

MINUTES OF THE SEPTEMBER 27, 2016 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on September 27, 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, and Don Slone, arriving at 7:04 Jennifer Voignier. Members absent: David Fisher and Bill Wilson.

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Parks Assistant Superintendent BJ Lynton, 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 Slone made a motion to approve the minutes of the regular meeting held on August 23, 2016, seconded by Commissioner Fetter and carried by 3/0 vote. Commissioner Voignier not present for this vote.

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

A. Gateway Park Design...Discussion held on the grass hill with slide. The grass at the area has become worn down by all the children playing at this location. A change order to install additional turf on the slide mounds in the amount NTE \$56,770.76 was presented. A motion was made by Commissioner Fetter to approve the change order. The motion was seconded by Commissioner Slone and carried by 4/0 vote.

B. Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements... Plans and descriptions to be sent to Fairington Apartments owners for review. It is also determined that an environments study will need to be performed on this project. This project is to be partially funded with the Community Crossings Grant which was awarded by INDOT on August 23, 2016.

C. Jane Sarles Lane Improvements... This project is complete

D. Lewis & Clark Trail Project...Plans and documents have been changed and ready to resubmit to INDOT Friday September 20, 2016 for the revised letting date.

E. Clarksville Aquatic Center Redevelopment Project... The contractor Mac Construction is on schedule with this project and all is going well.

F. Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction... Engineer Lanz requested authorization to receive bids on Monday October 17, 2016 for award at the October 18, 2016 Redevelopment Commission meeting. A motion

was made by Commissioner Voignier to authorize receiving the bids on Monday October 17, 2016, seconded by Commissioner Slone and carried by 4/0 vote.

G. Ettel Lane Extension through Gateway Crossing (Peddler's Mall) Development Project... Status the same as last month.

H. Assurance Health... Currently working on preparing sanitary quote package with Director Fisher and the developer. Should be ready for the October 18, 2016 Redevelopment Commission meeting.

H. Traffic Signal at Veteran's Parkway and Sam Gwin Drive... This project is partially funded with the Community Crossing Grant which was awarded by INDOT on August 23, 2016.

Broadway District Stormwater Study... Strand Associates will be at the October 18, 2016 Redevelopment Commission Meeting to make a brief presentation on their work.

Approval of Agreement with Ice Miller Legal Counsel An agreement with Ice Miller for legal services on an as needed basis was presented for approval. Commissioner Fetter made a motion to accept the general service contract for legal services, the motion was seconded by Commissioner Voignier and carried by 4/0 vote.

South Clarksville... Redevelopment Director Fisher reported that he attended the September 20, 2016 kick-off meeting with MKSK. All information from the South Clarksville stakeholder's meetings will be uploaded to the Town's website.

Approval of Activity Boards Project... Redevelopment Director Fisher brought up for discussion having multiple 3' by 5' outdoor signs manufactured with basic contact information for the Redevelopment Department and a Commission tagline to inform the public when and where the Redevelopment Commission is involved in a project. Such signs would be placed at a job site for an extended period of time during an ongoing project. Director Fisher also brought up for discussion placing multiple 3' by 5' outdoor signs with information specific to the South Clarksville Redevelopment activities in Ashland Park. He also recommended installing one of the Commission tagline and Redevelopment Department contact information sign's at Ashland Park. No vote was taken but all Commissioner's expressed support for getting production quotes from local qualified sign manufactures and having the design work completed for the South Clarksville Redevelopment activity specific boards.

DIRECTOR'S REPORT SEPTEMBER 27, 2016

Activities from August 24, 2016 – 9/23/2016

1. VETERANS CROSSING

- Private negotiations between Director Fisher, town staff, and Hogan Real Estate to reach a final development agreement are ongoing.

2. LOMBARDY DRIVE IMPROVEMENTS

- Director Fisher has been coordinating with multiple prospective developers and Mr. Jesse Ballew to facilitate development of the adjacent site to the highest and best use.
- The infrastructure project (road widening and traffic light installation) was awarded state funding through the 2016 Community Crossings Grant Program. Construction costs for this project will now be incurred through the awarded funds.

3. SOUTH CLARKSVILLE

- Met with representatives from Jeffersonville to discuss cooperation and collaboration on specific projects.
- Registered for the MSECA – Environmental Solutions Related to Real Estate Seminar on September 29th, 2016.
- Director Fisher met and spoke with various stakeholders in both the Transformation and Transition Area about their future plans and vested interest in Clarksville.
- Director Fisher is currently evaluating the benefits of implementing various economic and redevelopment tools and programs to utilize with current property owners and future developers.
- Director Fisher and various other staff members attended a September 20, 2016 kick-off meeting with MKSK to discuss project workflow and first steps.
- Director Fisher, Planning Director Sharon Wilson, and Associate Planner Katherine Groskreutz attended the sub-consultant kick-off meeting with MKSK on September 20, 2016.

4. 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 Mr. Jesse Ballew regarding various dealing with the Redevelopment Commission.
- Attended meetings to discuss the following projects
 - South Clark Blvd.
 - Schematic Design for South Clarksville Public Improvements.
 - Clarksville Family Aquatic Center
 - 2016 CEDS Update

- Brown Station Wat Bridge
- Blackiston Mill Bridge
- Attended all Staff Meetings with Town Manager Kevin Baity and other Department Heads.
- Spoke with and provided project specific data to a brokerage firm regarding their development interest in property near the I-65 and Veterans Parkway.
- Provided resources to multiple companies looking to locate or expand their businesses within Clarksville.
- Attended the September 15, 2016 Ohio River Greenway Commission meeting as proxy to Patrick Duggins of Clarksville.
- Attended the Jane Sarles Ribbon Cutting Ceremony on September 15, 2016.
- Met with Parks Superintendent Brian Kaluzny to discuss necessary closeout actions for the Gateway Park Project.
- Attended the September 22, 2016 Riverhills EDD & RPA Special Meeting with Town Manager Kevin Baity.
- Prepared claims for the September Historic Preservation Commission Meeting.
- Conducted various tasks for the Historic Preservation Commission
- Conducted various grant administration tasks.

Announcement... It was announced that the next meeting of the Redevelopment Commission will be held Tuesday October 18, 2016 @ 7:00.

Approval of Claims... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims in the amount of \$120,620.81 and the bond register of claims in the total amount of \$400,188.76, Commissioner Voignier made a motion to approve both registers, 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 September 27, 2016 meeting of the Clarksville Redevelopment Commission at 8:06 P.M. was made by Commissioner Voignier, seconded by Commissioner Fetter and carried by 4/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission October 18, 2016.

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voignier

Don

Slone