

## **MINUTES OF THE JULY 19, 2016 MEETING OF THE REDEVELOPMENT COMMISSION**

A meeting of the Redevelopment Commission was called to order on July 19, 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 Jennifer Voignier, Paul Fetter, David Fisher, and Don Slone. Members absent: Bill Wilson.

**Also Present:** Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Town Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Planning Director Sharon Wilson, Project Coordinator Brittany Montgomery, 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 the regular meeting held on June 28, 2016, with Commissioner Stonecipher making a correction under First Station No.1 showing a final vote of 4/0 which should be corrected to 5/0 and an executive session held on June 28, 2016, seconded by Commissioner Fetter and carried by 5/0 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's preliminary plans have been approved by TRC. Plans to go out for bid in winter to include project with Community Crossings grant.

C. **Jane Sarles Lane Improvements**... The contractor Temple and Temple Excavating are currently constructing the curbs and sidewalks and the project is currently on schedule.

D. **Lewis & Clark Trail Project**...Bids were opened by INDOT on July 13, 2016. There were not bids received within the budget and the engineer's estimate of \$4.1M. Mac Construction was lowest bidder in the amount of \$5.7M. JTL is requesting permission to revise and rebid the project, hopefully at the September 14, 2016 INDOT letting, a motion was made by Commissioner Fetter to allow JTL to rebid this project, seconded by Commissioner Voignier, and carried by 5/0 vote.

E. **Clarksville Aquatic Center Redevelopment Project**... The contractor Mac Construction has started construction on this project. Status same as last month.

**F. Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction**... Addmore Lane preliminary design plans were approved by TRC at the July 13, 2016 meeting. JTL is to coordinate with Cunningham Campers designer to finalize design of connection to Town portion of the project.

**G. Ettel Lane Extension through Gateway Crossing (Peddler's Mall) Development Project**... JTL is to meet with Redevelopment Director Fisher and the owner Chris McCarthy to discuss the storm and sanitary utilities.

**H. Assurance Health**...Currently working on preparing sanitary quote package with Director Fisher and the developer.

**Memorandum of Understanding with Jesse Ballew**...Redevelopment Director Dylan Fisher held discussion and no action taken.

**Approval of Agreement with Jacobi Toombs and Lanz for General Engineering Services**... An agreement with Jacobi Toombs and Lanz was presented for approval for General Engineering services in the amount of the standard hourly billing rates. A motion was made by Commissioner Fisher to approve the agreement as presented, seconded by Commissioner Voignier and carried by 5/0 vote

**Approval of Agreement with Jacobi Toombs and Lanz for Traffic Signal at Veteran's Parkway & Sam Gwin Drive**... An agreement with Jacobi Toombs and Lanz was presented for approval in the amount of \$12,500.00 for Traffic Signal at Veteran's Parkway & Sam Gwin Drive. A motion was made by Commissioner Fetter to approve the agreement as presented, seconded by Commissioner Voignier and carried by 5/0 vote.

**Approval of Agreement with K&M Clarksville Real Estate, LLC**... An agreement with K&M Clarksville Real Estate was presented for approval in the amount not to exceed \$325,000.00. This agreement states that K&M will construct on a currently unimproved land at Greentree Boulevard and Blackiston View Drive an inpatient acute care geriatric psychiatric hospital. The RDC will contribute toward the cost of storm water improvements, wastewater improvements and utility relocation fees associated with the project. A motion was made by Commissioner Fisher to approve the agreement as presented, seconded by Commissioner Voignier and carried by 4/1 vote with Commissioner Slone abstaining.

**Broadway Heights**...Redevelopment Director Dylan Fisher presented information from General Hospitalities, LCC, on a prospective hotel development within the Broadway District. Redevelopment Director Fisher made a recommendation to approve an amount not to exceed \$100,000.00 of TIF reimbursement for expenditures to extend wastewater and water utilities to the development site. A motion was made by Commissioner Slone to approve the \$100,000.00 for expenditures to General Hospitalities, LCC, seconded by Commissioner Fetter and carried by 5/0 vote.

## **DIRECTOR'S REPORT**

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Activities from June 29, 2016 – 7/19/2016

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

- Director Fisher met with Chris McCarty, Sharon Wilson, Katherine Groskreutz, and JTL Representatives to discuss coordination of projects and construction schedules.
- The project team is evaluating the benefits of bid the project for construction this fall rather than the originally planned spring bid period.
- Director Fisher held multiple phone conversations with a prospective tenant for the remaining portion of Mr. McCarty's building.

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

- Director Fisher notified all five respondents regarding their RFP denial and returned earnest monies deposit on June 29, 2016.
- Director Fisher coordinated through Brittany Montgomery with the Wastewater Treatment Department to procure a cost estimate for utility extension to both sites.
- Director Fisher coordinated through Brittany Montgomery with JTL and Lochmeluller Group to procure cost estimates for the traffic light installation improvements at the Sam Gwin and Veterans Parkway intersection.
- Director Fisher discussed benefits of constructing an "emergency vehicle only" access road in conjunction with future development with Police and Fire Department representatives. A schematic design and cost estimate will be completed at a later date.

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

- Director Fisher has been coordinating with Mr. Jesse Ballew to finalize the planning stages of this project.
- Director Fisher and attorney Chris Sturgeon have been in communication regarding a formal Memorandum of Understanding for the project.
- Director Fisher is working on tenant/ developer attraction to the redevelopment area.

### **4. SOUTH CLARKSVILLE REDEVELOPMENT PLAN**

- Director Fisher and Sharon Wilson are currently reviewing a contract with MKSK for schematic design of four key public improvement elements outlined in the Plan.
- Director Fisher is in communications with Marathon Petroleum Company regarding their plans for the property that the Town currently leases from them.

## 5. MISC. ACTIVITIES

- Spoke with several developers/parties interested in the South Clarksville Redevelopment Activities. 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 multiple property owners within the South Clarksville Redevelopment Plan regarding the next steps towards full implementation of the plan's goals and objectives.
- Met with Ken Conklin and Pam Seabolt regarding implementation of the ALL-IN Block Party Grant.
- Attended and helped host the ALL-IN Block Party on July 9<sup>th</sup>, 2016.
- Met with Jesse Ballew regarding various dealing with the Redevelopment Commission.
- Attended meetings with staff and consultants to discuss the following projects
  - Lewis and Clark Trial Project
  - CSX Rail Trail
  - Stub road at Traditions development
- Prepared claims for the July Historic Preservation Commission Meeting.
- Conducted various grant administration tasks.

**Announcement**... It was announced that the next meeting of the Redevelopment Commission will be held Tuesday August 23, 2016 @ 7:00.

**Approval of Claims**... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims in the amount of \$1,287,194.12 and the bond register of claims in the total amount of \$324,803.65, Commissioner Voignier made a motion to approve both registers, seconded by Commissioner Fisher 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 July 19, 2016 meeting of the Clarksville Redevelopment Commission at 7:40 P.M. was made by Commissioner Voignier, seconded by Commissioner Fetter and carried by 5/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission August 23, 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