



January Activity Summary

Presented to: Charlestown Redevelopment Commission

February 7, 2026

Business Development/Marketing

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

Project Coordination

- Shadow Lake Development – The final cost of the lighting has been determined (see the attached invoice from the REMC). The agreement is being finalized with the appropriate dollar amounts, etc., for approval by the Charlestown Board of Public Works, the Charlestown Redevelopment Commission and the Shadow Lake Owners Association, Inc. This invoice will be presented to the Commission for approval, but will not be paid until the agreement is fully executed.
- Forest Edge – I received the most recent quarterly update from Denton Floyd related to Forest Edge to share with the Commission (see attached).
- High Jackson and Cristiani Parkway – The environmental SEPA document has been completed and was sent to the City for review. The Geotech report was also provided to the City for review. The project schedule will be revisited once a Notice to Proceed is issued to move forward with design to final plans. United Consulting would like to discuss some proposed cost savings measures with the City. (see attached for the updated report)
- Façade Program – To date \$176,202.58 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, and Charlestown Cemetery (Pleasant & Harrison). The City anticipates a new application for one building with 4 separate addresses to consider at the March meeting.

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 & Green Alley Improvements – HMB and Libs Paving discussed the curb ramp revision at Madison Street and Green Alley. Libs Paving submitted a Change Order in the amount of \$6,500.00 to address the curb ramp. This brings the total agreement to \$266,424.38. This is

still under the original combined construction budget for both Madison Street and Green Alley improvements.

The legal description and survey information have been provided to Denton Floyd to transfer a portion of Green Alley back to the City. Greg Fifer is working with Denton Floyd to finalize the transfer.

- 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 – American Structurepoint and Temple & Temple are working to reschedule the final walkthrough. Temple & Temple submitted the final pay request in December of 2025, but it won't be processed until after the final walkthrough.
- Springville Manor – There are two properties that are currently being addressed by the Commission's legal counsel – 101 Jackson Way and 107 Jackson Way. A letter to be sent to the estate at 101 Jackson Way will be presented at the meeting. The daughter of the former owner of 107 Jackson Way is working to open an estate. Once that has happened, the Commission can submit a letter to that estate as well.
- The Commons & Short Street Parklet – Construction on the retaining walls and switchback walls should start soon.
- 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 was given the opportunity to submit an application for READI 2.0 funds that are to be reallocated. The application was open to only those that submitted via the original READI 2.0 timeframe. The City submitted an application for \$4M to match the federal funds to address the blight at the current public works facility. The next step is for the City to begin the process of conceptual design in order to obtain a budget number to meet the READI 2.0 deadline (if necessary). American Structurepoint has provided a proposal to provide this conceptual design for \$21,800 + a maximum of \$500 in reimbursable expenses.
- Family Activities Park – Sport Courts – This project is anticipated to be completed in 2026.
- Discussion of Donations – Gazebo and Charlestown Signage (Hwy 62/3) – The Commission determined the preferred sign based upon the renderings provided at the last meeting. Taylor Siefker Design Group provided a proposal to move forward with the design, construction documents and bidding, as well as construction administration. Benjamin White with Sunnyside Decks has provided a schematic design of the proposed Gazebo improvements for consideration. Mr. White will be in attendance at the meeting to discuss the schematics and answer any questions the Commission may have.

TIF/Financial

- Updated the Commission's Cash Flow related to current and proposed projects
- The Wheatley Group will begin to put together the 2025 annual report for the Clerk/Treasurer to upload to the DLGF on or before April 15, 2026.

Forest Edge Apartments

MONTHLY CONSTRUCTION REPORT

December | 2025



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1.0 PROJECT INFORMATION

1.1 PROJECT OVERVIEW

Project Name:	Forest Edge Apartments		
Location:	1155 HWY 62, Charlestown, IN 47111		
Total Buildings:	2 Garden Style 1 Wrap Style	Total Units:	248
Summary: A 248-unit Class A multifamily apartment community located in Charlestown, IN. Forest Edge is a combination of 3-story Garden Style Apartments (48 units) and a 4-story Wrap Style Building (200 units). This property offers premier 1, 2, & 3-bedroom units. This community will have first-class amenities that include a community clubhouse, resort-style pool, fire pits, gourmet grilling stations, 24-hour fitness center, children’s playground, pet spa, carwash, cyber café, EV charging stations, bike repair, and a pet park.			

1.2 PROJECT TEAM

CONSTRUCTION OPERATIONS

President of Construction:	Matt Zaryk mzaryk@forgeconstructionservices.com
Vice President of Construction:	George Stamatakos gstamatakos@forgeconstructionservices.com
Director of HSE:	Jordan Mims jmims@forgeconstructionservices.com
Senior Project Manager:	David Buchenberger dbuchenberger@forgeconstructionservices.com
Senior Superintendent:	Tim Thiersch tthiersch@forgeconstructionservices.com

DESIGN TEAM

Architect of Record:	Studio A, LLC
MEP & Structural Engineers:	Genesis Engineering Group, Inc.
Civil Engineer:	Heritage Engineering
Design Architect:	Vector Design Group

1.3 EXECUTIVE SUMMARY

Forest Edge is now home to 40 residents who occupy the 48 available units in buildings 1 and 2.

Meanwhile, construction on building 3 – the 200-unit wrap style building – is proceeding.

Construction is nearing completion. Only punch list and final finishes in Block 3 remain.

2.0 CONSTRUCTION PROGRESS UPDATE

2.1 PROGRESS UPDATE

Phase 1:

Clubhouse:

- Certificate of Occupancy received on 4/28/2025. Building key turnover Verification completed on 5/14/2025.

Buildings 1 & 2:

- Certificate of Occupancy received on 4/21/2025. Building key turnover completed on 4/21/2025. The building is occupied.

Maintenance Shed:

- Owner Punch verification is complete. The building has been turned over.

Dog Park:

- The shade sail canopies were delivered on 12/30. The canopies and dog play equipment will be installed in January.

Phase 2:

Wrap Building 3:

- TCO was received on 12/22/2025. The block 1 interior finishes are complete, and we are now completing the owner punch list items. The block 2 interior finishes are complete. The block 3 interior finishes are in progress (final painting, carpet, and final cleaning). The common corridor final painting and flooring are in progress.

Pool Deck:

- The pool and surrounding amenities are complete. The turnover is pending city/health department final inspections, which are taking place mid-January.

2.2 BUILDING PROGRESS OVERVIEW

BUILDING	UNITS	TURNOVER DATES		TCO
		PREVIOUSLY ESTIMATED	ACTUAL/PROJECTED	
Building 1	24	4/21/2025	4/21/2025	CO Received
Building 2	24	4/21/2025	4/21/2025	CO Received
Clubhouse	N/A	4/28/2025	4/28/2025	CO Received
Pool Deck	N/A	1/16/2026	1/16/2026	
Wrap Style Building	200	12/31/2025	12/22/2025	TCO Received
Total	248			

2.3 PHOTOS



Description

Courtyard sod and site lighting

Taken Date

01/07/2026 at 09:59 pm

Upload Date

01/07/2026 at 09:59 pm

Album

Unclassified

Uploaded By

David Buchenberger

File Name

IMG_20260107_163602965_HDR...

Location

Phase2>Bldg 3000



Description

Courtyard Sod and Site lighting

Taken Date

01/07/2026 at 09:59 pm

Upload Date

01/07/2026 at 09:59 pm

Album

Unclassified

Uploaded By

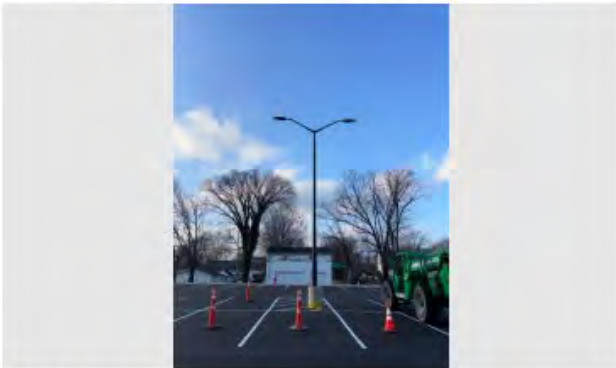
David Buchenberger

File Name

IMG_20260107_163626530_HDR...

Location

Phase2>Bldg 3000



Description

Parking Lot Lighting

Taken Date

01/06/2026 at 09:39 pm

Upload Date

01/06/2026 at 09:39 pm

Album

3000 Building

Uploaded By

Tim Thiersch

File Name

E893E6B3-6D47-45DA-ACEA-F83...



Description

Fire Pit Installation

Taken Date

12/23/2025 at 08:39 pm

Upload Date

12/23/2025 at 08:41 pm

Album

Unclassified

Uploaded By

Zachary Miller

File Name

05BAC7D6-EDC4-4CEE-A6E2-AFB...

2.3 PHOTOS



Description

Floor 3 Elevator 1 drywall infill

Taken Date

Upload Date

01/07/2026 at 09:59 pm

Album

Unclassified

Uploaded By

David Buchenberger

File Name

IMG_20260107_163458724_AE.jpg

Location

Phase2>Bldg 3000>Block 3>3rd Floor



Description

Block 1 - Floor 1 Owner Punch - Finished Unit ADA Kitchen

Taken Date

12/23/2025 at 08:35 pm

Upload Date

12/23/2025 at 08:36 pm

Album

Unclassified

Uploaded By

Zachary Miller

File Name

20827ABB-F1D6-4B45-A716-DE1...



Description

Block 1 - Floor 1 Owner Punch - Finished Unit Bathroom

Taken Date

12/23/2025 at 08:33 pm

Upload Date

12/23/2025 at 08:34 pm

Album

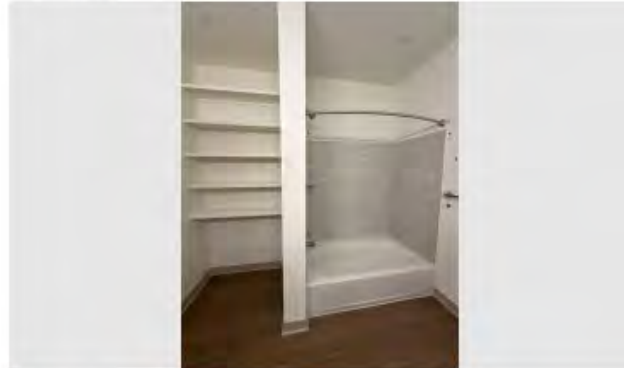
Unclassified

Uploaded By

Zachary Miller

File Name

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Description

Block 1 - Floor 1 Owner Punch - Finished Unit Bathroom

Taken Date

12/23/2025 at 08:33 pm

Upload Date

12/23/2025 at 08:34 pm

Album

Unclassified

Uploaded By

Zachary Miller

File Name

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3.0 BUYOUT SUMMARY

3.1 BUYOUT LOG

Buyout Log 100% Complete



High Jackson Road Roundabout - Progress Report

Road Des No.: N/A Contract No.: N/A
 Const. Budget: Unknown Current Const. Estimate: \$3,100,000
 Bid Opening Date: To Be Determined

Action Items

From	To	Information Needed	Required By
Charlestown	United	Notice To Proceed with design is needed to move forward to Final Plans.	-
-	-		-

Scope Changes

None at this time.

Risks

The schedule will need to be revisited upon receiving the Notice to Proceed with design to final plans.

Team

Name	Firm	Role	Phone #	Email
Heather Kilgour	United	Project Technical Advisor	317-895-2585	heather.kilgour@ucindy.com
Caleb Ross	United	Project Manager (PM)	317-512-0436	caleb.ross@ucindy.com
Andy Allison	United	Assistant PM	317-895-2585	andy.allison@ucindy.com
Devin Stettler	United	Environmental Doc.	317-895-2585	devin.stettler@ucindy.com
Kelly Cunningham	United	Utility & Railroad Coord.	317-895-2585	kelly.cunningham@ucindy.com
Jacob L. Rankin	Alt & Witzig	Geotechnical Investigation	317-875-7040	jrankin@altwitzig.com

Project Scope

Blue Lick Development, LLC is currently developing parcels both north and south of High Jackson Road, near the City of Charlestown, Indiana. As part of these developments, a new terrain roadway will be constructed, connecting the developments to High Jackson Road. The City of Charlestown desires to construct a single-lane roundabout at the newly formed intersection of High Jackson Road and the new roadway to improve connectivity between Clark County, the City of Charlestown, and the future developments.

Task Assignments

Task	Responsible
Topographic Survey	UNITED
State Environmental Document (SEPA)	UNITED
Geotechnical Investigation	Alt & Witzig
Construction Stormwater General Permit (CSGP)	UNITED
Road Design and Plans	UNITED
Lighting Design and Plans	UNITED
Utility Coordination	UNITED
Bidding Services	UNITED
Post-Bid Services	UNITED

Schedule

Milestone	Due	Notes
Topographic Survey	2/11/2025	Complete.
Utility Initial Notice and Verification Letter	3/11/2025	A combination Initial Notice and Verification of Existing Facilities letter went out to utilities on 2/11/25. A Conflict Analysis letter went out to utilities on 7/16/25. We received a response from 4 (ATT-Distribution, INA Water, Watson Water Co., and Clark Co. REMC) out of 7 potential utilities. ATT has aerial copper and FO cables underbuilt on Clark Co REMC poles. Clark Co. REMC has 3-PH overhead power along south side of High Jackson Road. We received a signed UEFR form from Clark Co REMC. We sent our preliminary layout CAD files to Clark Co. REMC for their use in laying out their new facilities along High Jackson. IN American Water indicated their facilities come from the northeast on the north side of High Jackson and stopping just west of Black Oak Drive.
Preliminary Design and Plans	6/3/2025	Complete. Preliminary Construction Cost estimate is \$3.1M.
IDEM CSG Permit	7/8/2025	On hold until NTP is given to continue to Final Plans.

IDEM Review and Approval	10/7/2025	On-going. Funds were approved at the 7/1/25 Redevelopment Meeting.
Charlestown Review	7/1/2025	Andy Allison and Jeromy Richardson attended the Redevelopment Meeting on 7/1/25 where they presented the project to the City. A meeting with Josh Hillman and United is scheduled for 8/27/2025 to discuss comments on the preliminary plans.
Utility Conflict Analysis	7/8/2025	A Conflict Analysis letter went out to utilities on 7/16/25. Only 2 out of 5 utilities have facilities within the construction limits as follows: Clark Co REMC has an aerial electric pole line with ATT copper and fiber underbuilt. As previously reported, Clark Co REMC has not begun the design work needed for their relocation. They have been focusing on completing a new substation that will increase electrical capacity in the area.
Utility Work Plan Requests	8/12/2025	On-going. Work Plan Request letters were sent out on 11/24/25. Responses are due back from the utilities in 60 days, January 5th.
Geotechnical Investigation	1/5/2026	Complete. Geotech has sent Final Report for review and comments.
Utility Work Plan Review and Approvals	3/9/2026	
Final Tracings and Draft Bid Documents	TBD	Road Design is on hold until the City gives Notice to Proceed once funding becomes available. This date will likely need to change depending on when NTP is given.
Charlestown Review	TBD	
CCMG Call for Projects (Anticipated)	4/1/2026	
Bid Advertisement (Anticipated)	5/5/2026	
Bid Opening (Anticipated)	5/5/2026	