



### March Activity Summary

Presented to: Charlestown Redevelopment Commission

April 3, 2026

#### Business Development/Marketing

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

#### Project Coordination

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

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

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

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

## TIF/Financial

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