

MINUTES OF THE MAY 16 2016 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on May 16, 2016 at 8:18 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 Jennifer Voignier, Paul Fetter, Don Slone and Bill Wilson. Members absent: David Fisher

Also Present: Redevelopment Director Dylan Fisher, Town Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Planning Director Sharon Wilson, Project Coordinator Brittany Montgomery, Aaron Sutherland 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 April 18 2016, an executive session held on April 18, seconded by Commissioner Voignier and carried by 4/0 vote.

Blackiston Mill Road Improvements... Nick Batta representing Lochmueller Group presented information on a current contract that the Town has for improvements along Blackiston Mills Road from Lewis and Clark to Gutford Road. As part of the improvements an environmental study was completed. During the study some historic sites were discovered. Upon the discovery of these sites an amendment to the original contract is needed. Amendment No. 1 was presented in the amount of \$76,350.00 for approval for additional services due to this discovery. A motion to approve amendment No. 1 was made by Commissioner Fetter, seconded by Commissioner Voignier and carried by 4/0 vote.

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

A. Gateway Park Design... The ribbon cutting was held and the park is open. There are a few minor things needed to complete the project.

B. Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements... JTL is proceeding with the final design of widening Lombardy Drive. The construction schedule is dependent on utility coordination and right of way acquisition and is being planned for late summer construction with Lombardy constructed under traffic.

C. Jane Sarles Lane Improvements... The contractor Temple and Temple Excavating was given the notice to proceed with this project. Utility locations were verified prior to proceeding.

D. Lewis & Clark Trail Project... July 2016 is letting time frame.

E. Clarksville Aquatic Center Redevelopment Project... The contractor Mac Construction has started construction.

F. Progress Way/Potters Lane Reconstruction... The revisions discussed at the RDC meeting were approved by the Technical Review Committee. JTL is coordinating changes to scope with Redevelopment Director Fisher to improve Admore instead of Progress Way as a result of relocation of the Cunningham Campers drive. The Town will not need to purchase right-of-way but will instead will need to perform Storm Water improvements and widen Admore Lane. A contract for design will be brought back to the next meeting of the RDC. Commissioner Fetter made a motion to notify actions of authority, seconded by Commissioner Voignier and carried by 4/0 vote.

G. Ettl Lane Extension through Gateway Crossing (Peddler's Mall) Development Project... Survey is under way

Court Avenue Extension Project... Richard Moore reported that the contractor Temple and Temple has completed this project and presented the change order list that occurred during this project. A motion was made by Commissioner Fetter is approve the change orders that were performed, seconded by Commissioner Voignier and carried by 4/0 vote.

Approval of Resolution 2016-R-05 Pledging Tax Increment ... A resolution numbered 2016-R-04 was presented to the commission which includes the Little League Park Refunding bond in the TIF pledge. A motion to approve resolution 2016-R-05 was made by Commissioner Fetter, seconded by Commissioner Slone and carried by 4/0 vote.

Approval of Resolution 2016-R-06 of the Clarksville Redevelopment Commission ... A resolution was presented to the commission which determined that there is no excess assessed value that may be allocated to other taxing units. A motion to approve resolution 2016-R-06 was made by Commissioner Voignier, seconded by Commissioner Fetter and carried by 4/0 vote.

Approval of Agreement with Strand Associates for Broadway District Storm Water Analysis and Engineering... Project Coordinator Brittany Montgomery presented an agreement with Strand Associates for the Broadway District Storm Water Analysis and Engineering project. Three firms submitted proposals through the RFP process with Strand Associates being the recommendation from Project Coordinator Montgomery along with Redevelopment Director Fisher in the amount of \$53,750.00 stating that it has been reviewed by Town Attorney Sturgeon. A motion to approve the agreement with Strand Associate was made by Commissioner Fetter, seconded by Commissioner Voignier and carried by 4/0 vote.

DIRECTOR'S REPORT APRIL 18, 2016

Activities from March 11, 2016 – 4/18/2016

1. McCULLOCH FIRE STATION #3

- Land sale transaction has been completed. Redevelopment Commission now has ownership.

2. GATEWAY CROSSING (900 EASTERN BLVD)

- Josh Hillman, JTL Eng., and Director Fisher attended the March 21, 2016 Clarksville Town Council regular meeting to seek approval of the rezoning application previously reviewed by the Plan Commission. Rezoning request was approved.
- Director Fisher attended the April 6, 2016 Plan Commission meeting for the final Subdivision Plan review. Plat was approved.
- Await second land appraisal for subject properties.

3. SALE OF REDEVELOPMENT COMMISSION OWNED PROPERTY (VETERANS CROSSING RFP)

- Director Fisher attended the March 14, 2016 Redevelopment Authority meeting to secure approval for land transfer. Transfer was approved.
- Director Fisher and Harold Hart, Hart's Surveying and Engineering attended the April 6, 2016 Plan Commission meeting to present the preliminary Minor Subdivision Plats to assemble the proper land. Preliminary Plat was approved. Will receive final review at May Plan Commission meeting.
- Director Fisher finalized the Request for Proposal.
- Proposals are due by 2:00 pm EST, Thursday, May 26, 2016.
- The deadline for all inquiries is set for Thursday, May 19, 2016.

4. BROADWAY DISTRICT TRAFFIC IMPACT STUDY

- Lochmueller Group is currently making final revisions to the Draft report. Director Fisher anticipates a Final Report before the end of the month.

5. MISC. ACTIVITIES

- Met with and spoke with several developers interested in the Veterans Crossing RFP and South Clarksville Plan.
- Coordinated with multiple stakeholders regarding the future of the Broadway District.
- Attended the final walkthrough meeting for Gateway Park with Brian Kaluzny, Parks Superintendent, Willie Liter, Parks Maintenance Chief, Josh Darby with Jacobi Toombs and Lanz, and Tricia McClellan with Rundell Ernstberger Associates, LLC.
- Met with representatives from Jacobi, Toombs, and Lanz to discuss the various ongoing projects which they are involved in with the Redevelopment Commission.
- Attended the Pre-Bid and Bid Opening meeting for Jane Sarles Lane.
- Attend the March 17, 2016 Clarksville Kiwanians Club meeting to present the South Clarksville Redevelopment Plan to the local members.
- Met with Richard Moore, R W Moore Consulting Engineers, regarding the ongoing Court Avenue Extension Project at the site.

- I met with Richard Moore, representatives from Temple & Temple, and Cory and Kyle Hoehn regarding the Court Ave Extension Projects current status.
- Attended the March 24, 2016 River Hills Economic Development Executive Board Meeting.
- Met with the Jill Saegesser, River Hills Director, on March 29th to discuss the Town's past and future involvement. We agreed the Town has not utilized their help to its fullest potential in the past and want to improve our relations.
- Met with Harold Hart, Josh Campbell, Security Pros Project Coordinator, Brittany Montgomery, and Brian Kaluzny regarding the Riverside Drive Security System Project.
- Coordinated the location of an 80 – 90 employee medical facility to Clarksville. Such project would be an infill development project along an existing commercial corridor.
- Prepared claims for the March Historic Preservation Commission Meeting.
- Conducted various grant administration tasks.

Property Tax Appeal... Redevelopment Director Fisher reported that he has been contacted by Clark County Assessor, Vicky Kent Haire on the ongoing tax appeal process for Target Co. located on Veteran's Parkway. This appeal has been on the books for several years and now requires a revised land valuation service contract. The Town is required to finance the valuation service contract due to the property being within the Clarksville Redevelopment Commission's established TIF District. Director Fisher presented a contract from Integra Realty Resources based on an hourly rate. Director Fisher also requested approval of \$1950.00 for the retainer which is required to begin the valuation process. A motion was made by Commissioner Fetter to approve the contract and retainer amount from Integra Realty Resources, seconded by Commissioner Voignier and carried by 4/0 vote

Announcement... It was announced that the next meeting of the Redevelopment Commission will be held Tuesday June 28, 2017. Also reminded that all future meetings of the Redevelopment Commission will be held on the 4th Tuesday of every month for the remaining of the year with exception of the July and October regular meetings which remain to be scheduled.

Approval of Claims... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims in the amount of \$72,760.88 and the bond register of claims in the total amount of \$458,123.19, Commissioner Fetter made a motion to approve both registers, seconded by Commissioner Voignier and carried by 4/0 vote.

Adjournment... There being no further business to come before the Commission at this time, a motion to adjourn the April 18, 2016 meeting of the Clarksville Redevelopment Commission at 9:02 P.M. was made by Commissioner Voignier, seconded by Commissioner Fetter and carried by 4/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission June 28, 2016.

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voignier

Don Slone