

MINUTES OF THE OCTOBER 8, 2015 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE

A meeting of the Redevelopment Commission was called to order on October 8, 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, Doug Fisher, Bill Wilson, and Paul Fetter. **Commissioner Members Absent:** None.

Also Present: Redevelopment Director Nick Lawrence, Stormwater Director Tom Clevidence, Town Attorney Chris Sturgeon, Planning Director Sharon Wilson, Parks Superintendent Brian Kaluzny, Grant Writer/Associate Planner Dylan Fisher, Jorge Lanz of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, and Administrative Assistant Anita Neeld

Approval of Minutes: Commissioner Fetter made a motion to approve the minutes of the regular meeting held on September 10, 2015, and the executive session held on September 10, 2015 seconded by Commissioner Tetley and carried by a unanimous vote.

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

A. Levee Culvert at Flood Control Pump Station No. 2... This project is complete. Flood Control has requested a \$5,000 piece of equipment to open the gate. Manual crank and electric gate operators were part of the project, not the piece of equipment requested. JTL continues to discuss with Flood Control.

B. Little League Park Design... The contractor, Mac Construction, is moving along well. Due to material order delivery being delayed, notably the stage, the project completion date has been pushed back to November 3rd.

C. Greentree Boulevard/Byron Drive/Lombardy Drive Area Improvements... JTL has met several times with Nick. All Parties appear to agree on the design concept and JTL is working on the completion of the Schematic Design.

D. Line Drive Improvements...Project still on hold until completion of Clarksville Gateway Park.

Court Avenue Extension Project...Richard Moore reported Temple and Temple is installing drain lines near the 400 Building. Three sets of fiber optic utility ducts were installed. As expected, the contractor has encountered existing and abandoned utility obstructions requiring some redesign for drainage.

Legal Business...Town Attorney Chris Sturgeon asks Redevelopment Director Lawrence to address Resolution 2015-R-08. Redevelopment Director Lawrence explains this resolution is an opportunity to invest in education as a component of economic development

and redevelopment. The purpose of the resolution outlines investment by the Redevelopment Commission in technology for students to be able to attain education goals in a global economy. After several meetings with both Greater Clark and Clarksville Schools an agreement was made to invest \$400,000 over a three year period split between the schools for specific technology investments. Representatives from each corporation were in attendance. Attorney Sturgeon presented the resolution, 2015-R-08, as well as separate contracts with each corporation. The split agreed upon by the corporations was \$240,000 to Clarksville and \$160,000 to Greater Clark. A motion was made by Commissioner Polston to approve Resolution 2015-R-08, seconded by Commissioner Tetley, and carried with a 4-1 vote with Commissioner Fisher opposed.

Commissioner Wilson thanked the Commission for their partnership, and the progressive move to recognize education's role in economic development and investing in the students. Clarksville Community School Corporation Superintendent Dr. Kim Knott thanked the Commission for the opportunity to partner. Greater Clark Schools Assistant Superintendent Travis Haire thanked the Commission for its generosity.

Attorney Sturgeon presented the separate contracts for each corporation, highlighted the split of \$240,000 for Clarksville and \$160,000 for Greater Clark. The agreement for Clarksville was presented first, with Commissioner Fetter making a motion to approve, seconded by Commissioner Tetley, and carried with a 4-1 vote with Commissioner Fisher opposed. The agreement for Greater Clark was presented with Commissioner Fetter making a motion to approve, seconded by Commissioner Polston and carried by unanimous vote.

Riverfront Survey Proposal...Redevelopment Director Lawrence presented a proposal from Hart's Surveying and Engineering to survey the Riverside Drive area for the Commission. This is needed for both the security camera installation project and the redevelopment of the riverfront. The proposal is a flat fee of \$8,000 with a 30 day timeframe. Commissioner Polston asks if the terms can be changed to a not-to-exceed of \$8,000. Redevelopment Director Lawrence confirmed the change would be made. Commissioner Polston made a motion to approve the contract with Hart's Surveying and Engineering with the changes made, Commissioner Fisher seconded and carried by unanimous vote. Redevelopment Director Lawrence asked the Commission to authorize Commissioner Popp to execute the formal contract once it was received and reviewed. Commissioner Polston made a motion to authorize Commissioner Popp, seconded by Commissioner Tetley and carried by unanimous vote.

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

1) South Clarksville Redevelopment Plan

- The Alternatives Analysis portion of the project is complete and the summary has been posted to the project website. The next phase is the Plan Development, which began late last month and will run into November.
- Participated in a meeting and conference call with our project consultants, Chris Sturgeon, representatives from Ice Miller, and Umbaugh to discuss financial components of the plan.
- Finalizing details for the Community Workshop in early November.
- Justin Goodwin with MKSK was in town today for one-on-one meetings with a variety of stakeholders to discuss specific plan alternatives.

- Coordination continues with Marathon on the possibility of gaining site access.

2) Aquatic Center Redevelopment Project

- Water Technologies and JTL continue to work on construction plans for the pool. To ensure adequate time is taken for internal review of the project plans, the bidding schedule has been revised, with the first advertisement of the project to be published on October 30th, with bids to be opened on November 24th, and brought to the Redevelopment Commission for award on December 3rd.

3) Misc. Activities

- Received the completed Traffic Impact Study from Lochmeuller Group for portions of Veterans Parkway. Staff will be reviewing the report with JTL and determining recommendations.
- Met with a local real estate broker to discuss development opportunities along Progress Way in addition to possibilities along Highway 60 in the north end.
- Dylan Fisher and I met with Brandon Brummett with the US Army Corps of Engineers to bring everyone up to speed on the riverfront erosion issue and coordination for the security camera installation project.
- Attended the September 21st meeting of the Jeffersonville City Council to request approval of an interlocal agreement for the Court Avenue Extension project. The agreement was unanimously approved.
- Participated in a conference call with the owners of Green Tree Mall discussing potential growth opportunities.
- Met with Mike Coyle, Jr. to continue discussions regarding potential redevelopment opportunities for the Broadway and Veterans Parkway corridor.
- Attended the Grand Opening/Ribbon Cutting ceremony for Swope Volkswagen's new location on Lewis & Clark Parkway.
- Met with Sharon Wilson and Dylan Fisher to discuss the framework for a targeted façade grant program.

Redevelopment Director Lawrence closed his report by recognizing and congratulating Commissioner Bill Wilson for being named President of the Indiana School Board Association Board of Directors.

Approval of Claims... Upon the recommendation from Redevelopment Director Nick Lawrence to approve both the register of claims and the bond register of claims, Commissioner Tetley made a motion to approve both registers, the regular register in the amount of \$59,368.39 and the bond register in the amount of \$441,066.23, seconded by Commissioner Fetter and carried by unanimous vote.

Adjournment... There being no further business to come before the Commission at this time, the October 8, 2015 meeting of the Clarksville Redevelopment Commission was adjourned at 7:30 P.M.

Minutes Approved by the Clarksville Redevelopment Commission November 5th, 2015.

Bob Popp

Don Tetley

Paul Fetter

Bob Polston

Doug Fisher