

MINUTES OF THE OCTOBER 18, 2016 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on October 18, 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, Jennifer Voignier, David Fisher, and Don Slone. Members absent: Bill Wilson.

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Project Coordinator Brittany Montgomery, Fire Chief Brandon Skaggs, Assistant Fire Chief Dennis Johnson, Street Superintendent Brad Cummings, Assistant Street Superintendent Mike Huff, MS4 Coordinator Tom Clevidence, Jorge Lanz 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 September 27, 2016, seconded by Commissioner Voignier and carried by 5/0 vote.

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

A. Gateway Park Design...The change order that was approved at the last Redevelopment meeting for the additional turf on the slide mounts and should be completed in November.

B. Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements... Bids for this project are to be opened in late Winter or early Spring 2017 with an environmental study to be performed.

C. Jane Sarles Lane Improvements... This project is complete. JTL will coordinate completion of As-Built drawings prior to the November 22, 2016 Redevelopment Commission meeting.

D. Lewis & Clark Trail Project...All forms except the Environmental Consultation form and All Project Commitments report were submitted. The two remaining documents are awaiting INDOT input. Letting should be in December.

E. Clarksville Aquatic Center Redevelopment Project... The contractor Mac Construction is on schedule with this project. The underground piping is 75% complete with the deck pours to be next.

F. Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction... Bids were received on October 17 for this project. Clark Nickles came in

with low bid in the amount of \$223,600.00. A recommendation was made by Redevelopment Director Fisher to approve Clark Nickles low bid after legal counsel review of the contract and with a completion date of December 14, 2016. A motion was made by Commissioner David Fisher to allow Redevelopment President Stonecipher to sign the contract with Clark Nickles once it has been reviewed by legal counsel. The motion was seconded by Commissioner Fetter and carried by 5/0 vote.

G. 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 November 22, 2016 Redevelopment Commission meeting.

I. Traffic Signal at Veteran's Parkway and Sam Gwin Drive...This project will be included with the Lombardy Drive Improvements Project for bidding and construction.

R.W. Moore Engineering Project Update...Mr. Moore reported on the South Clarksville Conceptual Design – Part 2 project.

Blackiston Mill Road Project...Project Coordinator Brittany Montgomery gave an update on the Blackiston Mill Road Project. She explained the timeframes associated with completing the environmental document, some environmental concerns that were encountered and possible roadway closure for exploratory digging. Coordinator Montgomery stated that a Memorandum of Understanding will be forthcoming in December that commits the Town to properly handle environmental conditions as part of the project.

Broadway District Stormwater Study...Representative from Strand Associates presented their Draft Broadway District Stormwater Analysis and Engineering Report.

CSX Rail Corridor... Redevelopment Director Fisher reported that an offer letter to purchase 18.93 +/- acres of land from CSX Rail was issued on October 10, 2016 on behalf of the Redevelopment Commission. Director Fisher used two independent appraisals of the 18.93 +/- acres to determine an offering price for the property. A motion was made by Commissioner Fisher to ratify Director Fisher's action, seconded by Commissioner Fetter and carried 5/0 vote.

Fire and Police Sub Station Presentation...Representatives from Kovert Hawkins presented schematic development plans and their due diligence findings for a new joint fire station and police substation on Stansifer Ave. Two conceptual plans were presented showing different building and site layouts for the project. Permission was asked by the staff to move forward to discuss land acquisition. Commissioner Fisher made a motion to approve moving forward and accepting appraisal contracts not to exceed \$5000.00, Commissioner Voignier seconded the motion allowing appraisal's not to exceed \$15,000.00, carried 5/0 vote.

Veteran's Crossing Development Agreement... Redevelopment Commission Attorney Chris Sturgeon presented a finalized property purchase agreement with Hogan Property Development Co. Attorney Sturgeon reported that he has reviewed the agreement in

the amount of \$4,900,000.00. A motion to approve the agreement with Hogan Property Development Co., was made by Commissioner Fisher, seconded by Commissioner Voignier and carried 5/0 vote.

Home 2 Suite Hotel Construction of Wastewater and Water Utility Extensions...

Redevelopment Director Fisher reported that on September 20, 2016 the Town Council approved revised EDIT BANS Forgivable loan agreement with Sethi Development LLC. At this time Redevelopment Director Fisher had made a recommendation that the Redevelopment commission approve the construction of wastewater and water utility extensions to serve the proposed Home 2 Suite Hotel and surrounding development sites for future service with an anticipated completion date in early 2017. A motion was made by Commissioner Fetter to approve the wastewater and utility extensions, seconded by Commissioner Slone and carried by 5/0 vote.

DIRECTOR'S REPORT OCTOBER 18, 2016

Activities from September 28, 2016 – 10/13/2016

1. VETERANS CROSSING

- A formal development agreement will be submitted for approval at the October 18, 2016 Regular Meeting. Redevelopment Director Fisher, Commission Attorney Chris Sturgeon, and Planning Director Sharon Wilson negotiated the formal agreement terms with representative from the purchasing party.

2. SOUTH CLARKSVILLE

- Director Fisher spoke with representatives from Jeffersonville to cooperate and collaborate on specific projects in the redevelopment area.
- Director Fisher attended the MSECA – Environmental Solutions Related to Real Estate Seminar on September 29th, 2016 as a professional continued education process on various brownfield redevelopment tools.
- Director Fisher attended and hosted stakeholder interviews on October 13, 2016 with representative from MKSK as part of their conceptual and schematic design contract.
- 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 Town Manager, Kevin Baity, met with representatives from Clark's Landing to discuss the improvements they plan to begin making to facilitate the North Clark's Landing Master Plan.

3. GATEWAY CROSSING

- Director Fisher has contracted Clark Nickles, Inc. to remove the existing Levy's tenant panel sign along Eastern Blvd. from the Commission owned property. The approved project costs are \$4,600.00. Scope of work includes dismantling and removing the above-grade portions of the sign from the site. The approved work is scheduled to be completed during the week of October 17, 2016, weather permitting.
- Director Fisher was unable to have informative redevelopment activity signs installed at the site prior to ClarkFest 2016, as previously discussed at the September Regular Meeting.

4. MISC. ACTIVITIES

- Director Fisher spoke with several developers/parties interested in the South Clarksville Redevelopment Activities.
- Director Fisher coordinated with multiple stakeholders regarding the future of the Broadway District.
- Director Fisher 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.
- Director Fisher worked on finalizing the relocation of Cunningham Campers to Clarksville.
- Director Fisher met with various property owners regarding ongoing and future redevelopment activities.
- Director Fisher compiled a list of prospective sites to submit to River Hills EDC for Phase I and Phase II environmental analysis through the federal funds they were awarded earlier this year. Director Fisher has begun working with the respective property owners to compile the necessary information for submission.
- Director Fisher attended meetings regarding the following projects:
 - South Clark Boulevard
 - South Clarksville Conceptual and Schematic Design
 - Westmont Road Extension
 - Broadway District Stormwater Study
- Director Fisher attended weekly department head staff meetings which are hosted by Town Manager, Kevin Baity.
- Director Fisher conducted various business and tenant attraction tasks.
- Director Fisher prepared claims and the agenda for the October Historic Preservation Commission Meeting.
- Director Fisher conducted various tasks for the Historic Preservation Commission
- Director Fisher conducted various grant administration tasks.

Announcement... It was announced that the 2017 meetings of the Redevelopment Commission will be held on the 4th Tuesday of each month @ 7:00 p.m. in the Executive Conference Room of the Town Hall.

Approval of Claims... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims in the amount of \$91515.84 and the bond register of claims in the total amount of \$387,848.59, Commissioner Voignier made a motion to approve both registers, seconded by Commissioner Fetter 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 October 18, 2016 meeting of the Clarksville Redevelopment Commission at 8:34 P.M. was made by Commissioner Fetter, seconded by Commissioner Voignier and carried by 5/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission November 22, 2016

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voignier

Don

Slone