

| DATE FILED | APV # | NAME OF PAYEE | PO # | APPROP # | APPROPRIATION | DESCRIPTION | AMOUNT | CHECK # | CHECK DATE | MEMORANDUM |
|---------------------|--------|-----------------------------|------|----------------|--------------------------------|-------------------------------------|----------|---------|------------|------------|
| 04/04/2023 | 103256 | APPLEGATE FIFER PULLIAM LLC | | 4445001490.000 | TIF CENTRAL CHAS ECON DEV AREA | QUIET TITLE ACTION DEPOT ST PROJECT | 186.00 | / / | | |
| 04/04/2023 | 103256 | APPLEGATE FIFER PULLIAM LLC | | 4445001490.000 | TIF CENTRAL CHAS ECON DEV AREA | QUIET TITLE ACTION DEPOT ST PROJECT | 2074.44 | / / | | |
| 04/04/2023 | 103256 | APPLEGATE FIFER PULLIAM LLC | | 4445001490.000 | TIF CENTRAL CHAS ECON DEV AREA | DEPOT STREET | 1307.50 | / / | | |
| 04/04/2023 | 103255 | WHEATLEY GROUP LLC | | 4445001490.000 | TIF CENTRAL CHAS ECON DEV AREA | MARCH 2023 SERVICES/ MINUTES | 6766.66 | / / | | |
| *** GRAND TOTAL *** | | | | | | | 10333.60 | | | |

Fund Report
Selected Funds

From 03/01/2023 Thru 03/31/2023
Ordered By Fund Number

| FUND TITLE | BALANCE BEG OF YEAR | REVENUE YTD | DISBURSED YTD | BALANCE BEG OF MONTH | REVENUE MTD | DISBURSED MTD | CURRENT BALANCE |
|--------------------------------------|---------------------|-------------|------------------|----------------------|-------------|-----------------|-------------------|
| 4445 TIF CENTRAL CHAS ECON DEV AREA | 1538023.56 | 0.42 | 276401.84 | 1300185.63 | 0.00 | 38563.49 | 1261622.14 |
| 4446 TIF IN-AMERICAN ALLOCATION AREA | 506145.95 | 0.00 | 0.00 | 506145.95 | 0.00 | 0.00 | 506145.95 |
| 4447 TIF NORTH CLARK COMM HOSPITAL | 3.12 | 0.00 | 0.00 | 3.12 | 0.00 | 0.00 | 3.12 |
| 4448 TIF RENAISSANCE PROJECT | 89660.89 | 0.00 | 0.00 | 89660.89 | 0.00 | 0.00 | 89660.89 |
| 4449 TIF | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4450 TIF SHADOW LAKE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4451 TIF DEPOT STREET | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| *** GRAND TOTAL *** | 2133833.52 | 0.42 | 276401.84 | 1895995.59 | 0.00 | 38563.49 | 1857432.10 |

Revenue Report

Date : 03/30/2023 03:48:07 PM
 REVENUEACCOUNTS.FRX

Fund 4445 Thru 4451

User ID: DEBORAH

Post Date From 03/01/2023 Thru 03/31/2023

Ordered By Revenue

| REVENUE | TITLE | GL # | REVENUE MONTH TO DATE | REVENUE YEAR TO DATE |
|---------------------|--------------------------------|------|--------------------------|-------------------------|
| 4445990.000 | TIF CENTRAL CHAS ECON DEV AREA | | 0.00 | 0.42 |
| 4446990.000 | TIF IN AMERICAN ALLOC AREA | | 0.00 | 0.00 |
| 4447990.000 | TIF NORTH CLARK COMM HOSPITAL | | 0.00 | 0.00 |
| 4448990.000 | TIF RENAISSANCE PROJECT | | 0.00 | 0.00 |
| 4449111.000 | TIF REDEV DIRECT SALARY | | 0.00 | 0.00 |
| 4449127.000 | TIF EXPENSES | | 0.00 | 0.00 |
| 4449940.000 | TIF - TEMPORARY LOANS | | 0.00 | 0.00 |
| 4450990.000 | TIF SHADOW LAKE | | 0.00 | 0.00 |
| 4451990.000 | TIF DEPOT STREET | | 0.00 | 0.00 |
| *** GRAND TOTAL *** | | | 0.00 | 0.42 |

Appropriation Report

Fund 4445 Thru 4451

Check Date From 03/01/2023 Thru 03/31/2023

Ordered By Appropriation

| 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 | 38563.49 | 276401.84 | 0.00 | -276401.84 | -276401.84 | 0.00% |
| 4446001490.000 | TIF IN AMERICAN ALLOC AREA | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% |
| 4447001490.000 | TIF NORTH CLARK COMM | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% |
| 4448001490.000 | TIF RENAISSANCE PROJECT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% |
| 4449001111.000 | TIF | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% |
| 4450001490.000 | TIF SHADOW LAKE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% |
| 4451001490.000 | TIF DEPOT STREET | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% |
| *** | GRAND TOTAL *** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 38563.49 | 276401.84 | 0.00 | -276401.84 | -276401.84 | n/a |

Accounts Payable Voucher

VOUCHER NO. 103255

WARRANT NO.

DATE ALLOWED 04/04/2023

IN THE SUM OF \$ 6766.66

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 04/04/2023 |
|---|------------------------------|

| | |
|---|---|
| V | W |
| # | # |
| 1 | |
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| INVOICE DATE | INVOICE NUMBER | APPROP NUMBER | PROJECT | PO NUMBER | DESCRIPTION (or note attached invoice(s) or bill(s)) | AMOUNT |
|--------------|----------------|----------------|---------|-----------|---|---------|
| 03/27/2023 | 1678 | 4445001490.000 | | | MARCH 2023 SERVICES/ MINUTES | 6766.66 |

TOTAL 6766.66

| | |
|--------------------------------|------------|
| CITY OF CHARLESTOWN | |
| Favor Of WHEATLEY GROUP LLC | |
| Total Amount of Voucher | \$ 6766.66 |
| Deductions | |
| | |
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| | |
| Total Amount of Warrant | \$ |
| Month of _____ | |

| VOUCHER RECORD | ACCT # | | |
|----------------|--------|--|--|
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| | | | |
| 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.

03-28-23 *Donna S. Colmer*
 Mo. Day Yr. Signature CLERK TREASURER
 Officer/Title

 Board/Council Members



THE WHEATLEY GROUP
ECONOMIC DEVELOPMENT STRATEGY SPECIALISTS

The Wheatley Group

5150 Charlestown Road, Suite 1A
New Albany, IN 47150
812-920-4539

INVOICE

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

INVOICE 1678
DATE 03/27/2023

| DATE | DESCRIPTION | AMOUNT |
|------------|--------------------------------|----------|
| 03/27/2023 | March Services | 6,666.66 |
| 03/27/2023 | March 21, 2023 Meeting Minutes | 100.00 |

BALANCE DUE **\$6,766.66**

Terrence Hodge
03/28/2023
Redevelopment

Accounts Payable Voucher

VOUCHER NO. 103256 WARRANT NO. DATE ALLOWED 04/04/2023 Mo. Day Yr. IN THE SUM OF \$ 3566.94

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

686 APPLGATE FIFER PULLIAM LLC 428 MEIGS AVENUE JEFFERSONVILLE IN 47130 Terms Date Due 04/04/2023

Vertical table with columns V # and W # containing numbers 1 through 6.

Table with columns: INVOICE DATE, INVOICE NUMBER, APPROP NUMBER, PROJECT, PO NUMBER, DESCRIPTION (or note attached invoice(s) or bill(s)), AMOUNT. Contains 3 rows of invoice data.

TOTAL 3566.94

CITY OF CHARLESTOWN Favor Of APPLGATE FIFER PULLIAM LLC Total Amount of Voucher \$ 3566.94 Deductions Total Amount of Warrant \$ Month of

Table with columns: VOUCHER RECORD, ACCT #, and multiple empty rows for recording.

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.

03-28-23

Handwritten signature of Donna S. Comer

CLERK TREASURER

Mo. Day Yr.

Signature

Officer/Title

Board/Council Members



Applegate Fifer Pulliam

428 Meigs Avenue, Jeffersonville, IN 47130

Services Through: 1/31/2023
Current Invoice No.: 32751
Current Invoice Total: \$185.00
Invoice Delivery Method: Mail

For questions about your bill, please
call (812) 590-1267 or
email accountspayable@afpfirm.com.

REVISED INVOICE
Replaces Invoice 32698

City of Charlestown
Charlestown City Hall
304 Main Cross Street
Charlestown, IN 47111

Laura A. Dodge
03/21/2023
redevelopment

Matter No.: 3917-002 Quiet Title Action related to Depot Street Revitalization Project

| Professional Fees | | | Hours | Rate | Amount |
|-------------------|-----|--|-------|--------|----------|
| 01/23/2023 | ALE | Emails with CGF and LRP re: title search for Focal Point property. | 0.20 | 185.00 | 37.00 |
| 01/27/2023 | ALE | Meeting with LRP re: title update. | 0.80 | 185.00 | 148.00 |
| Sub-total Fees: | | | | | \$185.00 |

| Expenses | | | Units | Price | Amount |
|--|--|--|-------|-------|--------|
| Sub-total Expenses: | | | | | |
| Current Invoice Total: \$185.00 | | | | | |

Account Activity

Matter No.: 3917-002 **CURRENT INVOICE REMITTANCE AMOUNT: \$185.00**
Invoice No.: 32751 *This does not include any Past Due Balance.*

Please include Invoice No. with payment.

Terms: 30 days upon receipt

Interest will accrue on balances over 30 days
past due a rate of 1.5% per month.

Please Remit Payment to:
Applegate Fifer Pulliam LLC
428 Meigs Avenue
Jeffersonville, Indiana 47130

| Account Summary <i>(see below for a breakdown of outstanding invoices, if applicable)</i> | | | | | |
|---|------|--------|--------|---------|----------|
| Current | 1-30 | 31-60 | 61-90 | Over 90 | Total |
| \$185.00 | 0.00 | \$0.00 | \$0.00 | \$0.00 | \$185.00 |



Applegate Fifer Pulliam

428 Meigs Avenue, Jeffersonville, IN 47130

Services Through: **2/28/2023**
 Current Invoice No.: **33068**
 Current Invoice Total: **\$2,074.44**
 Invoice Delivery Method: **Mail**

*For questions about your bill, please
 call (812) 590-1267 or
 email accountspayable@afpfirm.com.*

City of Charlestown
 Charlestown City Hall
 304 Main Cross Street
 Charlestown, IN 47111

REVISED INVOICE
Replaces Invoice 33011

*Tina Fifer
 03/21/2023
 redevelopment*

Matter No.: 3917-002 Quiet Title Action related to Depot Street Revitalization Project

| Professional Fees | | | Hours | Rate | Amount |
|-------------------|-----|---|-------|------------------------|-------------------|
| 02/01/2023 | ALE | Meeting with LRP re: title report and additional documents needed to draft quiet title complaint. | 0.20 | 185.00 | 37.00 |
| 02/02/2023 | ALE | Meeting with LRP re: prior deeds, railroad corridor settlement, and previous quiet title action. Continue drafting quiet title complaint. Email draft of complaint and exhibits to CGF. | 2.90 | 185.00 | 536.50 |
| 02/02/2023 | LRP | Find deeds in chain of title for both sides of subject property; determine and copy last/first deeds without/with railroad property included. Review CCS for QT suit filed by Steele, and railroad corridor deed. Conf with Amy re: findings. | 1.00 | 150.00 | 150.00 |
| 02/02/2023 | TXC | 1/27 Title Report - Depot Street. | 0.00 | 0.00 | 125.00 |
| 02/06/2023 | ALE | Meeting with CGF re: quiet title complaint. | 0.30 | 185.00 | 55.50 |
| 02/07/2023 | ALE | Revise complaint to quiet title, prepare exhibits, and draft affidavit in support of complaint, praecipe, affidavit in support of praecipe, and notice of suit summons by publication. Email to CGF re: complaint and supporting documents. | 2.90 | 185.00 | 536.50 |
| 02/09/2023 | ALE | Review CGF's comments to complaint documents. Revise complaint, affidavit in support, and praecipe for publication and supporting affidavit. | 0.90 | 185.00 | 166.50 |
| 02/10/2023 | ALE | Discuss release of sewer lien with CGF. Draft partial release. Emails with CGF, Bob Cummings, and Jill re: partial release. Review/revise appearance and summonses and finalize complaint. Email to Tony Jackson re: service on Rosenbarger. | 1.20 | 185.00 | 222.00 |
| 02/13/2023 | ALE | Revise / finalize documents for service by publication. | 0.10 | 185.00 | 18.50 |
| 02/22/2023 | ALE | Review/finalize return of service for Focal Point Properties, LLC. | 0.10 | 185.00 | 18.50 |
| 02/27/2023 | ALE | Review/finalize return of service for Lawrence Costa. Emails with CGF and Jill Saegesser re: service. | 0.10 | 185.00 | 18.50 |
| | | | | Sub-total Fees: | \$1,884.50 |

| Expenses | | | Units | Price | Amount |
|------------|--|---|-------|-------|--------|
| 02/13/2023 | | Postage - Complaint to Quiet Title served on both defendants via Certified Mail Return Receipt Requested. | 2.00 | 10.92 | 21.84 |
| 02/02/2023 | | Doxpop Charges - Obtaining Copy of Recorded Documents. | 1.00 | 3.00 | 3.00 |
| 02/07/2023 | | Doxpop Charges - Obtaining Copy of Recorded Documents. | 1.00 | 3.00 | 3.00 |
| 02/13/2023 | | Electronic Filing Charge. | 1.00 | 5.10 | 5.10 |

02/13/2023 Filing Fee.

1.00 157.00 157.00

Sub-total Expenses: \$189.94

Current Invoice Total: \$2,074.44

Account Activity

Matter No.: 3917-002

CURRENT INVOICE REMITTANCE AMOUNT: \$2,074.44

Invoice No.: 33068

This does not include any Past Due Balance.

Please include Invoice No. with payment.

Terms: 30 days upon receipt

Please Remit Payment to:

Interest will accrue on balances over 30 days past due a rate of 1.5% per month.

Applegate Fifer Pulliam LLC
428 Meigs Avenue
Jeffersonville, Indiana 47130

Account Summary

(see below for a breakdown of outstanding invoices, if applicable)

| Current | 1-30 | 31-60 | 61-90 | Over 90 | Total |
|------------|------|----------|--------|---------|------------|
| \$2,074.44 | 0.00 | \$185.00 | \$0.00 | \$0.00 | \$2,259.44 |

OUTSTANDING INVOICES

| Date | Invoice No. | Amount | Paid | Balance |
|-----------|-------------|----------|--------|----------|
| 1/31/2023 | 32751 | \$185.00 | \$0.00 | \$185.00 |



Applegate Fifer Pulliam

428 Meigs Avenue, Jeffersonville, IN 47130

Services Through: **2/28/2023**
 Current Invoice No.: **33008**
 Current Invoice Total: **\$1,307.50**
 Invoice Delivery Method: **Mail**

*For questions about your bill, please
 call (812) 590-1267 or
 email accountspayable@afpfirm.com.*

Charlestown Redevelopment Commission
c/o Donna Ennis, President
Charlestown City Hall
304 Main Cross Street
Charlestown, IN 47111

Jill Saegesser
03/20/2023
Redevelopment

Matter No.: 2643-002 Charlestown Depot Street Revitalization

| Professional Fees | | | Hours | Rate | Amount |
|-------------------|-----|---|-------|--------|--------|
| 02/01/2023 | ALE | Email from and meeting with LRP re: ownership of gap property. Emails with Bob Cummings re: ownership of gap property and ALTA survey. | 0.40 | 185.00 | 74.00 |
| 02/06/2023 | ALE | Emails with Bob Cummings and CGF re: quiet title action and recording order. Meeting with Bob, Andrea and CGF re: quiet title action and recording order. Email to Jill re: status update. | 0.70 | 185.00 | 129.50 |
| 02/07/2023 | ALE | Emails with Bob, CGF, and Jill Saegesser re: recording of deeds and vacation ordinance. Finalize deeds and vacation ordinance with exhibits and submit for recording. Emails with Jill re: financing. | 0.40 | 185.00 | 74.00 |
| 02/07/2023 | LRP | Conf with Assessors office (Patrick) re: recorded documents for Pike St. (Nichols) and Depot St. (Focal Point) deeds and vacations. | 0.30 | 185.00 | 55.50 |
| 02/08/2023 | ALE | Emails with Jill Saegesser, Bob Cummings, Andrea Ward, CGF and Steve Marshall re: recorded deeds and vacation. | 0.20 | 185.00 | 37.00 |
| 02/10/2023 | ALE | Emails from Jill Saegesser re: bonds. Review outstanding items in preparation for status meeting. Teams meeting with Jill re: status update. | 0.50 | 185.00 | 92.50 |
| 02/10/2023 | TXC | 1/31 Title Search - Deed Chain of Title. | 0.00 | 0.00 | 150.00 |
| 02/14/2023 | ALE | Emails with Bob Cummings, CGF, and Jill Saegesser re: old unreleased mortgages on City's property, approval of partial release of sewer lien, and status of quiet title action. | 0.30 | 185.00 | 55.50 |
| 02/15/2023 | ALE | Meetings with LRP re: Weddington mortgages and transfer of property to mortgagee, review property records for deed to mortgagee; emails with Bob Cummings, title company, CGF, and Jill Saegesser re: deed in lieu of foreclosure. Review subdivision control ordinance re: final plat approval. Emails with Steve Marshall, Jill Saegesser, and Tony Jackson re: plat. | 1.10 | 185.00 | 203.50 |
| 02/15/2023 | LRP | Email from Amy; review Commt and old mortgages; conf with Amy re: Releases; find and obtain copy of Deed-in-Lieu - Weddington. | 0.30 | 185.00 | 55.50 |
| 02/16/2023 | ALE | Emails with JTL, Heritage, Bob Cummings and Jill re: information needed to include easements on plat. | 0.20 | 185.00 | 37.00 |
| 02/17/2023 | ALE | Emails from Steve Marshall and Jill Saegesser re: completed boundary survey. | 0.10 | 185.00 | 18.50 |
| 02/21/2023 | ALE | Email from Steve Marshall re: updated boundary survey. | 0.10 | 185.00 | 18.50 |
| 02/22/2023 | ALE | Call from Jill Saegesser re: partial lien release. | 0.10 | 185.00 | 18.50 |
| 02/23/2023 | ALE | Emails with CGF re: publication dates and bond timeline. | 0.10 | 185.00 | 18.50 |

| | | | | | |
|------------|-----|--|------|--------|-------|
| 02/24/2023 | ALE | Emails with Jill, CGF, and Bob Cummings re: executed partial release of lien. Submit partial release for recording. Emails with Jill re: recorded gap deed. Emails from Steve Marshall and to Bob Cummings re: recording of boundary survey. | 0.40 | 185.00 | 74.00 |
| 02/27/2023 | ALE | Emails with Bob Cummings re: recorded boundary survey and status of easements. Emails with Steve Marshall re: status of easements to be platted and final plat requirements. Email to Tony re: requirements for approval of final plat. Emails with Jill re: closing timeline. | 0.30 | 185.00 | 55.50 |

Sub-total Fees: \$1,167.50

Expenses

| | | Units | Price | Amount |
|------------|--|-------|-------|--------|
| 02/07/2023 | Recorder Fee - Certification of Public Record, Ordinance No. 2022-OR-18. | 1.00 | 25.00 | 25.00 |
| 02/07/2023 | Submission Fee for Recording. | 1.00 | 5.00 | 5.00 |
| 02/08/2023 | Submission Fee for Recording. | 1.00 | 5.00 | 5.00 |
| 02/08/2023 | Recorder Fee - Deed. | 1.00 | 55.00 | 55.00 |
| 02/08/2023 | Submission Fee for Recording. | 1.00 | 5.00 | 5.00 |
| 02/08/2023 | Recorder Fee - Deed. | 1.00 | 45.00 | 45.00 |

Sub-total Expenses: \$140.00

Current Invoice Total: \$1,307.50

Account Activity

Matter No.: 2643-002

Invoice No.: 33008

CURRENT INVOICE REMITTANCE AMOUNT: \$1,307.50

This does not include any Past Due Balance.

Please include Invoice No. with payment.

Terms: 30 days upon receipt

Interest will accrue on balances over 30 days past due a rate of 1.5% per month.

Please Remit Payment to:

Applegate Fifer Pulliam LLC
428 Meigs Avenue
Jeffersonville, Indiana 47130

Account Summary

(see below for a breakdown of outstanding invoices, if applicable)

| Current | 1-30 | 31-60 | 61-90 | Over 90 | Total |
|------------|------|------------|--------|---------|------------|
| \$1,307.50 | 0.00 | \$5,323.50 | \$0.00 | \$0.00 | \$6,631.00 |

OUTSTANDING INVOICES

| Date | Invoice No. | Amount | Paid | Balance |
|-----------|-------------|------------|--------|------------|
| 1/31/2023 | 32690 | \$5,323.50 | \$0.00 | \$5,323.50 |