

MINUTES OF THE AUGUST 23, 2016 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on August 23, 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, Don Slone, and Bill Wilson. Members Absent: David Fisher

Also Present: Redevelopment Director Dylan Fisher, Project Coordinator Brittany Montgomery, Parks Superintendent Brian Kaluzny, Planning Director Sharon Wilson, Town Manager Kevin Baity, Town Attorney Chris Sturgeon, Jorge Lanz of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, Eric Lucas with MKSK, and Benefits Coordinator Naomi Polston.

Approval of Minutes: Commissioner Fetter made a motion to approve all minutes listed (7/18/2016 Executive Session, 7/19/2016 Regular Meeting, 7/19/2016 Executive Session, 8/8/2016 Executive Session, and 8/15/2016 Special Meeting) as there were no corrections to be made. The motion was seconded by Commissioner Voignier and carried by a 4/0 vote.

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

A. Gateway Park Design...JTL is closing out the project. There are a few items that need to be completed including but not limited to installing a new slide off of the elevated playhouse.

B. Veterans Parkway/Byron Drive/Lombardy Drive area Improvements... The project's preliminary plans have been approved by TRC. Plans to go out for bid in winter to include project with Community Crossings Grant. Commissioner Stonecipher commented that we received funding of one million dollars today through INDOT's Community Crossings Grant program and thanked Brittany Montgomery for all her hard work.

C. Jane Sarles Lane... Paving underway & lighting still needs to go up. Will be completed by the end of the month.

D. Lewis & Clark Trail Project... Town staff and JTL have evaluated and selected cost reduction components following the previous INDOT bids to construct this project coming in above the engineers estimate. The most significant cost reduction will come from removing the existing bridge structure across Silver Creek and installing a new structure in its place. JTL has coordinated with INDOT and the Town to establish December 14, 2016 as the date the project will be rebid. Also INDOT has indicated that it may contribute up to 80% of the project cost.

E. **Clarksville Aquatic Center Rehabilitation Project**...Construction going well.

F. **Addmore Lane Improvements (F.K.A. Progress Way Reconstruction Project/Potter's Lane)**...JTL met with Cunningham Campers' designer and will proceed with finalizing Addmore Lane Improvements design plans.

G. **Gateway Crossing (Peddler's Mall) Development Project**...JTL is conducting a detention analysis.

H. **Assurance Health**...Preparing sanitary quote package. JTL is coordinating with the Redevelopment Director and the Developer.

I. **Traffic Signal at Veterans Parkway and Sam Gwin Drive**...Field work for survey is complete. Design is underway.

Broadway District Stormwater Study...Update on study and presentation will be held at the next meeting.

Legal Business...

Veterans Crossing Subdivision – Redevelopment Commission Attorney Chris Sturgeon presents Resolution No. 2016-R-07 regarding the transfer of property from the Redevelopment Authority to the Redevelopment Commission. Attorney Sturgeon indicated the final deed completing all transference steps will be recorded tomorrow upon approval of Resolution No. 2016-R-07. Commissioner Fetter made a motion to approve 2016-R-07, seconded by Commissioner Voignier, and carried by a 4/0 vote.

SME Contract – Director Fisher and Project Coordinator Montgomery presented a contract for Phase I and Phase II Environmental Site Assessments between the Redevelopment Commison and SME. Director Fisher recommended approval of the Phase I services and future review and approval of Phase II services. Motion made by Commissioner Slone and seconded by Commissioner Fetter to approve Phase 1 Environmental - \$6,600 and was carried by a 4/0 vote.

Unfinished Business...

South Clarksville Redevelopment Plan – Schematic Design - Motion to approve contract for Schematic Design....6 months completion timeline and fee estimate of \$534,167.00 for all 5 elements. A motion made by Commissioner Voignier to enter into agreement with MKSK's contract and seconded by Commissioner Fetter and carried by a 4/0 vote.

DIRECTOR'S REPORT AUGUST 23, 2016

Activities from July 20, 2016 – 8/22/2016

1. VETERANS CROSSING

- The Redevelopment Commission selected Hogan Real Estate to purchase and develop Veterans Crossing on August 15, 2016.
- Private negotiations on a development agreement have begun.

2. LOMBARDY DRIVE IMPROVEMENTS

- Director Fisher has been coordinating with Mr. Jesse Ballew to facilitate development of the adjacent site to the highest and best use.
- Communication with Fairington Apartments is progressing.
- The Town was awarded a \$1,000,000.00 matching grant through the Community Crossings Grant Program on August 23, 2016. The proposed Lombardy Drive Improvements were included in the costs to cure for this grant. Director Fisher will continue to work on this project in coordination with Mr. Brad Cummings, Public Works Director, and Mrs. Brittany Montgomery, Project Coordinator.

3. 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 various property owners regarding ongoing and future redevelopment activities.
- Met with Jesse Ballew regarding various dealing with the Redevelopment Commission.
- Completed various tasks related to Veterans Crossing.
- Attended meetings with staff and consultants to discuss the following projects
 - Lewis and Clark Trail Project
 - CSX Rail Trail
 - South Clark Blvd.
 - Schematic Design for South Clarksville Public Improvements.

- Clarksville Family Aquatic Center
- Jane Sarles Lane
- Attended the August 2, 2016 & August 9, 2016 Staff Meetings.
- Attended ISI Annual Meeting on August 16, 2016 with Town Manager Kevin Baity and Councilwoman Jennifer Voignier.
- Attended August 18, 2016 Ohio River Greenway Commission meeting as proxy to Patrick Duggins of Clarksville.
- Attended August 23, 2016 Community Crossings Grant Program funding announcements at Bridge 160 and Veterans Parkway.
- Prepared claims for the August Historic Preservation Commission Meeting.
- Conducted various tasks for the Historic Preservation Commission
- Conducted various grant administration tasks.

Other New Business...

Brownfield Redevelopment Conference Attendance - Director Fisher informs the Redevelopment Commission that he will be attending a conference in Indianapolis, Indiana on September 29th through the Midwestern States Environmental Consultants Association regarding various brownfield redevelopment practices and funding strategies. Director Fisher states the knowledge gained from this conference will assist in implementation of the South Clarksville Redevelopment Plan's Transformation Area. Director Fisher indicates conference registration costs will be discounted to \$45.00 due to his active membership with NAIOP. Director Fisher intends to travel to and stay in Indianapolis the night of the 28th due to the conference starting early in Indianapolis on the 29th.

Announcement... It was announced that the next meeting of the Redevelopment Commission will be held Tuesday September 27, 2016 @ 7:00 P.M.

Approval of Claims... Upon the recommendation from Redevelopment Director Dylan Fisher to approve the regular register of claims, Commissioner Voignier made a motion to approve the register in the amount of \$122,292.61 seconded by Commissioner Fetter and carried by 4/0 vote. Upon the recommendation from Redevelopment Director Dylan Fisher to approve the bond register of claims, Commissioner Slone made a motion to approve the register in the amount of \$782,537.52 seconded by Commissioner Fetter 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 August 23, 2016 meeting at 7:40 P.M. was made by Commissioner Slone, seconded by Commissioner Voignier and carried by a 4/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission September 27, 2016.

A.D. Stonecipher

Jennifer Voignier

Paul Fetter

David Fisher

Don Slone