

## **MINUTES OF THE JUNE 28, 2016 MEETING OF THE REDEVELOPMENT COMMISSION**

A meeting of the Redevelopment Commission was called to order on June 28, 2016 at 7:09 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, David Fisher, and Don Slone. Members absent: Bill Wilson.

**Also Present:** Redevelopment Director Dylan Fisher, Town Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Planning Director Sharon Wilson, Project Coordinator Brittany Montgomery, Fire Chief Skaggs, Assistant Fire Chief Johnson, Council Member's Gilkey and Worrall, Jorge Lanz of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, and Administrative Assistant Anita Neeld.

**Approval of Minutes:** Commissioner Voignier made a motion to approve the minutes of a special meeting held on May 13, 2016, the regular meeting held on May 16, 2016, a special meeting held on May 26, seconded by Commissioner Slone and carried by 4/0 vote.

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

A. **Gateway Park Design**...There are a few minor things needed to complete the project.

B. **Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements**... This project is to be bid in July. Plans have been submitted to the TRC for review at the June 29 meeting.

C. **Jane Sarles Lane Improvements**... The contractor Temple and Temple Excavating has started construction on the project.

D. **Lewis & Clark Trail Project**...This project has been advertised by INDOT for the letting date of July 13, 2016.

E. **Clarksville Aquatic Center Redevelopment Project**... The contractor Mac Construction has started construction on this project.

F. **Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction**... The original plans have been revised per discussion as the last RDC meeting and have been submitted to the TRC for re view.

G. **Ettel Lane Extension through Gateway Crossing (Peddler's Mall) Development Project**... Survey is complete. Design will commence after Storm and Sanitary utility meeting with the Town.

**Approval of Agreement with R. W. Moore Consulting Engineers, P.S.C...** An agreement with R. W. Moore Consulting Engineers was presented for professional engineering consultation and advice to the commission for a term of one year. A motion was made by Commissioner Fetter to approve the agreement with R. W. Moore Engineering, the motion was seconded by Commissioner Fisher and carried by 5/0 vote.

**Temporary Right-Of-Way Entry for 700 Eastern Blvd with ARC-Value Property Investment, LLC.** ...Attorney Sturgeon presented a temporary right-of-way for property located at 700 Eastern Blvd which is owned by ARC-Value, LLC. Attorney Sturgeon asked that Redevelopment Director Dylan Fisher be given permission to sign the document and have the work performed as planned. A motion was made by Commissioner Voignier to allow Redevelopment Director Fisher sign the agreement, the motion was seconded by Commissioner Slone and carried by unanimous vote.

**Memorandum of Understanding with Jesse Ballew...** This item was tabled.

**Discussion on the 2007 Refunding Bonds...** Attorney Chris Sturgeon reported that he has spoken with Piper Jaffray & Co. and they indicated that the turmoil in the market would not affect the refunding of our bonds.

**Veterans Crossing RFP's...** Redevelopment Director Dylan Fisher reported that all five RFP respondents had been reviewed by the Commission members. Director Fisher made a recommendation to dispose of the property in a different manner under the IC code 36-7-14-22. A motion was made by Commissioner Fisher to send out letters of rejection and to return all money deposited, seconded by Commissioner Voignier and carried by 5/0.

**Fire Station No. 1 and Police Substation Facility Assessment...** Redevelopment Director Dylan Fisher presented an agreement from Kovert Hawkins Architect in the amount not to exceed \$48,000.00 for the schematic planning phase of Fire Station No. 1 and Police Substation to be located on Stansifer Avenue directly across from the current Fire Station #1. The focus of the data provided will demonstrate the ability to create a new building which will allow Fire and Police to have a presence in Southern Clarksville. The study will be centered around how the new fire and police station will spur development, create a sense of safety and have proper access for fire and rescue operations. A motion to approve the agreement with Kovert Hawkins was made by Commissioner Slone, seconded by Commissioner Voignier and carried by 5/0 vote.

## **DIRECTOR'S REPORT JUNE 28, 2016**

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Activities from May 16, 2016 – 6/28/2016

### **1. GATEWAY CROSSING (900 EASTERN BLVD)**

- Land transaction has been completed.

### **2. VETERANS CROSSING RFP**

- Five Proposals were received by the May 26, 2016 deadline.

- Selection committee scores have been received and tabulated.

### **3. LOMBARDY DRIVE IMPROVEMENTS**

- Director Fisher has been coordinating with Mr. Jesse Ballew to finalize the planning stages of this project.

### **4. 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.
- Met with representatives from Jacobi, Toombs, and Lanz to discuss the various ongoing projects which they are involved in with the Redevelopment Commission and Town of Clarksville.
- Met with Eric Lucas with MKSK regarding preparation of a scope of work for the waterfront and Woener Ave design and schematic work.
- Met with multiple property owners within the South Clarksville Redevelopment Plan regarding the next steps towards full implementation of the plan's goals and objectives.
- Coordinated closing procedures for the Gateway Crossing property.
- Attended the Gateway Crossing closing with Commission President A.D. Stonecipher and Secretary Paul Fetter.
- Attended the June 23, 2016 KIPDA Board of Directors Meeting and Transportation Policy Committee Meeting.
- Met with Ken Conklin and Pam Seabolt regarding implementation of the ALL-IN Block Party Grant.
- Met with Jesse Ballew regarding various dealing with the Redevelopment Commission.
- Coordinated with representatives from PACO Manufacturing and Cunningham Campers to ensure the location of Cunningham Campers.
- Prepared claims for the June Historic Preservation Commission Meeting.
- Coordinated with Shaunna Graf, Brian Kaluzny, and Brittany Montgomery about the current status and future progress of various Ohio River Greenway projects in Clarksville.
- Attended an update meeting with Brittany Montgomery, Brian Kaluzny, and representatives from the U.S. Army Corps of Engineers about their recent studies and survey of the Emery Crossing erosion issue.
- Participated in the pre-bond rating and bond rating phone calls with our legal counsel and S&P staff regarding the Little League Bond Refunding efforts.
- Attended the May 26, 2016 River Hills Regional Planning and Economic Development Corporation board meeting.

- Began initial coordination with River Hills EDC staff to secure potential Phase 1 and Phase 2 environmental brownfield study funding.
- Conducted various grant administration tasks.

**Announcement**... It was announced that the next meeting of the Redevelopment Commission will be held Tuesday July 19, 2016 @ 7:00.

**Approval of Claims**... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims in the amount of \$981,013.42 and the bond register of claims in the total amount of \$334,273.75, Commissioner Fetter made a motion to approve both registers, seconded by Commissioner Voignier and carried by 5/0 vote.

**Adjournment**... There being no further business to come before the Commission at this time, a motion to adjourn the June 28, 2016 meeting of the Clarksville Redevelopment Commission at 7:46 P.M. was made by Commissioner Fisher, seconded by Commissioner Slone and carried by 5/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission July 19, 2016

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A.D. Stonecipher

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David Fisher

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Paul Fetter

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Jennifer Voignier

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Don Slone