

MINUTES OF THE FEBRUARY 11 2016 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on February 11, 2016 at 7:00 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building by Redevelopment President A. D. Stonecipher.

Commission Members Present: A.D. Stonecipher, Paul Fetter, Jennifer Voignier, and Bill Wilson. Members absent: David Fisher and Don Slone.

Also Present: Redevelopment Director Dylan Fisher, Project Coordinator Brittany Montgomery, Town Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Planning Director Sharon Wilson, Josh Hillman 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 and an executive session held on January 14, 2016, seconded by Commissioner Voignier and carried by unanimous vote. Commissioner Voignier made a motion to approve the minutes of a special meeting held on February 1, 2016, seconded by Commissioner Fetter and carried by unanimous vote.

Budgetary Information...Administrative Assistant Anita Neeld presented to the Commission copies of the 2015 history printout of the TIF fund. This information will show the Commission what expenses were paid in 2015 and identify the current projects the Commission is working on. Also included in the information is the current 2016 budget for TIF.

Project Updates – Josh Hillman of Jacobi, Toombs and Lanz, Inc.

A. **Little League Park Design (Gateway Park)**... This project is substantially complete. JTL proposes to continue providing services as necessary with an amount not to exceed \$10,000.00 due to contractor's delay which will be covered from the construction contractor's liquidated damages penalty.

B. **Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements**... JTL recommended that a Traffic Light and Impact Study be done. JTL is to bring to next meeting a contract to do final design, plans and CD's of Lombardy Drive and new Traffic Signal at Veteran's Parkway.

C. **Jane Sarles Lane Improvements**... JTL requested permission to seek the bid process on this project in the amount projected to cost \$491,485.00. Redevelopment Director Fisher recommended to the Commission to proceed with the bid process and stated that the estimated completion date would be July 2016. JTL will provide the plan to the Technical Review committee for review at the February 24, 2016 meeting. A motion was made by Commissioner Fetter to proceed with the bid process, seconded by Commissioner Voignier and carried by unanimous vote.

D. Lewis & Clark Trail Project... JTL was awarded a contract in the amount of \$52,500.00 in December and is currently awaiting approval from INDOT to proceed.

E. Clarksville Aquatic Center Redevelopment Project... Currently waiting on schedule to rebid this project.

F. Progress Way Reconstruction Project... JTL is preparing project budgets for the total reconstruction of Progress Way, from Broadway to the I-65 bridge overpass, a distance of .77 miles. JTP previously prepared estimates for two realignment options at Addmore Lane. JTL will provide information at the next scheduled meeting of the commission.

Court Avenue Extension Project... Richard Moore reported that the contractor Temple and Temple made little progress to the project due to 13 days of bad weather conditions. Proofed rolled the south side of the parking area with some fill dirt brought in. The site was cleaned up, steel rails were hauled off and the fence barricade was removed. The subgrade for the concrete sidewalks, curbs and parking areas was started. Testing was performed on the storm sewer system that was installed. The roadway remains open to traffic only at this time.

Approval of Proposal with MKSK for South Clarksville Redevelopment Plan... Redevelopment Director Dylan Fisher presented a proposal from MKSK in the amount not to exceed \$2600.00 for travel and expenses. Director Fisher explained that MKSK has one final meeting that they need to attend for presentation and approval to the Town Council. A motion was made by Commissioner Fetter to approve the 2600.00 proposal with MKSK, the motion was seconded by Commissioner Voignier and carried by unanimous vote.

Approval of Contract with Hart's Surveying and Engineering for Riverside Drive Port Security Grant Cameras... Redevelopment Director Fisher presented information on the 2014 Port Security Grant for security cameras located at the water front on Riverside Dr. Director Fisher reported that the original spec's allowed the contractor, Security Pros to use the existing light poles for installing the cameras. It has been determined that the poles are located in the flood plain and on a historical site which means a new scope of work will need to be prepared adding extra conduit. A contract in the amount not to exceed \$2250.00 with Hart's Surveying was presented for approval. A motion was made by Commissioner Fetter to approve Hart's Surveying and Engineering contract, the motion was seconded by Commissioner Voignier and carried by unanimous vote.

Approval of Resolution 2016-R-03 Accepting the Conveyance of Certain Parcels of Real Estate by Deed from the Town of Clarksville... Resolution 2016-R-03 states that the Commission will authorize the transfer, by deed, of two subject parcels to the Clarksville Redevelopment Commission and that the Clarksville Redevelopment Commission accepts the conveyance of parcels of real estate by deed for further development consistent with Indian Law. A motion was made by Commissioner Voignier to accept Resolution 2016-R-03, seconded by Commissioner Fetter and carried by unanimous vote.

Discussion on Hale Road Project... Town Attorney Chris Sturgeon reported that he has had discussion with Attorney Keith Pullium on the purchase of the Hale Road property. It was determined to hold off on the purchase until after the final budget figures were determined.

Approval of Soliciting RFP's for Redevelopment Owned Property along Veterans Parkway... Redevelopment Director Fisher presented information on formalizing a Request for Proposals (RFP) to sell Redevelopment Commission owned property along Veterans Property for future development.

Director Fisher reported that the Harold Hart, Hart's Surveying & Engineering, had begun creating a Minor Subdivision Plat which establishes two parcels of land which would be subject to the RFP process. Director Fisher presented a Draft RFP document for the Commission's review.

A motion was made by Commissioner Fetter to move forward with preparing RFP's for Redevelopment Owned Property, the motion was seconded by Commissioner Voignier and carried by unanimous vote.

DIRECTOR'S REPORT

Activities from February 2, 2016 – 2/10/2016

1. SOUTH CLARKSVILLE REDEVELOPMENT PLAN

- A draft plan was presented for Plan Commission review on Wednesday, February 3, 2016. Dylan Fisher, Redevelopment Director, gave the public presentation on the 3rd.
- Mary Anne Crabtree, Steering Committee Member, requested the final Plan stipulate that the eight (8) goals presented in the Plan have not been prioritized. Town staff has already coordinated said request with MKSK.
- The Plan Commission approved the plan with a favorable recommendation to the Town Council for adoption into the Comprehensive Plan.
- The final Plan will go before the Town Council on Monday, March 7, 2016.
- I conducted multiple phone interviews with local media outlets regarding the Plan.
- Interviewed with WAVE 3 regarding the Plan.

2. 900 EASTERN BLVD

- Sharon Wilson, Chris Sturgeon, and I met with Josh Hillman, JTL, and various property owners regarding 900 Eastern Blvd. Clarksville, IN 47129 and the adjoining properties.
- The Town and Jacobi, Toombs, and Lanz are currently preparing the necessary items to submit before the Plan Commission and Town Council.
- Such items are scheduled to go before the Plan Commission and Town Council in March 2016.

3. MISC. ACTIVITIES

- Met with four separate developers interested in the Veterans Parkway RFP.
- Spoke with multiple developers over the telephone regarding the Veterans Parkway RFP.
- I attended the 2/10/16 Technical Review Committee. Items for review included a minor subdivision plat, temporary event permit, and development plan review.
- Met with representatives from Jacobi, Toombs, and Lanz to discuss the various ongoing projects which they are involved in with the Redevelopment Commission.
- Met with Richard Moore, R W Moore Consulting Engineers, regarding the ongoing Court Avenue Extension Project.
- Created a new draft version of the Veterans Parkway Request for Proposals.
- Attended the Town Council Search Committee meeting on Saturday, February 6, 2016.
- Prepared claims, agenda, and staff report for the February Historic Preservation Commission Meeting.
- Held an introductory meeting with a multi-family housing developer interested in purchasing an existing complex to improve in Clarksville.
- Met with Harold Hart regarding the Riverside Drive survey.
- Met with Fire Chief Brandon Skaggs and Deputy Chief Dennis Johnson regarding the real property purchase of 404 Hale Rd.

Water Technology Contract for Aquatic Center Project... A contract with Water Technology Inc. for the redevelopment of the existing aquatic center was presented to the commission for review only. The contract was previously approved and currently being paid from TIF funds.

Report of Funding for Spring Professional Development Conference... Director Fisher presented a registration form for the Spring Professional Development Conference in Muncie IN on 2/19/2016 in the amount not to exceed \$350.00.

Invoice from Greater Clark County School Corporation... Director Fisher presented an invoice from Greater Clarks County School Corporation in the amount of \$160,000.00. This invoice has been approved in a prior RDC meeting but the invoice was not presented on the register for this meeting. This is for informational purposes only.

Consideration of Changing Meeting Dates... Commissioner Stonecipher addressed the Commission on the possibility of changing the day and possibly the time of the already scheduled Redevelopment Meetings for 2016. This item was taken under advisement and to be discussed at a later date.

Approval of Claims... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims in the amount of \$90,264.65 and the bond register of claims in the total amount of \$293,159.98, Commissioner Voignier made a motion to approve both registers, seconded by Commissioner Fetter and carried by unanimous vote.

Adjournment...There being no further business to come before the Commission at this time, a motion to adjourn the February 11, 2016 meeting of the Clarksville Redevelopment Commission at 8:02 P.M. was made by Commissioner Fetter, seconded by Commissioner Voignier and carried by unanimous vote.

Minutes Approved by the Clarksville Redevelopment Commission March 10, 2016.

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voignier

Don Slone