

MINUTES OF THE APRIL 2, 2015 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE

A meeting of the Redevelopment Commission was called to order on April 2, 2015, at 7:00 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building by Bob Popp.

Commission Members Present: Bob Popp, Don Tetley, Bob Polston, Paul Fetter, and Bill Wilson. **Commission Members Absent:** Doug Fisher

Also Present: Redevelopment Director Nick Lawrence, Parks Superintendent Brian Kaluzny, Project Coordinator Brittany Montgomery, Stormwater Director Tom Clevidence, Town Attorney Chris Sturgeon, Fire Chief Tom Upton, Jorge Lanz of Jacobi, Toombs and Lanz, Matt Gullo and Heather Graninger of Kovert Hawkins, and Administrative Assistant Anita Neeld.

Approval of Minutes: Commissioner Tetley made a motion to approve the minutes of an Executive Session held on March 10, 2015, seconded by Commissioner Polston and carried by unanimous vote. Commissioner Polston made a motion to approve the minutes of the March 12, 2015 meeting, seconded by Commissioner Tetley and carried by unanimous vote.

Project Updates – Jorge Lanz of Jacobi, Toombs and Lanz, Inc.

A. Levee Culvert at Flood Control Pump Station No. 2... A meeting is being scheduled with Redevelopment Director Nick Lawrence and Flood Control to discuss the quotes on the flapgate winch catwalks.

B. Little League Park Schematic Design... Tricia McClellan representing Rundell Ernstberger Associates presented updated information on the components chosen for the Little League Park design. Bids for this project should be received in May and the project should be completed by the end of 2015. The cost of this project could be included in the issuance of bonds.

C. Greentree Boulevard/Byron Drive/Lombardy Drive Area Improvements... The topographic survey for the schematic design is complete. Traffic counts for the traffic impact study will be obtained after school resumes from spring break after April 3, 2015.

D. Line Drive Improvements... This project is under design and the bid process should begin in May.

Fire Station #1 Facility Assessment... Matt Gullo and Heather Graninger representing Kovert Hawkins Architects presented information on the assessment of rehabilitating Fire Station #1 on Stansifer Avenue. Several options for this project were discussed with Redevelopment Director Lawrence and Fire Chief Upton. Renovate the existing building, tear

down existing building at current location and rebuild, or build at a new location while using the existing building can be salvaged for Town uses. Chief Upton reported that moving to another location could affect the ISO rating, which could possibly increase the insurance cost.

Bond Discussion... Redevelopment Director Lawrence presented information on the issuance of bonds for several projects. He stated a bond issuance was needed to extend the life of the former legacy TIF area to align the expiration date with that of the 2008 Expansion Area. Due to changes in state statute all TIF areas now have a sunset provision. Redevelopment Director Lawrence presented a list of projects currently in development and the associated costs of each. He stated the bond proceeds could be used for any of the projects listed. He asked for a commitment be made by the Commission to accept the projects as presented and begin the process of working with Umbaugh and Ice Miller on the bond issuance.

A motion was made by Commissioner Fetter to approve the development projects presented by Redevelopment Director Lawrence in the issuance of bonds. The motion was seconded by Commissioner Tetley and carried by unanimous vote.

Legal Business... Attorney Chris Sturgeon reported on the steps that need to be taken in order for the plan amendments to be passed. Discussion was also held on the Court Avenue extension project. Attorney Sturgeon reported that some property issues have come up and asked that Alan Applegate be contacted to discuss these properties. No objection was given on contacting Alan Applegate.

Redevelopment Director Nick Lawrence provided a written outline of activities...

1) Town Park at Little League Project

- A design meeting was held on March 18th. The focus of this meeting was finalizing design and elements for the playground/treehouse area, the shelter area, and the stage area. Another design meeting was held on April 2nd and we are preparing for a TRC review of the project.

2) South Clarksville Redevelopment Plan

- A visioning/kick-off meeting was held between members of the Town Council, Redevelopment Commission, and Plan Commission on March 19th. The presentation was included in the meeting packets
- The first steering committee meeting was held on March 31st at Town Hall. Nearly the entire steering committee was in attendance, and the session was very similar to the kick-off meeting held on March 19th, but with more dialogue and interaction among various stakeholders.
- MKSK conducted a series of face-to-face stakeholder and information gathering interviews on March 31st and April 1st. The list of interviewees was included in the packets for review.
- The next steering committee meeting will likely be around the end of May as MKSK compiles their baseline assessment. We are also identifying and

scheduling additional stakeholder interviews and conference calls as schedules allow.

3) **Regional Cities Initiative**

- An update meeting was held on March 12th and the notes from the meeting are included in your packet. The mission is still moving forward even as funding for the initiative is debated in Indianapolis.
- Participated on a project naming and logo design committee. You will now see our local project branded as “Imagine...Empower...Illuminate...Our Southern Indiana”. Information has been provided in your packet about the project website now live, as well as the MindMixer online engagement platform.
- Announced on April 1st, BNIM is hosting open house type public workshops on April 10th and April 11th. You’re encouraged to attend or invite others to attend these functions. Information is in your packets and also here:

Friday, April 10, 8am-10am

- The Pepin Mansion, 1003 E. Main St., New Albany IN 47150
- Open House Format; Brief welcome and orientation at 8:15 and 9:30

Saturday, April 11, 10am-1pm

- Green Tree Mall, 757 E Lewis and Clark Pkwy, Clarksville, IN 47129
- Family-Friendly, Open House Format; Brief welcome and orientation at 10:30am and 12:00pm

4) **Misc. Activities**

- Brittany Montgomery and I have participated on numerous calls and answered a variety of questions for Department of Homeland Security for the security camera grant. Various reports were filed as well as we play catch up on this grant opportunity.
- Met with Mike Kopp, the new broker for the former Peddler’s Mall property. The list price for the property has dropped to \$2.3 million. Mike is working on evaluating the current parking agreement and is reaching out to big box tenants at the retail conference in Las Vegas in May.
- Hosted a local development for a property tour along Eastern Boulevard in Clarksville
- Attended various meetings with Sharon Wilson and the TRC where new developments were discussed – namely a CVS along Lewis & Clark Parkway and Bubba’s 33, a new restaurant by Texas Roadhouse that is looking to locate next to the Kentuckiana Medical Center.
- Attended a meeting between the Clarksville Parks Department and pool designer Water Technologies Inc. (WTI) to discuss the existing facility use and future needs.

- Met with Lisa Huber, the new government and community relations director for Duke Energy’s Clarksville office.

Approval of Claims... Upon the recommendation from Redevelopment Director Nick Lawrence to approve the register of claims, Commissioner Fetter made a motion to approve the register in the amount of \$33,923.80, seconded by Commissioner Polston and carried by unanimous vote.

Adjournment... There being no further business to come before the Commission at this time, the April 2, 2015 meeting of the Clarksville Redevelopment Commission was adjourned at 8:11 P.M.

Minutes Approved by the Clarksville Redevelopment Commission May 7th, 2015.

Bob Popp

Don Tetley

Paul Fetter

Bob Polston

Doug Fisher