.00
Deductions	
Total Amount of Warrant	\$ 61533.00
Month of _____	

VOUCHER RECORD	ACCT #			
Total				

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized thereon for which charge is made were ordered and received except

Mo. Day Yr.	Signature	Officer/Title
<u>03-19-26</u>	<i>Donna S. Comer</i>	CLERK TREASURER
Mo. Day Yr.	Signature	Officer/Title

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.


Board/Council Members

# Construction Invoice



7810 State Road 60  
Sellersburg, IN 47172  
(812) 246-3316  
Fax: (812) 246-3146


Date: 2/2/2026

Job# 578421

Account # 78696014

### Member Info:

Name: City of Charlestown Redevelopment Commission

Address: 

City/State/Zip: \_\_\_\_\_

Cost of Job: \$61,533.00

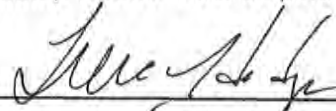
Revenue Credit (if any): \$0.00

Total Cost of Job: \$61,533.00

### Job Description:

A cost of \$61,533 will be required to provide electric service to the new street lighting located at Shadow Lake. The job cost includes all relevant material and personnel to provide electric service. The member will be responsible for exposing all private lines for the underground crews within 10ft. of the new service wire's path (sewer, septic, drainage, water lines, farming tiles, underground dog fences etc.). Failure to do so could result in damage that REMC is not responsible for. Finally, the member will be responsible for moving trailers, fencing, vehicles, or other equipment that could pose an obstacle for REMC's crews. The meter base for temporary/permanent service must be inspected prior to electric connection (when applicable). Invoice must be paid in full by phone or in person at REMC's office before service can be initiated.

Member Signature:

  
(Redevelopment)

Date: 03/18/2024

Construction invoices are valid 90 days from the date of the quotation.





# INVOICE

Underproduction Multi-Media LLC  
1626 Slate Run Road  
New Albany, Indiana 47150  
United States

502-767-7843

**Bill to**  
**City of Charlestown**  
Randy Nichols  
304 Main Cross St  
charlestown, Indiana 47111  
United States

**Ship to**

**Invoice Number:** 8935  
**P.O./S.O. Number:** RDC 3/3/26  
**Invoice Date:** March 4, 2026  
**Payment Due:** April 3, 2026  
**Amount Due (USD):** \$175.00

812-256-3422  
cityhalladmin@cityofcharlestown.com

Items	Quantity	Price	Amount
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<b>Livestream Services</b> Redevelopment Commission Meeting 3/3/2026	1	\$175.00	\$175.00
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**Total:** \$175.00

**Amount Due (USD):** \$175.00

*Redevelopment  
Randy Nichols*





8440 Allison Pointe Blvd., Suite 200  
 Indianapolis, Indiana 46250  
 Bus. (317) 895-2585  
 Fax (317) 895-2596

Charlestown, City of  
 Derek Coombs  
 304 Main Cross Street  
 Charlestown, IN 47111

Invoice number 24415-14  
 Date 03/18/2026

Project **24-415 High Jackson Road Roundabout**

For Professional Services rendered after December 26, 2025 through February 28, 2026

Email Invoice

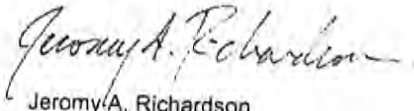
High Jackson Road Roundabout  
 Original Agreement, dated 12/03/2024 = \$333,300.00

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
<b>Phase I</b>					
Design Survey	29,500.00	100.00	29,500.00	29,500.00	0.00
State Environ. Doc. (0%-50%)	6,000.00	100.00	6,000.00	6,000.00	0.00
Road Design & Plans (0%-50%)	97,600.00	100.00	97,600.00	97,600.00	0.00
Utility Coord. (0%-50%)	17,400.00	100.00	15,660.00	17,400.00	1,740.00
Subtotal	150,500.00	100.00	148,760.00	150,500.00	1,740.00
<b>Phase II</b>					
State Environ. Doc. (50%-100%)	6,000.00	100.00	6,000.00	6,000.00	0.00
Geotechnical Investigation	15,100.00	73.71	11,129.50	11,129.50	0.00
CSG Permit	8,900.00	0.00	0.00	0.00	0.00
Road Design & Plans (50%-90%)	78,000.00	0.00	0.00	0.00	0.00
Lighting Design & Plans (0%-90%)	11,300.00	0.00	0.00	0.00	0.00
Utility Coord. (50%-90%)	13,900.00	0.00	0.00	0.00	0.00
Subtotal	133,200.00	12.86	17,129.50	17,129.50	0.00
<b>Phase III</b>					
Road Design & Plans (90%-100%)	19,500.00	0.00	0.00	0.00	0.00
Lighting Design & Plans (90%-100%)	1,300.00	0.00	0.00	0.00	0.00
Utility Coord. (90%-100%)	3,400.00	0.00	0.00	0.00	0.00
Bidding Services	10,300.00	0.00	0.00	0.00	0.00
Post-Bid Services	15,100.00	0.00	0.00	0.00	0.00
Subtotal	49,600.00	0.00	0.00	0.00	0.00
Total	333,300.00	50.29	165,889.50	167,629.50	1,740.00

Invoice total 1,740.00

*Diana Hedges*  
 03/20/2026  
 Redevelopment

Approved by:



Jeremy A. Richardson  
Manager Road Department





2125 State Street, Ste. #16, New Albany, IN 47150 • (812) 941-6404

Bill To: Charlestown City Hall  
 Address: 304 Main Cross Street  
 Charlestown, IN 47111

Phone: 812-256-3422  
 Fax:  
 Email: Mayor@CityofCharlestown.com

Invoice #: 2025-74  
 Invoice Date: 03/19/26

Invoice For: **SIW's SummerWorks Program**

Item #	Description	Qty	Unit Price	Discount	Price
	SummerWorks Program Funding				\$ 5,000.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

*Jana Hedges*  
 03/19/2026  
 Redevelopment

Invoice Subtotal	\$5,000.00
Tax Rate	
Sales Tax	\$ -
Other (amount billed)	
Deposit Received	

Make all checks payable to Southern Indiana Works.

Item #	Description	Qty	Unit Price	Discount	Price
Total due in 30 days. Overdue accounts subject to a service charge of 10% per month.				<b>TOTAL</b>	\$ 5,000.00



**HMB PROFESSIONAL ENGINEERS, LLC.**  
**3 HMB CIRCLE**  
**FRANKFORT, KY 40601**  
**(502) 695-9800**

**STATEMENT OF ENGINEERING SERVICES**

Charlestown Redevelopment Commission  
 Mr. Derek Coombs, President  
 304 Main Cross Street  
 Charlestown, IN 47111

Charlestown Redevelopment Commission  
 Madison Street Reconstruction  
 HMB Project No. 1427.00.071  
 December 15, 2025  
 Invoice No. 13

**Scope of Services**

Professional Services related to Charlestown Redevelopment Commission, Madison Street Reconstruction Project.

<b>Madison Street Reconstruction</b>	<b>FEE</b>	<b>PERCENT COMPLETE</b>	<b>AMOUNT EARNED</b>	<b>PREVIOUSLY INVOICED</b>	<b>AMOUNT DUE THIS INVOICE</b>
Survey & R/W Engineering	\$12,000.00	100.00%	\$12,000.00	\$12,000.00	\$0.00
Design	\$35,865.00	100.00%	\$35,865.00	\$35,865.00	\$0.00
Advertising & Bidding	\$6,308.00	100.00%	\$6,308.00	\$6,308.00	\$0.00
Construction Administration	\$10,826.00	75.00%	\$8,119.50	\$4,330.40	\$3,789.10
Construction Observation	\$23,790.00	75.00%	\$17,842.50	\$9,516.00	\$8,326.50
<b>Total</b>	<b>\$88,789.00</b>		<b>\$80,135.00</b>	<b>\$68,019.40</b>	<b>\$12,115.60</b>
<b>Green Alley Reconstruction</b>					
Survey	\$15,100.00	100.00%	\$15,100.00	\$15,100.00	\$0.00
<b>Total</b>	<b>\$15,100.00</b>		<b>\$15,100.00</b>	<b>\$15,100.00</b>	<b>\$0.00</b>
<b>TOTAL AMOUNT DUE (Payable Upon Receipt)</b>					<b>\$12,115.60</b>

Remit Payment To:  
 HMB Professional Engineers, LLC.  
 3 HMB Circle  
 Frankfort, KY 40601

Internal Use Only	KYSY 1427.070	\$0.00	INHW 1427.000	\$12,115.60
	KYSY 1427.071	\$0.00		

*Derek Coombs*  
 03/18/2026  
 Redevelopment

**HMB PROFESSIONAL ENGINEERS, LLC.**  
**3 HMB CIRCLE**  
**FRANKFORT, KY 40601**  
**(502) 695-9800**

**STATEMENT OF ENGINEERING SERVICES**

Charlestown Redevelopment Commission  
 Mr. Derek Coombs, President  
 304 Main Cross Street  
 Charlestown, IN 47111

Charlestown Redevelopment Commission  
**Madison Street Reconstruction**  
 HMB Project No. 1427.00.071  
 February 15, 2026  
 Invoice No. 15

**Scope of Services**

Professional Services related to Charlestown Redevelopment Commission, Madison Street Reconstruction Project.

<b>Madison Street Reconstruction</b>	<b>FEE</b>	<b>PERCENT COMPLETE</b>	<b>AMOUNT EARNED</b>	<b>PREVIOUSLY INVOICED</b>	<b>AMOUNT DUE THIS INVOICE</b>
Survey & R/W Engineering	\$12,000.00	100.00%	\$12,000.00	\$12,000.00	\$0.00
Design	\$35,865.00	100.00%	\$35,865.00	\$35,865.00	\$0.00
Advertising & Bidding	\$6,308.00	100.00%	\$6,308.00	\$6,308.00	\$0.00
Construction Administration	\$10,826.00	100.00%	\$10,826.00	\$10,284.70	\$541.30
Construction Observation	\$23,790.00	100.00%	\$23,790.00	\$22,600.50	\$1,189.50
<b>Total</b>	<b>\$88,789.00</b>		<b>\$88,789.00</b>	<b>\$87,058.20</b>	<b>\$1,730.80</b>
<b>Green Alley Reconstruction</b>					
Survey	\$15,100.00	100.00%	\$15,100.00	\$15,100.00	\$0.00
<b>Total</b>	<b>\$15,100.00</b>		<b>\$15,100.00</b>	<b>\$15,100.00</b>	<b>\$0.00</b>
<b>TOTAL AMOUNT DUE (Payable Upon Receipt)</b>					<b>\$1,730.80</b>

Remit Payment To:  
 HMB Professional Engineers, LLC.  
 3 HMB Circle  
 Frankfort, KY 40601

Internal Use Only:	KYSY 1427.070	\$0.00	INHW 1427.000	\$1,730.80
	KYSY 1427.071	\$0.00		

Paid by  
 on 2/27/2026  
 Redevelopment





Confidence in the built environment.

15075 Allisonville Rd.  
Noblesville, IN 46060

hwcengineering.com

City of Charlestown  
304 Main Cross Street  
Charlestown, IN 47111

February 23, 2026

Invoice No: 2025-014-S - 0000010

Project 2025-014-S Charlestown RDC- 2025 OnCall  
EMAIL invoice to Deputy Clerk-Tres at <Deborah.Miles@CityofCharlestown.com>; Donna CT  
<Donna.Coomer@CityofCharlestown.com>

**Professional Services from November 24, 2025 to February 22, 2026**

Phase 53 Harrison Street Sidewalk

**Professional Personnel**

	Hours	Rate	Amount	
Sr Project Manager	2.50	220.00	550.00	
Totals	2.50		550.00	
<b>Total Labor</b>				<b>550.00</b>

**Reimbursable Expenses**

Travel & Lodging			20.52	
<b>Total Reimbursables</b>			<b>20.52</b>	<b>20.52</b>

**Total this Phase \$570.52**

**TOTAL THIS INVOICE \$570.52**

**Billings to Date**

	Current	Prior	Total
Labor	550.00	31,016.25	31,566.25
Expense	20.52	578.88	599.40
<b>Totals</b>	<b>570.52</b>	<b>31,595.13</b>	<b>32,165.65</b>

*Jenna Hodges*  
*03/18/2026*  
*Redevelopment*



Confidence in the built environment,  
 15075 Allisonville Rd.  
 Noblesville, IN 46060  
 hwcengineering.com

City of Charlestown, IN.  
 304 Main Cross  
 Charlestown, IN 47111

February 28, 2026  
 Invoice No: 2502-341-A - 0000004

Project 2502-341-A Charlestown-Family Activities Park  
**Professional Services from January 26, 2026 to February 22, 2026**

Phase	20	Construction Documents*LS		
<b>Fee</b>				
Total Fee		12,500.00		
Percent Complete		50.00	Total Earned	6,250.00
			Previous Fee Billing	2,875.00
			Current Fee Billing	3,375.00
			<b>Total Fee</b>	<b>3,375.00</b>
<b>Billing Limits</b>				
		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings		3,375.00	2,875.00	6,250.00
Limit				12,500.00
Remaining				6,250.00
			<b>Total this Phase</b>	<b>\$3,375.00</b>

Phase	30	Geotechnical Investigation*LS		
<b>Fee</b>				
Total Fee		5,400.00		
Percent Complete		88.8889	Total Earned	4,800.00
			Previous Fee Billing	760.00
			Current Fee Billing	4,040.00
			<b>Total Fee</b>	<b>4,040.00</b>
<b>Billing Limits</b>				
		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings		4,040.00	760.00	4,800.00
Limit				5,400.00
Remaining				600.00
			<b>Total this Phase</b>	<b>\$4,040.00</b>

**TOTAL THIS INVOICE** \$7,415.00

**Billings to Date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Fee	7,415.00	8,135.00	15,550.00
<b>Totals</b>	<b>7,415.00</b>	<b>8,135.00</b>	<b>15,550.00</b>

*John H. for*  
 03/04/2024

*Richard Grant*

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Project	2502-341-A	Charlestown-Family Activities Park	Invoice	0000004
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HMB PROFESSIONAL ENGINEERS, LLC.  
3 HMB CIRCLE  
FRANKFORT, KY 40601  
(502) 695-9800

STATEMENT OF ENGINEERING SERVICES

Charlestown Redevelopment Commission  
Mr. Derek Coombs, President  
304 Main Cross Street  
Charlestown, IN 47111

Charlestown Redevelopment Commission  
Green Alley Improvements  
HMB Project No. 1427.001  
March 15, 2026  
Invoice No. 1427-0108

Scope of Services

Professional Services related to Charlestown Redevelopment Commission, Green Alley Improvements.

<u>Green Alley Improvements</u>	<u>FEE</u>	<u>PERCENT COMPLETE</u>	<u>AMOUNT EARNED</u>	<u>PREVIOUSLY INVOICED</u>	<u>AMOUNT DUE THIS INVOICE</u>
Design Service (Curb&Gutter, No Sidewalk)	\$51,047.00	100.00%	\$51,047.00	\$51,047.00	\$0.00
Bidding Services	\$7,235.00	100.00%	\$7,235.00	\$7,235.00	\$0.00
Engineering during Construction	\$12,637.00	100.00%	\$12,637.00	\$12,005.15	\$631.85
CCMG Coordination (Hourly not to Exceed)	\$5,000.00	0.00%	\$3,557.50	\$3,557.50	\$ -
Construction Observation (Part-Time)	\$9,856.00	100.00%	\$9,856.00	\$9,363.20	\$492.80
<b>Total</b>	<b>\$85,775.00</b>		<b>\$84,332.50</b>	<b>\$83,207.85</b>	<b>\$1,124.65</b>

TOTAL AMOUNT DUE (Payable Upon Receipt)

\$1,124.65

Remit Payment To:  
HMB Professional Engineers, LLC.  
3 HMB Circle  
Frankfort, KY 40601

Internal Use Only:

*Jenna Hodges*  
03/30/2026  
Redevelopment

**HMB PROFESSIONAL ENGINEERS, LLC.**  
**3 HMB CIRCLE**  
**FRANKFORT, KY 40601**  
**(502) 695-9800**

**STATEMENT OF ENGINEERING SERVICES**

**Charlestown Redevelopment Commission**  
**Mr. Derek Coombs, President**  
**304 Main Cross Street**  
**Charlestown, IN 47111**

**Charlestown Redevelopment Commission**  
**Green Alley Improvements**  
**HMB Project No. 1427.001**  
**December 22, 2025**  
**Invoice No. 1427-0106**

**Scope of Services**

Professional Services related to Charlestown Redevelopment Commission, Green Alley Improvements.

<u>Green Alley Improvements</u>	<u>FEE</u>	<u>PERCENT COMPLETE</u>	<u>AMOUNT EARNED</u>	<u>PREVIOUSLY INVOICED</u>	<u>AMOUNT DUE THIS INVOICE</u>
Design Service (Curb&Gutter,No Sidewalk)	\$51,047.00	100.00%	\$51,047.00	\$51,047.00	\$0.00
Bidding Services	\$7,235.00	100.00%	\$7,235.00	\$7,235.00	\$0.00
Engineering during Construction	\$12,637.00	75.00%	\$9,477.75	\$5,054.80	\$4,422.95
CCMG Coordination (Hourly not to Exceed)	\$5,000.00	0.00%	\$3,557.50	\$3,557.50	\$ -
Construction Observation (Part-Time)	\$9,856.00	75.00%	\$7,392.00	\$3,942.40	\$3,449.60
<b>Total</b>	<b>\$85,775.00</b>		<b>\$78,709.25</b>	<b>\$70,836.70</b>	<b>\$7,872.55</b>

**TOTAL AMOUNT DUE (Payable Upon Receipt)**

**\$7,872.55**

**Remit Payment To:**  
**HMB Professional Engineers, LLC.**  
**3 HMB Circle**  
**Frankfort, KY 40601**

Internal Use Only:

*Jim Hilde*  
*03/31/2026*  
*Redevelop*

**CCMG Coordination (phase 314)**

Funding Specialist	\$ 200.00		\$	-
Sr. Design Engineer	\$ 245.00	0.0	\$	-
Design Engineer	\$ 175.00	0.0	\$	-
EIT	\$ 115.00	0.0	\$	-
FPBH, Inc			\$	-
<b>Rdwy Subtotal</b>		<u>0.0</u>	<u>\$</u>	<u>-</u>

0

# Accounts Payable Voucher

VOUCHER NO. 115290

WARRANT NO.

DATE ALLOWED 04/07/2026  
Mo. Day Yr.

IN THE SUM OF \$ 7600.00

**CITY OF CHARLESTOWN**

An invoice or bill to be properly itemized must show: kind of service, where performed, dates service rendered, by whom, rates per day, number of hours, rate per hour, number of units, price per unit, etc..

Payee

343 WHEATLEY GROUP LLC 5150 CHARLESTOWN ROAD SUITE 1A NEW ALBANY IN 47150	Terms  Date Due 04/07/2026
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V	W
#	#
1	
1	
5	
2	
9	
0	

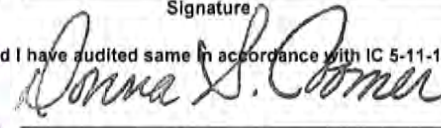
INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
03/30/2026	2276	4445001490.000			MARCH SERVICES/ MEETING MINUTES	7600.00

**TOTAL 7600.00**

<b>CITY OF CHARLESTOWN</b>	
Favor Of <b>WHEATLEY GROUP LLC</b>	
Total Amount of Voucher Deductions	\$ 7600.00
Total Amount of Warrant	\$ .
Month of _____, _____	

VOUCHER RECORD	ACCT #			
Total				

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized thereon for which charge is made were ordered and received except

Mo. Day Yr.	Signature	Officer/Title
<u>03-31-26</u>		CLERK TREASURER
Mo. Day Yr.	Signature	Officer/Title

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Board/Council Members		



# THE WHEATLEY GROUP

ECONOMIC DEVELOPMENT STRATEGY SPECIALISTS

The Wheatley Group

BILL TO  
Donna Coomer  
City of Charlestown  
304 Main Cross Street  
Charlestown, IN 47111

INVOICE 2276  
DATE 03/30/2026

DATE	DESCRIPTION	AMOUNT
03/03/2026	March 3, 2026 Meeting Minutes	100.00
03/30/2026	March Services	7,500.00
BALANCE DUE		<b>\$7,600.00</b>

*Luca Lopez*  
*03/31/2026*  
*Redevelopment*

The Wheatley Group  
5150 Charlestown Rd, Suite 1A  
New Albany, IN 47150

Tax ID Number  
47-2781420  
Page 1 of 1





AMERICAN  
**STRUCTUREPOINT**  
INC.

Remit to:  
9025 River Road Suite 200  
Indianapolis, IN 46240-6443  
TEL 317.547.5580 FAX 317.543.0270  
www.structurepoint.com  
Federal Tax ID: 35-1127317

March 20, 2026  
Invoice No: 202786

Mayor Treva Hodges  
City of Charlestown

**Total Due This Invoice (see breakdown below): \$9,810.00**

Project 0002025.02294.0001 Charlestown IN - Streets Department Complex

Services from February 1, 2026 through February 28, 2026

Phase 01000 Predesign  
Fee

Phase	Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
	21,800.00	45.00	9,810.00	0.00	9,810.00
Total Fee	21,800.00		9,810.00	0.00	9,810.00
<b>Total Fee</b>					<b>9,810.00</b>
<b>TOTAL THIS PHASE:</b>					<b>\$9,810.00</b>
<b>TOTAL DUE THIS INVOICE</b>					<b>\$9,810.00</b>

Very truly yours,  
Daniel McCloskey

*Treva Hodges*  
03/31/2026  
*Daniel McCloskey*

Full payment of this invoice is due within 30 days from invoice date.  
Interest at the rate of 1.5% per month (\$25.00/month minimum) plus any/all collection costs/attorney costs may be charged if payment is not received within 60 days from the invoice date.



*Julie Hoke 03/31/2026*  
*Rdcl*

# APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Charlestown- Redevelopment Commission  
 304 Main Cross Street  
 Charlestown, IN 47111

FROM CONTRACTOR: LIBS PAVING COMPANY, INC.  
 6931 ATKINS ROAD  
 FLOYDS KNOBS, IN 47119

CONTRACT FOR: Madison St. & Green Alley

PROJECT: Madison St & Green Alley

VIA ENGINEER:

APPLICATION NUMBER: 3  
 PERIOD FROM: 12/18/2025  
 PERIOD TO: 3/23/2026

CONTRACT DATE:

ARCHITECT JOB NO:

Distribution to:

OWNER  
 ARCHITECT  
 CONTRACTOR  
 CONSTRUCTION MANAGER

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract.  
 Continuation Sheet, Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	259,924.38
2. Net Change By Change Orders.....	\$	6,500.00
3. CONTRACT SUM TO DATE (Line 1 +2).....	\$	266,424.38
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$	210,111.05
5. RETAINAGE:		
a. 0% of Completed Work (Columns D & E on G703)	\$	-
b. % of Stored Material (Column F on G703)	\$	-
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$	-
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$	210,111.05
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	191,206.98
8. CURRENT PAYMENT DUE	\$	18,904.07
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	56,313.33

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total Approved this Month	6,500.00	
TOTALS	\$ 6,500.00	\$ -
NET CHANGES by Change Order	6,500.00	\$ -

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: *[Signature]* DATE: 3/23/2026

State of: Indiana County of: Floyd

Subscribed and sworn before me this 23 day of March 2026

Notary Public: *Jamie Sue Dowell*

My Commission Expires: 03/30/2029

## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 18,904.07

(Attach explanation if amount certified differs from the amount applied for. Initial all figures Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MGR:  
 By: *Rachel M. Henry* Date: 3/23/2026

ARCHITECT:  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



MADISON STREET & GREEN ALLEY PROJECTS- Pay APP #2 Dates 12-18-2025-03-23-2026

Name of Local :

City of Charlestown Redevelopment Commission

Project A: Madison Street from Main Street to Green Alley

Item #	Items	Description	Unit	Bid QTY	Unit Price	Totals	QTY this Est.	Ext. this estimate	QTY to Date	Ext. to Date
10	105-06845	CONSTRUCTION ENGINEERING	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -	1	\$ 5,000.00
20	110-01001	MOBILIZATION AND DEMOBILIZATION	LS	1	\$12,000.00	\$ 12,000.00		\$ -	1	\$ 12,000.00
30	201-52370	CLEARING RIGHT OF WAY	LS	1	\$10,000.00	\$ 10,000.00		\$ -	1	\$ 10,000.00
40	202-02240	PAVEMENT REMOVAL	SYS	120	\$ 50.00	\$ 6,000.00		\$ -	120	\$ 6,000.00
50	203-02000	EXCAVATION, COMMON	CYS	85	\$ 95.00	\$ 8,075.00		\$ -	85	\$ 8,075.00
60	207-08264	SUBGRADE TREATMENT, TYPE II	SYS	50	\$ 70.00	\$ 3,500.00	23	\$ 1,610.00	48	\$ 3,360.00
70	207-09935	SUBGRADE TREATMENT, TYPE IC	SYS	154	\$ 80.00	\$ 12,320.00		\$ -	77	\$ 6,160.00
80	211-09264	Structure Backfill, Type 1	CYS	264	\$ 1.00	\$ 264.00		\$ -	26	\$ 26.00
90	213-09269	FLOWABLE FILL (PIPES UNDER ROAD)	CYS	130	\$ 1.00	\$ 130.00		\$ -	2	\$ 2.00
100	214-12238	GEOTEXTILE FOR PAVEMENT, TYPE 2A	SYS	154	\$ 10.00	\$ 1,540.00		\$ -	154	\$ 1,540.00
110	302-07455	DENSE GRADED SUBBASE	CYS	8	\$ 150.00	\$ 1,200.00		\$ -	8	\$ 1,200.00
120	303-01180	COMPACTED AGGREGATE NO. 53	TON	17	\$ 110.00	\$ 1,870.00		\$ -	38	\$ 4,180.00
130	304-07493	WIDENING WITH HMA, TYPE B	TON	55	\$ 195.00	\$ 10,725.00		\$ -	40	\$ 7,800.00
140	304-07493	WIDENING WITH HMA, TYPE B	TON	55	\$ 195.00	\$ 10,725.00		\$ -		\$ -
150	306-08034	MILLING, ASPHALT, 1 1/2 IN.	SYS	316	\$ 20.00	\$ 6,320.00		\$ -		\$ -
160	401-10258	Joint Adhesive, Surface	LFT	2,740	\$ 0.01	\$ 27.40		\$ -		\$ -
170	406-05520	ASPHALT FOR TACK COAT	TON	0	\$ 700.00	\$ -		\$ -		\$ -
180	604-06070	SIDEWALK, CONCRETE	SYS	116	\$ 65.00	\$ 7,540.00		\$ -	73 62	\$ 4,785 30
190	604-08086	CURB RAMP, CONCRETE	SYS	11	\$ 125.00	\$ 1,375.00		\$ -	31 24	\$ 3,905.00
200	604-12083	DETECTABLE WARNING SURFACES	SYS	50	\$ 25.00	\$ 1,250.00		\$ -	3 33	\$ 83 25
210	605-06140	CURB AND GUTTER, CONCRETE	LFT	723	\$ 28.00	\$ 20,244.00		\$ -	446 75	\$ 12,509.00
220	610-09108	PCCP FOR APPROACHES, 6 IN	SYS	50	\$ 95.00	\$ 4,750.00	7 69	\$ 730 55	57 77	\$ 5,488 15
230	621-06567	WATER	KGAL	1	\$ 25.00	\$ 25.00		\$ -		\$ -
240	621-06574	Sodding	SYS	254	\$ 25.00	\$ 6,350.00		\$ -	246	\$ 6,150.00
250	715-05149	PIPE, TYPE 2, CIRCULAR, 12 IN.	LFT	40	\$ 225.00	\$ 9,000.00		\$ -	41 75	\$ 9,393 75
260	720-45410	MANHOLE, TYPE C4	EA	1	\$ 7,000.00	\$ 7,000.00		\$ -	1	\$ 7,000.00
270	720-98174	INLET, B15	EA	2	\$ 6,500.00	\$ 13,000.00		\$ -	2	\$ 13,000.00
280	801-04308	ROAD CLOSURE SIGN ASSEMBLY	EA	2	\$ 175.00	\$ 350.00		\$ -	2	\$ 350.00
290	801-06203	TEMPORARY PAVEMENT MARKING, 4 IN.	LFT	458	\$ 3.00	\$ 1,374.00		\$ -		\$ -
300	801-06640	CONSTRUCTION SIGN, A	EACH	7	\$ 150.00	\$ 1,050.00		\$ -	7	\$ 1,050.00
310	801-06645	CONSTRUCTION SIGN, B	EACH	2	\$ 100.00	\$ 200.00		\$ -	2	\$ 200.00
320	801-06775	MAINTAINING TRAFFIC	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -	1	\$ 5,000.00
330	801-07119	BARRICADE, TYPE III	LFT	6	\$ 18.00	\$ 108.00		\$ -	6	\$ 108.00
340	801-07612	TEMPORARY PAVEMENT MARKING, 24 IN.	LFT	16	\$ 20.00	\$ 320.00		\$ -	28	\$ 560.00
350	802-09838	SIGN, SHEET, WITH LEGEND, 0.080 IN.	SFT	43	\$ 50.00	\$ 2,150.00		\$ -	43	\$ 2,150.00
360	802-76055	SIGN POST, A	LFT	71	\$ 10.00	\$ 710.00		\$ -	71	\$ 710.00
370	808-12274	TRANSVERSE MARKING, THERMOPLASTIC, PARKING	LFT	38	\$ 25.00	\$ 950.00		\$ -		\$ -
380	808-75015	LINE, THERMOPLASTIC, SOLID, WHITE, 12 IN.	LFT	52	\$ 4.00	\$ 208.00		\$ -		\$ -
390	808-75043	LINE, THERMOPLASTIC, SOLID, WHITE, 6 IN.	LFT	434	\$ 2.00	\$ 868.00		\$ -		\$ -
400	808-75256	TRANSVERSE MARKING, THERMOPLASTIC, CROSSHATCH	LFT	112	\$ 3.00	\$ 336.00		\$ -		\$ -
410	808-75297	TRANSVERSE MARKING, THERMOPLASTIC, STOP LINE	LFT	12	\$ 15.00	\$ 180.00		\$ -		\$ -
420	808-75325	PAVEMENT MESSAGE MARKING,	EA	1	\$ 200.00	\$ 200.00		\$ -		\$ -
421		Change Order 1	LS	1	\$ 6,500.00	\$ 6,500.00	1	\$ 6,500.00	1	\$ 6,500.00
		Project A: TOTALS						\$ 8,840.55		\$ 144,285.45

Project B: Green Alley from Madison Street to Harrison Street										
Items :	Items :	Description	Unit	QTY	Unit Price	Totals	QTY this Est	Est. this estimate	QTY to Date	Est. to Date
500	105-06845	CONSTRUCTION ENGINEERING	LS	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00
510	110-01001	MOBILIZATION AND DEMOBILIZATION	LS	1	\$12,000.00	\$ 12,000.00		\$ -	1	\$ 12,000.00
520	203-02000	EXCAVATION, COMMON	CYS	84	\$95.00	\$ 95.00		\$ -	84	\$ 7,980.00
530	205-06933	TEMPORARY INLET PROTECTION	EA	1	\$100.00	\$ 200.00		\$ -	1	\$ 100.00
540	207-08264	SUBGRADE TREATMENT, TYPE II	SYS	48	\$70.00	\$ 70.00		\$ -	48	\$ 3,360.00
550	302-07455	DENSE GRADED SUBBASE	CYS	8	\$150.00	\$ 150.00		\$ -	8	\$ 1,200.00
560	303-01180	COMPACTED AGGREGATE NO. 53	TON	24	\$110.00	\$ 110.00		\$ -	24	\$ 2,640.00
570	306-08034	MILLING, ASPHALT, 1 1/2 IN.	SYS	589	\$20.00	\$ 20.00		\$ -		\$ -
580	401-07322	HMA, SURFACE, 9.5 mm	TON	49	\$195.00	\$ 195.00		\$ -		\$ -
590	401-10258	Joint Adhesive, Surface	LFT	2298	\$0.01	\$ 0.01		\$ -		\$ -
600	406-05520	ASPHALT FOR TACK COAT	TON	0.20	\$700.00	\$ 700.00		\$ -		\$ -
610	605-06140	CURB AND GUTTER, CONCRETE	LFT	329	\$28.00	\$ 28.00		\$ -	354.75	\$ 9,933.00
620	610-09108	PCCP FOR APPROACHES, 6 IN	SYS	48	\$95.00	\$ 95.00		\$ -	50.08	\$ 4,757.60
630	621-06567	WATER	KGAL	1	\$25.00	\$ 25.00		\$ -		\$ -
640	621-06574	Sodding	SYS	147	\$25.00	\$ 25.00		\$ -	195	\$ 4,875.00
650	715-05118	PIPE, TYPE 1, CIRCULAR, 12 IN.	LFT	12	\$225.00	\$ 225.00		\$ -	12	\$ 2,700.00
660	720-98174	INLET, B15	EA	1	\$6,000.00	\$ 6,000.00		\$ -	1	\$ 6,000.00
670	801-06640	CONSTRUCTION SIGN, A	EACH	4	\$150.00	\$ 150.00		\$ -	4	\$ 600.00
680	801-06775	MAINTAINING TRAFFIC	LS	1	\$5,000.00	\$ 5,000.00		\$ -	1	\$ 5,000.00
690	802-09838	SIGN, SHEET, WITH LEGEND, 0.080 IN.	SFT	13	\$35.00	\$ 35.00		\$ -	13	\$ 455.00
700	802-76055	SIGN POST, A	LFT	29	\$25.00	\$ 25.00		\$ -	29	\$ 725.00
710	808-75297	TRANSVERSE MARKING, THERMOPLASTIC, STOP LINE,	LFT	24	\$15.00	\$ 15.00		\$ -		\$ -
		<b>Project B: TOTALS</b>						\$ -		\$ 65,825.60

<b>TOTAL of Both Projects</b>	<b>\$ 8,840.55</b>	<b>\$ 210,111.05</b>
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To(OWNER): City of Charlestown  
304 Main Cross Street  
Charlestown, IN 47111

Project: Charlestown Parking Lot  
501 Market Street

Application No: 1  
Invoice No: 16991  
Invoice Date: 12/29/2025  
Terms: Net 30  
Due Date: 1/28/2026  
Period To: 12/29/2025  
Project No:  
Contract Date: 9/5/2025

From: Temple & Temple Excavating &  
Paving, Inc.  
1367 South State Road 60  
Salem, IN 47167  
(812) 883-6644

Via(Architect/  
Engineer)

For:

Contract sum.....	48,710.00
Completed to date.....	48,710.00
Retainage.....	0.00
Total earned less retainage.....	48,710.00
Previous billings.....	0.00
Current payment due.....	48,710.00
Sales tax.....	0.00
Total due.....	48,710.00

*True to file  
03/31/2024  
ndev.*

To(OWNER): City of Charlestown  
304 Main Cross Street  
Charlestown, IN 47111

Project: Charlestown Parking Lot  
501 Market Street

Application No: 1  
Invoice No: 16991  
Invoice Date: 12/29/2025  
Terms: Net 30  
Due Date: 1/28/2026  
Period To: 12/29/2025  
Project No:  
Contract Date: 9/5/2025

From: Temple & Temple Excavating &  
Paving, Inc.  
1367 South State Road 60  
Salem, IN 47167  
(812) 883-6644

Via(Architect/  
Engineer)

For:

<u>No.</u>	<u>Description</u>	<u>Total Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Completed Units</u>	<u>Current Value</u>	<u>Prior Value</u>	<u>Due This Request</u>
1	Parking Lot	1 LS	48,710.00	48,710.00	1	48,710.00	0.00	48,710.00
				<u>48,710.00</u>		<u>48,710.00</u>	<u>0.00</u>	<u>48,710.00</u>

**CONDITIONAL WAIVER OF LIEN**

PARTIAL\_\_\_

FINAL\_X\_\_\_

To Whom It May Concern:

WHEREAS, the undersigned company, Temple & Temple Excavating and Paving, has been employed by City of Charlestown, or their agents, or both, to furnish labor and/or materials for:

Charlestown Parking Lot

501 Market Street

Now Therefore, Know Ye, that UPON RECEIPT of the sum of **\$48,710.00**

The undersigned agrees to waive and release any and all liens and claim or right to lien on said above-described property and premises under the Statutes of the State of Indiana relating to liens, on account of labor or materials, or both, furnished by the undersigned to said property and premises. Undersigned also affirms that they have paid their lower-tier subcontractors and/or suppliers to date.

**PLEASE NOTE:** This waiver of lien is conditional, meaning it is not valid until the above amount has been received by your company and has cleared your bank and ours. Upon these conditions, this instrument shall become an unconditional waiver of lien.

WITNESS on this \_\_\_\_\_ 29th \_\_\_\_\_ day of \_\_\_\_\_ December \_\_\_\_\_, 2025.

Signature: \_\_\_\_\_

Name/Title: Josh Haley CEO

Subscribed and sworn before me this 29<sup>th</sup> of December 2025.

STATE OF INDIANA

COUNTY OF: Washington

My commission expires: 2/9/2033

\_\_\_\_\_  
Notary Public

Michelle Milligan

Print Name





GM Development Companies LLC  
8561 N 175 E  
Springport, IN 47386  
Tel 317-417-5094



INVOICE #CTWNCOMMONS04

3.24.2026

MAIL TO:

GM Development Companies LLC  
Attn: Greg Martz  
8561 N 175 E  
Springport, IN 47386

PROJECT	DESCRIPTION	TOTAL
Charlestown Commons	Engineering Fees - Heritage	\$ 10,627.50
	Design Fees - TSW	\$ 84,730.00
	Construction	\$534,163.14
	TOTAL:	\$629,520.64

*Redevelopment District Capital*

*#4449*

*Greg Martz*  
*03/31/2026*

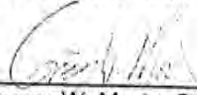
## Disbursement Request

The undersigned hereby states and certifies that:

- (a) he is the sole Member of GM Development Companies LLC (the "Developer"), and, as such, is: (i) familiar with the facts herein certified; and (ii) authorized to make the certifications set forth herein;
- (b) pursuant to the "BOT Agreement" executed by and between Developer and City of Charlestown Redevelopment Commission (the "City"), the undersigned hereby requests that the City disburse transaction proceeds to the payees set forth on the attached Schedule 1 the amounts set forth on Schedule 1 for the purposes set forth on Schedule 1;
- (c) all amounts being paid pursuant to Schedule 1 are Project Costs;
- (d) the Project Costs being paid pursuant to Schedule 1 have not been paid previously with a disbursement of transaction proceeds;
- (e) no Event of Default by Developer has occurred and is continuing under the BOT Agreement; and
- (f) this statement constitutes the approval of Developer of each disbursement hereby requested.

All capitalized terms used but not defined in this request shall have the meanings ascribed to such terms in the BOT Agreement.

GM Development Companies LLC

By:   
Gregory W. Martz, Sole Member

# HERITAGE ENGINEERING, LLC

642 S. Fourth Street, Suite 100  
 Louisville, KY 40202  
 502-562-1412 812-280-8201

GM Development Companies LLC  
 Greg Marz  
 8561 N 175 E  
 Springport, IN 47386

Invoice number 25045-04  
 Date 03/11/2026  
 Project **25045 The Commons BOT -  
 Charlestown, IN**

For Professional Services Rendered Through February 28, 2026

• 100% Plans and Starting DSDC

**Invoice Summary**

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>CONSTRUCTION PLANS</b>	60,000.00	100.00	54,000.00	60,000.00	0.00	6,000.00
<b>STRUCTURAL DESIGN</b>	15,000.00	100.00	13,500.00	15,000.00	0.00	1,500.00
<b>SWITCHBACK RAMP</b>	10,000.00	100.00	9,000.00	10,000.00	0.00	1,000.00
<b>DSDC</b>	25,000.00	8.51	0.00	2,127.50	22,872.50	2,127.50
<b>REIMBURSABLES</b>	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>110,000.00</b>	<b>79.21</b>	<b>76,500.00</b>	<b>87,127.50</b>	<b>22,872.50</b>	<b>10,627.50</b>

**DSDC**

Professional Fees

	Hours	Rate	Billed Amount
Engineer 1	18.50	115.00	2,127.50
<b>Invoice total</b>			<b>\$10,627.50</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25045-04	03/11/2026	10,627.50	10,627.50				
<b>Total</b>		<b>10,627.50</b>	<b>10,627.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Approved by:

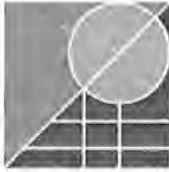
  
 Scott W. Hannah

Schedule 1

PROJECT FUND DISBURSEMENTS

<u>Item Number</u>	<u>Pavee Name and Address</u>	<u>Purpose of Obligation</u>	<u>Amount</u>
1	GM Development Companies LLC 8561 N. County Road 175 E. Springport, IN 47386	Engineering/Construction	\$629,520.64

TAYLOR  
SIEFKER  
WILLIAMS  
design group



INDIANAPOLIS  
10 S. New Jersey Street Suite 220  
Indianapolis, IN 46204  
p. 317.608.5004

LOUISVILLE  
734 W Main Street Suite 100  
Louisville, KY 40202  
p. 502.276.8812

Ron L. Taylor, FASLA, RLA  
m. 317.690.6067  
rtaylor@TSDesignGroup.com

Scott L. Siefker, ASLA, AICP  
m. 317.690.0162  
ssiefker@TSDesignGroup.com

Amy M. Williams, AICP  
m. 502.595.7432  
awilliams@TSDesignGroup.com

March 12, 2026

Gregory W. Martz  
GM Development Companies, LLC  
8561 N 175 E.  
Springport, IN 47386

**RE: Charlestown Commons Invoice #25014-01**

Dear Greg,

We are pleased to be assisting GM Development with design services for the Charlestown Commons project. Please find the attached final invoice for our services.

The purpose of this progress report is to keep you informed of the progress that was made on the project and to provide information concerning the tasks included on this invoice.

**PROGRESS REPORT:**

The following task items were completed between April 1, 2025 and March 6, 2026 by our team:

- Developed conceptual layout for the performance area, circulation, plantings, amenities, and parklet areas;  
Coordinated and facilitated the project kick-off meeting with the project team on April 23, 2025;
- Attend coordination meetings with the design team on a bi-weekly basis;
- Attended coordination meetings with the Mayor and Redevelopment Commission members;
- Developed schematic design layout showing all features size, dimensions, and materials for submittal to the City of Charlestown;
- Coordinated with civil and product vendor on layout;
- Developed and coordinated 30% Schematic Design Documents that were submitted on July 18, 2025;
- Developed and coordinated 60% Design Development Documents that were submitted on November 14, 2025;
- Developed and coordinated 90% Construction Documents that were submitted on December 22, 2025;
- Developed renderings and other graphic material suitable for Redevelopment Commission and public presentations;
- Developed cost opinion for budgeting purposes; and
- Coordinated with the design team as necessary to refine the plan in response to the entrance drive layout.

Please review this progress report and do not hesitate to contact me with any questions. We are excited about being your partner with GM Development.

Sincerely,

**TAYLOR SIEFKER WILLIAMS DESIGN GROUP LLC**

Amy Williams, AICP  
Partner | Principal

ENCLOSURE: Invoice 25014-01

GM Development Companies LLC  
Project 25045 The Commons BOT - Charlestown, IN

Invoice number 25045-04  
Date 03/11/2026

---



734 W. Main St. Suite 100  
Louisville, KY 40202  
Phone (502) 276-8812

# INVOICE

March 12, 2026  
Invoice No. 25014-01

**Bill To:**

Gregory W. Martz  
GM Development Companies, LLC  
8561 N 175 E.  
Springport, IN 47386

**Charlestown Commons**

**Client Reference:** GM Development Companies, LLC  
**TSWDG Project Number:** 25014

Professional Services from April 1, 2025 - March 6, 2026

TASK	FEE	% COMPLETE	AMOUNT BILLED
TASK 1 - Schematic Design	\$46,875.00	100%	\$46,875.00
TASK 2 - Design Development	\$22,280.00	100%	\$22,280.00
TASK 3 - Construction Documents	\$15,575.00	100%	\$15,575.00
TASK 4 - Construction Administration	\$13,925.00	0%	\$0.00
<b>PROJECT TOTAL</b>	<b>\$98,655.00</b>		
TOTAL			\$ 84,730.00
PREVIOUSLY INVOICED			\$ -
<b>TOTAL INVOICE (PAY THIS AMOUNT)</b>			<b>\$ 84,730.00</b>

Make all checks payable to **Taylor Siefker Williams Design Group LLC**.  
If you have any questions concerning this invoice, contact Amy Williams, AICP  
at 502.595.7432 or awilliams@TSWDesignGroup.com.



**MAC**  
Construction & Excavating, Inc.

**INVOICE # 15297**

PO Box 6787 New Albany, IN 47151-6787 812-941-7895

**Date:** 02/19/26

**Due Date:** 03/20/26

**Payment Terms:** Net 30 Days

**To :** City of Charlestown  
304 Main Cross Street  
Charlestown, IN 47111

**Contract Item**

Mobilization

Erosion Control

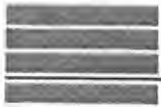
Clearing

Performance Pavilion

**Billed This Invoice:** \$386,950.73

**Retainage:** \$ (35,825.46)

**Total Due This** \$ 351,125.27



**MAC**  
Construction & Excavating, Inc.

**INVOICE # 15366**

PO Box 6787 New Albany, IN 47151-6787 812-941-7895

**Date:** 03/18/26

**Due Date:** 04/17/26

**Payment Terms:** Net 30 Days

**To :** City of Charlestown  
304 Main Cross Street  
Charlestown, IN 47111

**Contract Item**

Traffic Control  
Remove Curb  
Remove Existing Storm Pipe  
Strip Topsoil  
Yard Inlets  
Curb Inlet  
8" Storm Pipe  
10" Storm Pipe  
12" Storm Pipe  
Add Switchback

**Billed This Invoice:** \$ 201,713.30

**Retainage:** \$ (18,675.43)

**Total Due This** \$ 183,037.87

FAÇADE IMPROVEMENT PROGRAM  
City of Charlestown Redevelopment  
Commission



304  
Main Cross St. | Charlestown, IN 47111  
Telephone: 812-256-3422  
cityofcharlestown.com

**“FIRST COME, FIRST SERVED, LIMITED FUNDS”**

The Charlestown Redevelopment Commission (CRC) partners with commercial businesses and property owners within the City of Charlestown for a variety of purposes with the intent of supporting growth and investment within the community. The CRC’s main objective for this **Façade Improvement Program** is to encourage private investment in real estate within the TIF district<sup>1</sup> that promotes visual improvement, preservation, and economic vitality for the subject properties. The CRC is authorized to administer grants and loans as provided for by I.C. 36-7-14-12.2 (a)(26). The Façade Improvement Grant program is funded through the Economic Redevelopment (RDC/TIF) or through such other means determined reasonable by the City based on the specific application. Eligible projects include exterior general building and property improvements, for example: exterior painting or repairs, masonry repair and tuckpointing, exterior structural rehabilitation, roof replacement, windows/doors/storefronts, signage, awnings, and landscaping.

Projects may include parking area surfacing/resurfacing and repair as long as this work is not the only work performed within the project. Projects that encompass capital investments above and beyond general building/property improvements are encouraged and preferred. All improvements must comply with the City of Charlestown zoning and building regulations and be approved by the City of Charlestown Plan Commission and/or the Building Commissioner as required.

**APPLICATION**

Property Owner: Doug Coombs Phone: \_\_\_\_\_  
812-207-4467 Company  
Name: DRC Properties LLC

Property  
Address: 959 Main St. Charlestown

Email Address: DCoombs53@yahoo.com

Description of Improvements:

Growing Minds Preschool will be relocating here in June of 2026.  
The project is to replace old broken sidewalk and steps with new concrete.  
Replace gravel parking with 4 spaces on new concrete surface.  
Redo landscaping with new sod, plants and decorative rocks.  
Install black chain link fencing and mulch to create a  
safe and secure playground area.

Use additional paper/attachments if necessary

Total estimated project cost: \$11,839.53  
Amount requested: \$5,919.76

When will improvements start?  
April 10th, 2026 End?  
June 30th, 2026

How many employees are employed at this location?  
4 # of New Jobs created: 4

The information given is true and accurate to the best of my knowledge. Furthermore, I give permission for use of the business name and photographs to be taken by CRC staff and/or volunteers for media purposes and will permit the use of promotional signs on property during construction phase.

Date: 4-3-26 Signature: Douglas R. Coombs

- 1) Charlestown Redevelopment Commission (CRC) will reimburse 50% of project costs, up to a maximum of \$10,000 per pre-approved project. CRC reserves the right to award grants in amounts less than 50% of project costs for any



## R & R Construction

12508 Charlestown New Market Rd  
Marysville, IN 47141 USA

## Estimate

ADDRESS  
DRC Properties  
959 Main St

ESTIMATE 1003  
DATE 04/05/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Concrete	Remove the existing broken sidewalk and gravel parking. Form and pour new concrete sidewalk, step and parking area.	1	4,300.00	4,300.00
TOTAL				<b>\$4,300.00</b>

Accepted By

Accepted Date

# ESTIMATE

Taylor's Custom Concrete LLC  
3418 Industrial Pkwy # B  
Jeffersonville, IN 47130

Taylorconcretelc@gmail.com  
+1 (812) 987-8519



**Bill to**  
Derek Coombs  
Derek Coombs

**Ship to**  
Derek Coombs  
Derek Coombs

## Estimate details

P.O. Number: 959 Main St Charlestown

Estimate no.: 1779

Estimate date: 01/15/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Broom Driveway</b>	Labor to form, pour & finish 40x18	720	\$3.25	\$2,340.00
2.	<b>Broom Sidewalk</b>	Labor to form, pour & finish 23x4 7x5 13x3	166	\$4.50	\$747.00
3.	<b>Step Labor</b>	form and finish step faces from sidewalk to front porch 7' wide	7	\$45.00	\$315.00
4.	<b>Rock Materials</b>	Rock Materials	1	\$250.00	\$250.00
5.	<b>concrete Materials</b>	4000PSI exterior with fibers	13	\$225.00	\$2,925.00
6.	<b>Loader Service</b>	Loader hours for concrete prep	3	\$115.00	\$345.00
7.	<b>Dump Truck</b>	Dump truck to haul away dirt/rock spoils	2	\$100.00	\$200.00
				<b>Total</b>	<b>\$7,122.00</b>

## Note to customer

Doesn't include back filling dirt around new concrete  
Doesn't include grass/sod repairs

Accepted date

Accepted by

**BID PROPOSAL**  
**Abbott's Lawn & Fence Co.**

1402 Charlestown- Memphis Road  
Charlestown, IN 47111  
abbottslawn@yahoo.com

Office/Fax- 812-256-6080    David Abbott Sr.- 502-931-4669    David Jr.- 502-489-1955

Contact- Derek Coombs  
Address- Main Street  
Charlestown, IN 47111

Phone- 502-572-5332  
Date- January 13, 2026  
Email- Dcoombs82@gmail.com

Quantity	Description	Total
122'	4' Tall 8 Gauge Black Chain Link Fence	
1	3' Walk Thru Gate	
1	8' Double Drive Gate	
-	Posts in Concrete	
	<b>TOTAL BID</b>	<b>\$3,660.00</b>

**Additional Comments:**

**\*\*\*Quote Valid for 30 Days\*\*\***

**THANK YOU FOR CHOOSING ABBOTT'S LAWN & FENCE CO.**

**EAC Fence**

2575 Lickford Bridge Road  
Corydon, IN 47112 US  
+18129843014  
eacfence@eacfence.com



# Estimate

**ADDRESS**

Derek Coombs  
New Playground

**ESTIMATE # 7730**

**DATE 01/14/2026**

**SALES REPRESENTATIVE**

Alex

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Fence</b> Install 125' of 4' tall black vinyl coated chain link fence. Install (1) 8' wide double drive and (1) 3' wide single gates. Fence to include bottom tension wire. All posts to be set in 2' of concrete.  ***Price subject to change after site visit***	1	3,000.00	3,000.00

\*\*Quotes valid for 15 days\*\*

\*\*Material pricing subject to change based on market conditions\*\*

\*Dirt to be spread along fence line to settle.

**TOTAL**

**\$3,000.00**

Accepted By

Accepted Date

**Hoosier Turf LLC**  
400 County Rd 203  
Lexington, IN 47138 US

**ADDRESS**

3C Development  
2246 Hansberry  
Memphis, IN 47143

**ESTIMATE # 1165**  
**DATE 03/24/2026**

**PMT METHOD**

Check

ACTIVITY	DATE	QTY	RATE	AMOUNT
<b>Fescue</b>	03/24/2026	225	2.50	562.50T
<b>Labor</b>	03/24/2026	225	1.25	281.25
<b>Shipping</b>	03/24/2026	1	80.00	80.00

There will be a 3% charge when using credit card

SUBTOTAL 923.75  
TAX (7%) 39.38  
TOTAL **\$963.13**

Accepted By

Accepted Date



P.O Box 151  
Sellersburg, IN 47172

Phone: (812) 246-5900

**DATE:** 3-24-2026

**PROJECT DESCRIPTION:** Prepared for Derek Combs

**Sod delivery and installation:** 959 Main Street, Charlestown, IN

**Quantity:** 2000sf (223sy)

**Cost:** \$4.50/sy installed is \$1,003.50 plus tax

Thank you for your consideration.

**Emilio Medina**

1313 Carriage Way  
Charlestown, IN 47111-1432  
USA

**Estimate**

ADDRESS  
DRC Properties  
959 Main St

ESTIMATE 1004  
DATE 04/05/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Landscaping mulch	Install approx 30 Cubic yards of mulch and approximately 100 sqft of oversized river rock	1	2,916.40	2,916.40
TOTAL				<b>\$2,916.40</b>

Accepted By

Accepted Date

## DRC Properties

959 Main St  
Charlestown, IN 47111-1432  
USA  
Dcoombs82@gmail.com

## Estimate

ADDRESS  
Graf Hauling

ESTIMATE 1002  
DATE 04/03/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Mulch	37 cubic yards of playground mulch	1	2,029.95	2,029.95
TOTAL				<b>\$2,029.95</b>

Accepted By

Accepted Date



### March Activity Summary

Presented to: Charlestown Redevelopment Commission

April 3, 2026

#### Business Development/Marketing

- Continue to discuss commercial and residential development and improvements with interested parties.

#### Project Coordination

- Shadow Lake Development – The equipment has been ordered and the lighting will be installed shortly thereafter.
- Shadow Lake Park – The City has received several offers to assist in activating Shadow Lake Park via donations of services and time. The improvements will include a natural (grass) walking trail, entrance sign, paved parking lot and concrete benches along the trail. The letters from the companies that will be donating the appropriate services will be presented at the Commission meeting (approximately \$25,000 value). If approved by the Commission, the work will be done the week of April 20<sup>th</sup> in anticipation of the City-led volunteer day to plant flowers and trees along the new trail on Friday, April 25<sup>th</sup>.
- High Jackson and Cristiani Parkway – This project will remain in the overall projects list for planning purposes and will be revisited at a later date.
- Façade Program – To date \$215,750.08 has been awarded to improve the façades at 106 Industrial Way; 1210 Market Street, 807 High Street, 600 Pike Street, 775 Main Street, 359 Market Street, 318 Main Cross Street, 263 Madison Street, 324 Main Cross Street, 991 Market Street, 380 Main Cross, 304 Main Cross, 1045 Main Street, 820-830 Main Street, 320 Main Cross Street, 800 Park Street, 840 Main Street, 500 Pike Street, 950 Market Street, 952 Market Street, 954 Market Street, 956-958 Market Street and Charlestown Cemetery (Pleasant & Harrison). The City received an application for 959 Main Street to be presented at the April meeting – the total project cost is estimated at \$11,839.53, with an estimated grant request of \$5,919.76.

Twenty-four façade projects have been completed since the Spring of 2021, with a total expenditure of \$551,210.58 (\$203,025.24 RDC Grant funds).

- Madison Street and Green Alley Improvements – This project has been completed per the construction specifications, and the final pay request has been placed on the claims docket to be approved at the April 7<sup>th</sup> meeting. The final asphalt, etc., will be placed as part of the City's CCMG project.

- Harrison Street CCMG Improvements – The City submitted the segment of Harrison Street from High Street to Main Street. The improvements included milling and overlay. The Commission will contribute the local match toward the project. The project is anticipated to be completed in the Spring of 2026.
- 501 Market Street – The final inspection report and pay application have been presented for Commission approval at the April 7, 2026, meeting.
- Springville Manor – There are two, possibly three, properties that need to be resolved. We are working with those families and legal counsel.
- The Commons & Short Street Parklet – Site work continues.
- Charlestown Landing Improvements – Funding was requested via US Congresswoman Erin Houchin’s office in the Spring of 2025. The Mayor received an email stating that funds were awarded, however, no official documents have been received. The City did not receive additional funds via the READI 2.0 reallocation process, however the City will continue to seek additional funds from other sources. The Commission did initiate a conceptual design and high level cost estimate exercise with American Structurepoint so that the City can begin construction as soon as possible.
- Family Activities Park – Sport Courts – The project design is near completion and the bid specifications have been reviewed by the Commission’s legal counsel. The Commission will be asked for the authority to advertise for construction bids with the proposed bid opening date of May 12<sup>th</sup> (IF the Commission is able to move the regularly scheduled May meeting to May 12<sup>th</sup>).
- Gazebo Reconstruction – After some additional documentation and discussion with Mr. White with Sunnyside Decks, the Commission has decided to pause the renovations to the Gazebo at this time. At such time that the Commission is ready to solicit quotes/bids, the City will reach out to Mr. White and invite him to participate.
- Charlestown Signage (Hwy 62/3) – The Commission is working on obtaining survey information from both the adjacent property owner and INDOT to assist in moving the project forward.
- Clark County REMC Easement – Representatives from the Clark County REMC have reached out to request an additional easement along Shadow Lake Park and High Jackson Road for utility relocations. This would be west of the existing easement that was granted within the last 2 years. The REMC has not provided an exhibit or draft easement at this time, but should be doing so soon.

## TIF/Financial

- Updated the Commission's Cash Flow related to current and proposed projects
- The Wheatley Group worked with the Clerk/Treasurer's office and completed the 2025 Annual Report. This report will be uploaded to the Department of Local Government Finance by the Clerk/Treasurer's office on or before April 15, 2026.

**CERTIFICATE OF FINAL WALK-THRU**

---

Owner: Charlestown Redevelopment Commission	Owner's Contract No.: 2025.00014
Contractor: Temple & Temple Excavating & Paving	Contractor's Project No.:
Engineer: American Structurepoint – Inspection	Engineer's Project No.: 2025.00014
Project: 501 Market Street – Parking Lot	Contract Name: 501 Market Street Building Demolition and Parking Lot Redevelopment

---

**RE: 501 Market Street Building Demolition and Parking Lot Redevelopment**

02/20/2026

**Date of FINAL WALK-THRU**

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be complete. The Date of FINAL WALK-THRU of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Final Completion.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract.

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

Noted Outcome(s) from FINAL WALK-THRU:

- (1) The northern end of the asphalt parking area was measured to be 20'-1" long, rather than the 20'-3" long specified on sheet C200. – **Accepted As Is**
- (2) The northmost ADA accessible parking sign was measured to be 6'-10 ½" above the asphalt, rather than the 7'-0" height specified in the detail on sheet C500. All other posts were installed at 7'-0", or higher above the asphalt. – **All Signs adjusted by Contractor to meet ADA 7'00" Height.**
- (3) The concrete wheel stops at each parking space were measured to be 5'-10" long (Photo 5), rather than the 6'-6" long as specified in the detail on sheet C500. - **Accepted As Is**
- (4) Missing Erosion Control Blanket. - **Erosion Control Blanket installed per Plans along Northeast end of Parking Lot.**

---

EXECUTED BY ENGINEER:	RECEIVED:	RECEIVED:
By: _____ (Authorized signature)	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Title: <u>Group Leader / RPR</u>	Title: _____	Title: _____
Date: <u>03/8/2026</u>	Date: _____	Date: _____