

Martinsville Redevelopment Commission
Meeting Agenda
Wednesday, August 12, 2026
7:30 AM - City Hall, Council Chambers (Room 202)

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Consideration of the Minutes

- A. Consideration of the July 8, 2026, Redevelopment Commission Meeting Minutes

Review and Approval of Claims

Reports

- A. Financial - TIF and GO Bond Reports
- B. Attorney's Report - Joseph Gaunt
- C. Engineers Report -

Unfinished Business

- A. Traffic Study
- B. TIF Addition

New Business

Next Regular Meeting

- A. The next regular meeting is scheduled for Wednesday, September 9, 2026, beginning at 7:30 AM in the Council Chambers (Room 202), City Hall, 59 S. Jefferson St., Martinsville, Indiana.

Adjournment

Any individuals who requires aid or service for effective communication, or a modification of policies or procedures to participate in a public meeting, program, service, or activity of the City of Martinsville, IN, contact Ben Meridia, ADA Coordinator, 56 North Main Street, Martinsville, IN, 46151, 765-342-6012, as soon as possible, but no later than 48 hours before the scheduled event.

MINUTES FOR THE MARTINSVILLE REDEVELOPMENT COMMISSION

A regular meeting of the Martinsville Redevelopment Commission (RDC) met at 7:30 am on Wednesday, July 8, 2026. The meeting was held at the Council Chambers at Martinsville City Hall.

Roll Call:

Commission members: Paul Lauck, Alan Myers, Rich Griswold, John Badger, Matt Hankins.
Dair Grant absent.

Meeting called to order by President Rich Griswold.

Approval of Minutes:

The minutes of the June 10, 2026 meeting were discussed.

Motion to approve minutes of June 10 made by Paul Lauck. Seconded by John Badger. Motion approved 4-0

Approval of Claims:

Claims amounting to \$1272.00 were presented to the commission.

Motion to approve claims made by Al Myers. Seconded by Paul Lauck.

Approved 4-0

Claims:

Boren, Oliver & Coffey
Arbitrage Compliance Specialists

Financial Report:

Discussion of financial report:

3332 RDC22 balance of \$64.49 for the month of June 1- June 30, 2026

4445T I F balance of \$304207.50 for the month of June 1- June 30, 2026

8817 Trust Ind. RDC TIF balance \$579261.65 for the month of June 1- June 30, 2026

Mayor's Report:

Mayor Costin informed about Southview Dr.

Discussed about proceeding with the traffic study at Ohio and Rusie Dr.

Attorney Report:

Old Business:

New Business:

Discussion about adding new properties to TIF

Adjournment:

There being no further business, the meeting was adjourned at 8:30 am July 8, 2026

Rich Griswold, President

Signing Date: 08-12-2026

Alan Myers, Secretary

Signing Date: 08-12-2026

Rich Griswold

From: Gary Oakes <goakes@Martinsville.in.gov>
Sent: Wednesday, October 8, 2025 10:05 AM
To: Rich Griswold; Joseph Gaunt; Kenny Costin; Dale Coffey; DairGrant; Ben Merida
Subject: TIF parcels to add
Attachments: TIF additions.pdf

CAUTION - EXTERNAL EMAIL:

Do not click any links or open any attachments unless you trust the sender and know the content is safe. If you have questions about any link or attachment, call the sender prior to taking further action.

Gents,

In discussing the properties at the Ohio St. at I-69 interchange this morning, I'm reminded of those parcels we discussed earlier in the year, needing added to that TID district. I've attached that e-mail chain, in which Jeff recommended doing the additions after the first of the year. I'm intending to retire (again) in January, so I'll not be reminding you after the first of the year.

Gary

Gary Oakes

From: Gary Oakes
Sent: Friday, March 7, 2025 11:47 AM
To: Rich Griswold; Joe Gaunt; Jeff Peters
Cc: Kenny Costin; dalecoffey@boclawyers.com
Subject: TIF -- activity
Attachments: TIF for 2025.pdf

Guys,

With activity picking up, we need to look back at the properties along Ohio St. at the NE side of the interchange. Attached, I've listed my suggestions .

Gary

55-13-09-235-010.000-021	1709 S. Ohio
55-13-09-235-015.000-021	1760 Northwest Ave
55-13-09-235-013.000-021	1740 Northwest
55-13-09-235-011.000-021	1710 Northwest
55-13-09-235-009.000-021	1690 Northwest

55-13-09-240-008.000-021	1789 Northwest
55-13-09-240-007.000-021	1759 Northwest
55-13-09-240-006.000-021	1739 Northwest
55-13-09-240-005.000-021	1709 Northwest
55-13-09-240-004.000-021	1689 Northwest
55-13-09-240-003.000-021	1659 Northwest
55-13-09-240-002.000-021	1639 Northwest
55-13-09-240-001.000-021	1609 Northwest

55-13-04-495-001.000-021	1449 S. Ohio St
55-13-04-495-004.000-999	1489 S. Ohio
55-13-09-230-001.000-021	1589 S. Ohio

55-13-09-230-002.000-021	440 Holden St
55-13-09-230-003.000-021	460 Holden
55-13-09-230-004.000-021	490 Holden
55-13-09-230-005.000-021	510 Holden
55-13-09-230-006.000-021	540 Holden

55-13-04-495-002.000-021	449 Prather Dr
55-13-04-495-003.000-021	439 Prather
55-13-04-495-005.000-021	489 Prather
55-13-04-495-006.000-021	509 Prather
55-13-04-495-007.000-021	539 Prather
55-13-04-495-008.000-021	559 Prather

Gary Oakes

From: Gary Oakes
Sent: Tuesday, March 11, 2025 1:39 PM
To: Jeff Peters
Cc: Rich Griswold; Joe Gaunt; Kenny Costin
Subject: TIF timing
Attachments: TIF NW Ave..pdf

Jeff,

The 7 parcels we just received from the State are already shown on Elevate as being in our TIF. On the list of suggested TIF additions, there are 12 parcels optioned for take/demolition. Should we wait for the parcels to go through the next tax valuation cycle after demoition?

Thanks,
Gary

55-13-09-235-010.000-021 1709 S. Ohio NEEDS ADDED Mac's
 55-13-09-235-015.000-021 — 1760 Northwest Ave
 55-13-09-235-013.000-021 ✓ 1740 Northwest
 55-13-09-235-011.000-021 — 1710 Northwest
 55-13-09-235-009.000-021 — 1690 Northwest

55-13-09-240-008.000-021 ✓ 1789 Northwest
 55-13-09-240-007.000-021 — 1759 Northwest
 55-13-09-240-006.000-021 ✓ 1739 Northwest
 55-13-09-240-005.000-021 — 1709 Northwest
 55-13-09-240-004.000-021 — 1689 Northwest
 55-13-09-240-003.000-021 — 1659 Northwest
 55-13-09-240-002.000-021 ✓ 1639 Northwest
 55-13-09-240-001.000-021 — 1609 Northwest

55-13-04-495-001.000-021 1449 S. Ohio St
 55-13-04-495-004.000-999 1489 S. Ohio
 55-13-09-230-001.000-021 1589 S. Ohio

55-13-09-230-002.000-021 440 Holden St
 55-13-09-230-003.000-021 460 Holden
 55-13-09-230-004.000-021 490 Holden
 55-13-09-230-005.000-021 510 Holden
 55-13-09-230-006.000-021 540 Holden

55-13-04-495-002.000-021 449 Prather Dr
 55-13-04-495-003.000-021 439 Prather
 55-13-04-495-005.000-021 489 Prather
 55-13-04-495-006.000-021 509 Prather
 55-13-04-495-007.000-021 539 Prather
 55-13-04-495-008.000-021 559 Prather

ROC 3/12/25
WAK For DEMO

Gary Oakes

From: Jeff Peters <jpeters@petersfranklin.com>
Sent: Tuesday, March 11, 2025 6:10 PM
To: Gary Oakes
Cc: Rich Griswold; Joe Gaunt; Kenny Costin; Nichole Franklin
Subject: Re: TIF timing

Whenever the establishment process is completed, the previous assessment date (January 1) establishes the base. When do you expect demolition to be completed? When do you expect new development to occur?

If the demolition will occur prior to 12/31/25 and new development will occur after 12/31/25, then you would maximize TIF revenue by waiting to establish in 2026 because the base on 1/1/26 will be less than 1/1/25 due to the demolition of assessed value completed in 2025. However, if both the demolition and new development occurs before 12/31/25, then you would want to establish in 2025 so that you don't miss the net increased assessed value created by the new development, although it will be decreased by the assessed value demolished in 2025.

Please call if you would like to discuss further.

Thanks JP

On Tue, Mar 11, 2025 at 1:39 PM Gary Oakes <goakes@martinsville.in.gov> wrote:

Jeff,

The 7 parcels we just received from the State are already shown on Elevate as being in our TIF. On the list of suggested TIF additions, there are 12 parcels optioned for take/demolition. Should we wait for the parcels to go through the next tax valuation cycle after demolition?

Thanks,