

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](#)

1.1. 6:00 PM Redevelopment Commission Added Items

Documents:

[SHADOW LAKE LETTER AML.PDF](#)
[SHADOW LAKE LETTER DC.PDF](#)
[SHADOW LAKE LETTER LIBS.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

**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
**Bank Number 0							
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
SubTotal Bank Number 0	4937766.64	41297.13	1013619.13	4002366.01	41297.13	78218.50	3965444.64
**Bank Number 4							
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
SubTotal Bank Number 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**Bank Number 11							
4417 REDEV BOND FOREST EDGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SubTotal Bank Number 11	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**Bank Number 18							
3323 REDEV TAXABLE LEASE RENTAL	37671.01	62866.27	59377.50	41159.78	0.00	0.00	41159.78
SubTotal Bank Number 18	37671.01	62866.27	59377.50	41159.78	0.00	0.00	41159.78
**Bank Number 19							
3324 REDEV LEASE RENTAL	45359.10	67421.43	66623.50	46157.03	0.00	0.00	46157.03
SubTotal Bank Number 19	45359.10	67421.43	66623.50	46157.03	0.00	0.00	46157.03
*** GRAND TOTAL ***	5020796.75	171584.83	1139620.13	4089682.82	41297.13	78218.50	4052761.45

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
--	--------------------------------------

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

CITY OF CHARLESTOWN	
Favor Of CLARK COUNTY REMC	
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

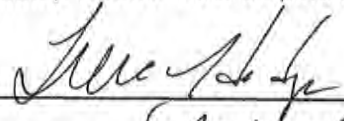
Revenue Credit (if any): \$0.00

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
-------	----------	-------	--------

Livestream Services Redevelopment Commission Meeting 3/3/2026	1	\$175.00	\$175.00
---	---	----------	----------

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

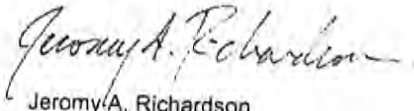
High Jackson Road Roundabout
 Original Agreement, dated 12/03/2024 = \$333,300.00

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Phase I					
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
Phase II					
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
Phase III					
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

Accounts Payable Voucher

VOUCHER NO. 115256

WARRANT NO.

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

IN THE SUM OF \$ 5000.00

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

247 REGION 10 WORKFORCE BOARD 2125 STATE STREET, STE 16 NEW ALBANY IN 47150	Terms Date Due 04/07/2026
--	---------------------------------------

V	W
#	#
1	
1	
5	
2	
5	
6	

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
03/19/2026	2025-74	4445001490.000			SUMMERWORKS PROGRAM FUNDING	5000.00

TOTAL 5000.00

CITY OF CHARLESTOWN			
Favor Of REGION 10 WORKFORCE BOARD			
Total Amount of Voucher		\$	5000.00
Deductions			
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
----------------------	--------------------	------------------------

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.

03-27-26 Mo. Day Yr.	<i>Donna S. Comer</i> Signature	CLERK TREASURER Officer/Title
-------------------------	------------------------------------	----------------------------------

_____ _____	_____ _____ _____	_____ _____ _____
Board/Council Members		



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.				TOTAL	\$ 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.

<u>Madison Street Reconstruction</u>	<u>FEE</u>	<u>PERCENT COMPLETE</u>	<u>AMOUNT EARNED</u>	<u>PREVIOUSLY INVOICED</u>	<u>AMOUNT DUE THIS INVOICE</u>
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
Total	\$88,789.00		\$80,135.00	\$68,019.40	\$12,115.60
<u>Green Alley Reconstruction</u>					
Survey	\$15,100.00	100.00%	\$15,100.00	\$15,100.00	\$0.00
Total	\$15,100.00		\$15,100.00	\$15,100.00	\$0.00
TOTAL AMOUNT DUE (Payable Upon Receipt)					\$12,115.60

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.

Madison Street Reconstruction	FEE	PERCENT COMPLETE	AMOUNT EARNED	PREVIOUSLY INVOICED	AMOUNT DUE THIS INVOICE
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
Total	\$88,789.00		\$88,789.00	\$87,058.20	\$1,730.80
Green Alley Reconstruction					
Survey	\$15,100.00	100.00%	\$15,100.00	\$15,100.00	\$0.00
Total	\$15,100.00		\$15,100.00	\$15,100.00	\$0.00
TOTAL AMOUNT DUE (Payable Upon Receipt)					\$1,730.80

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

Accounts Payable Voucher

VOUCHER NO. 115258 WARRANT NO. DATE ALLOWED 04/07/2026 IN THE SUM OF \$ 7985.52
 Mo. Day Yr.

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

765 HANNUM WAGLE & CLINE ENGINEERING INC 15075 ALLISONVILLE RD NOBLESVILLE IN 46060	Terms Date Due 04/07/2026
--	---------------------------------------

V	W
#	#
1	
1	
5	
2	
5	
8	

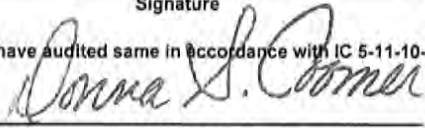
INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
02/23/2026	2025-014-S-0000010	4445001490.000			RDC 2025 ONCALL	570.52
02/28/2026	2502-341-A-0000004	4445001490.000			FAMILY ACTIVITIES PARK	7415.00

TOTAL 7985.52

CITY OF CHARLESTOWN	
Favor Of HANNUM WAGLE & CLINE ENGINEERING INC	
Total Amount of Voucher	\$ 7985.52
Deductions	
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>03-27-26</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



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	
Total Labor				550.00

Reimbursable Expenses

Travel & Lodging			20.52	
Total Reimbursables			20.52	20.52

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
Totals	570.52	31,595.13	32,165.65

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		
Fee				
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
			Total Fee	3,375.00
Billing Limits				
		Current	Prior	To-Date
Total Billings		3,375.00	2,875.00	6,250.00
Limit				12,500.00
Remaining				6,250.00
			Total this Phase	\$3,375.00

Phase	30	Geotechnical Investigation*LS		
Fee				
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
			Total Fee	4,040.00
Billing Limits				
		Current	Prior	To-Date
Total Billings		4,040.00	760.00	4,800.00
Limit				5,400.00
Remaining				600.00
			Total this Phase	\$4,040.00

TOTAL THIS INVOICE \$7,415.00

Billings to Date				
	Current	Prior	Total	
Fee	7,415.00	8,135.00	15,550.00	
Totals	7,415.00	8,135.00	15,550.00	

John H. for
 03/04/2024

Richard Grant

Project	2502-341-A	Charlestown-Family Activities Park	Invoice	0000004
---------	------------	------------------------------------	---------	---------

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
Total	\$85,775.00		\$84,332.50	\$83,207.85	\$1,124.65

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
Total	\$85,775.00		\$78,709.25	\$70,836.70	\$7,872.55

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
Redevelopment

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			\$	-
Rdwy Subtotal		<u>0.0</u>	<u>\$</u>	<u>-</u>

0

Accounts Payable Voucher

VOUCHER NO. 115290 WARRANT NO. DATE ALLOWED 04/07/2026 IN THE SUM OF \$ 7600.00
 Mo. Day Yr.

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
---	-----------------------------------

V	#
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

CITY OF CHARLESTOWN	
Favor Of WHEATLEY GROUP LLC	
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
 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.
03-31-26 *Donna S. Comer* CLERK TREASURER
 Mo. Day Yr. Signature Officer/Title

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		\$7,600.00

Donna Coomer
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
Total Fee					9,810.00
TOTAL THIS PHASE:					\$9,810.00
TOTAL DUE THIS INVOICE					\$9,810.00

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.

Accounts Payable Voucher

VOUCHER NO. 115292

WARRANT NO.

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

IN THE SUM OF \$ 18904.07

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

1220 LIBS PAVING COMPANY INC 6931 ATKINS ROAD FLOYDS KNOBS IN 47119	Terms Date Due 04/07/2026
--	--------------------------------------

V	W
#	#
1	
1	
5	
2	
9	
2	

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
03/23/2026	3	4445001490.000			MADISON ST & GREEN ALLEY	18904.07

TOTAL 18904.07

CITY OF CHARLESTOWN	
Favor Of LIBS PAVING COMPANY INC	
Total Amount of Voucher	\$ 18904.07
Deductions	
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

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.

03-31-26

Donna S. Comer

CLERK TREASURER

Mo. Day Yr.

Signature

Officer/Title

Board/Council Members

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

State of: Indiana County of: Floyd

Subscribed and sworn before me this 23 day of March 2026

Notary Public: *[Signature]*
 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		\$ -		\$ -
		Project B: TOTALS						\$ -		\$ 65,825.60

TOTAL of Both Projects	\$ 8,840.55	\$ 210,111.05
------------------------	-------------	---------------

Accounts Payable Voucher

VOUCHER NO. 115293

WARRANT NO.

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

IN THE SUM OF \$ 48710.00

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

421 TEMPLE & TEMPLE EXCAVATING & PAVING INC 1367 SOUTH ST RD 60 SALEM IN 47167	Terms Date Due 04/07/2026
--	----------------------------------

V	W
#	#
1	
1	
5	
2	
9	
3	

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	PO NUMBER	DESCRIPTION (or note attached invoice(s) or bill(s))	AMOUNT
12/29/2025	16991	4445001490.000			PARKING LOT @ 501 MARKET ST	48710.00

TOTAL 48710.00

CITY OF CHARLESTOWN	
Favor Of TEMPLE & TEMPLE EXCAVATING	
Total Amount of Voucher	\$ 48710.00
Deductions	
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 _____

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

03-31-26 *Donna S. Comer* CLERK TREASURER

Mo. Day Yr. _____ Signature _____ Officer/Title _____

Board/Council Members

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 29th 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

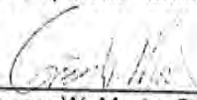
Disbursement Request

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
CONSTRUCTION PLANS	60,000.00	100.00	54,000.00	60,000.00	0.00	6,000.00
STRUCTURAL DESIGN	15,000.00	100.00	13,500.00	15,000.00	0.00	1,500.00
SWITCHBACK RAMP	10,000.00	100.00	9,000.00	10,000.00	0.00	1,000.00
DSDC	25,000.00	8.51	0.00	2,127.50	22,872.50	2,127.50
REIMBURSABLES	0.00	0.00	0.00	0.00	0.00	0.00
Total	110,000.00	79.21	76,500.00	87,127.50	22,872.50	10,627.50

DSDC

Professional Fees

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

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				
Total		10,627.50	10,627.50	0.00	0.00	0.00	0.00

Approved by:

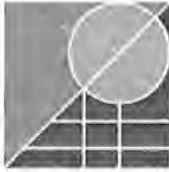

Scott W. Hannah

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, RIA
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
PROJECT TOTAL	\$98,655.00		
TOTAL			\$ 84,730.00
PREVIOUSLY INVOICED			\$ -
TOTAL INVOICE (PAY THIS AMOUNT)			\$ 84,730.00

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

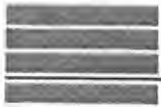
Clearing

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 district¹ 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				\$4,300.00

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

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	
	TOTAL BID	\$3,660.00

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
	Fence 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
Fescue	03/24/2026	225	2.50	562.50T
Labor	03/24/2026	225	1.25	281.25
Shipping	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				\$2,916.40

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				\$2,029.95

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 20th in anticipation of the City-led volunteer day to plant flowers and trees along the new trail on Friday, April 25th.
- 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 7th 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 12th (IF the Commission is able to move the regularly scheduled May meeting to May 12th).
- 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 1/2" 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: _____



AML, Inc.

Dear Members of the Charlestown Redevelopment Commission,

On behalf of AML, Inc., I am pleased to express our support for Phase 1 of Shadow Lake Park through an in-kind donation valued at \$12,000.00. This contribution will support key enhancements that contribute to the functionality and experience of the park.

Our donated services include pouring the foundation for the park sign and installing the new park sign, as well as the construction of six concrete benches. Additionally, our team will complete the installation of concrete pads beneath each bench to ensure durability and long-term usability.

This contribution reflects our commitment to investing in projects that enhance the Charlestown community. Shadow Lake Park will provide a valuable space for local residents, employees in the surrounding business park, and visitors to gather, relax, and enjoy the outdoors. We are proud to play a role in helping bring this vision to life.

We appreciate the opportunity to support the Charlestown Redevelopment Commission and look forward to seeing the lasting impact this park will have for years to come.

Sincerely,
Bobby Libs
AML, Inc.



DAN CRISTIANI EXCAVATING CO., INC.

54 Years of Excellence

Dear Members of the Charlestown Redevelopment Commission,

On behalf of Dan Cristiani Excavating, we are pleased to express our support for Phase 1 of Shadow Lake Park through an in-kind donation valued at \$30,000. This contribution will go toward the initial pre-construction work associated with the park's entrance improvements.

The scope of our donated services includes the relocation of an existing water line to accommodate the new entrance, installation of a new culvert pipe, and necessary excavation work to establish the entrance and create twelve parking spaces. Additionally, our team will assist in the creation of mowed walking trails and the fabrication of a new park sign.

This contribution represents an exciting opportunity for our organization to invest in a project that will provide lasting value to the community. Shadow Lake Park will serve not only our employees and those within the surrounding business park, but also the residents of Charlestown. We are proud to support a space that promotes recreation, connection, and community well-being.

We are grateful for the opportunity to partner with the Charlestown Redevelopment Commission and look forward to seeing the positive impact this park will have for years to come.

Sincerely,

Chris Jackson, CEO



Libs Paving
6931 Atkins Rd.
Floyds Knobs, IN 47119

March 6, 2026

Dear Members of the Charlestown Redevelopment Commission,

On behalf of Libs Paving, I am pleased to express our support for Phase 1 of Shadow Lake Park through an in-kind donation valued at \$10,000. This contribution will support the development of the park's entrance and parking area.

Our donated services include asphalt paving and striping for the new entrance and twelve parking spaces. This work will help ensure a safe, durable, and accessible area for visitors to enjoy the park.

This contribution reflects our commitment to supporting projects that enhance the Charlestown community. Shadow Lake Park will provide a valuable space for residents, employees in the surrounding business park, and visitors to gather and enjoy the outdoors. We are proud to contribute to a project that will have a lasting positive impact.

We appreciate the opportunity to partner with the Charlestown Redevelopment Commission and look forward to the continued success of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Libs", is written over the printed name.

Jeff Libs

Libs Paving