

MINUTES OF THE NOVEMBER 22, 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: Paul Fetter, Jennifer Voignier, David Fisher, and Don Slone and Bill Wilson. Members absent: A.D. Stonecipher.

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Project Coordinator Brittany Montgomery, 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 Slone made a motion to approve the minutes of the regular meeting held on October 22, 2016, seconded by Commissioner Fisher and carried by 4/0 vote.

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

A. Gateway Park Design...The artificial turf has been installed. The slide and concrete work should be installed next with the tree being replaced in December.

B. Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements... Bids are to be opened for this project in February or March of 2017 with construction to begin in April through September. The State of Indiana Assessment is underway and to be completed mid-January.

Approval of Supplemental Agreement with Jacobi Toombs and Lanz for approximately 100' South of Spicewood Drive to Greentree Boulevard... A supplemental agreement was presented for approval in the amount of \$11,000.00 on the Lombardy Drive Improvements. A motion was made by Commissioner Fetter to approve the agreement, seconded by Commissioner Fisher and carried by 4/0 vote.

C. Lewis & Clark Trail Project...INDOT to bid this project on December 14, 2016.

D. Clarksville Aquatic Center Redevelopment Project... The contractor Mac Construction is on schedule with this project. The concrete decking is currently being poured. Director Fisher reported that he had approved a change order authorizing the contractor to replace the existing wooden pergola, in the food court area, with a modern canvas canopy system earlier that day. Director Fisher stated the original construction plans included refurbishing the existing structure but replacing the wooden structure with a canvas canopy results in a \$10,000.00 deduction in total construction costs. No approval was sought from the Commission to ratify Director Fisher's actions.

E. Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction... Clarks Nickles Excavating was the successful bidder at \$223,600.00 (Engineer's estimate was \$245,327.00). Preconstruction meeting was held and construction is underway. The completion date is scheduled for December 14, 2016.

F. Gateway Crossing (Peddler's Mall) Development Project... Drainage meeting is to be held December 12, 2016. Construction plans will be completed in January 2017. This project will go out for bid in February and awarded at the Match 2017 meeting. Construction to be completed by July 2017.

G. Assurance Health...The quote package was sent out to selected contractors and will be awarded at the December meeting.

Blackiston Mill Road Project...Project Coordinator Brittany Montgomery gave an update on the project. Explained that recent meetings with Lochmueller have been positive and the project is moving forward. The Town is waiting to hear back from INDOT on a few questions regarding schedule, but hope to have all issues resolved by the end of the year.

South Clarksville Conceptual and Schematic Design Part 1... Eric Lucas and Brett Davis from MKSK presented conceptual designs for Riverside Drive, Woerner Avenue, Ashland Park, and potential floodwall modification as part of the implementation process of the South Clarksville Redevelopment Plan. A brief discussion on MKSK's presentation and proposed improvements occurred. Director Fisher stated MSKS's team would present further refined conceptual designs and garner additional public input during a public workshop on December 13, 2016 at 6:30pm in the Water Tower Square Business Park.

Approval of Memorandum of Understanding between The Clarksville Redevelopment Commission, The Dennis Wesley Company, Inc., Chris Coyle, Mike Coyle, Jesse Ballew, Virginia Ballew and the Ballew Gift Trust...Certain parcels of land on Woodstock Drive, Horn Street and Broadway Street are currently owned by others name above. The Town of Clarksville owns easement rights over Woodstock Drive and Horn Street. A MOU is needed to exchange certain parcels of this land. Attorney Chris Sturgeon presented a MOU for approval. A motion was made by Commissioner Fetter to approve the MOU, seconded by Commissioner Fisher and carried by 4/0 vote.

Approval of Resolution 2016-R-08 Acquisition of Property from CSX Corporation... The CSX rail corridor between Applegate Lane and Silver Creek would serve the interests of the Clarksville Redevelopment Commission in developing trails, parks, and better storm water and other utility services and wishes to acquire this property. Resolution 2016-R-18 states that the Commission offers CSX \$480,000.00 and if rejected the Commission request that the Clarksville Town Council exercise its power of eminent domain to acquire the property. A motion to approve Resolution 2016-R-08 was made by Commissioner Fisher, seconded by Commissioner Fetter and carried by 4/0 vote.

Approval of contract with SME for Phase II Environmental Site Assessment...Redevelopment Director Fisher presented a contract in the amount of \$11,750.00 from SME for Phase II Environmental Assessment of West Market Street, Right-of-Way West

Riverside Drive to Missouri Avenue. A motion was made by Commissioner Fetter to approve the contract, seconded by Commissioner Fisher and carried by 4/0 vote.

DIRECTOR'S REPORT NOVEMBER 22, 2016

Activities from October 19, 2016 – 11/18/2016

1. VETERANS CROSSING

- Redevelopment Director Fisher met and spoke with representatives from Hogan Real Estate on multiple occasions.

2. SOUTH CLARKSVILLE

- Director Fisher attended a meeting with Britany Montgomery, Project Coordinator, Kevin Baity, Town Manager, and representatives from American Water Company to discuss future growth and service needs in the Redevelopment Area.
- Director Fisher attended a project update meeting with representatives from MKSK and various other Town staff on November 14, 2016 to discuss the South Clarksville Part 1 Conceptual Design project.
- Director Fisher met with Richard Moore of R. W. Moore Consulting Engineers on November 16, 2016 for a regular update meeting to discuss the South Clarksville Conceptual Design Part 2 project.
- Director Fisher is currently evaluating the benefits of implementing various economic and redevelopment tools and programs to utilize with current property owners and future land developers.

3. STANSIFER AVE JOINT FIRE AND POLICE STATION

- Director Fisher entered into two independent appraisal contracts for the properties as approved at the October 18, 2016 Redevelopment Commission Meeting. The total fee for the two contracts sum \$7,350.00.
- Director Fisher, Fire Chief Skaggs, and Police Chief Palmer will meet with a representative from Kovert Hawkins on November 21, 2016 to review

4. MISC. ACTIVITIES

- Director Fisher met and spoke with several developers/parties interested in doing business in Clarksville.
- 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 hosted the Addmore Lane Improvement construction kick-off meeting with representatives from JTL, Town Manager Baity, and representatives from Clark Nickles Inc.
- Director Fisher met with Project Coordinator Montgomery, Town Manager Baity, and Brad Cummings, Public Works Director, to discuss ongoing a future projects for 2017, 2018, 2019, 2020.
- Director Fisher met with Sharon Wilson, Planning Director, Jacob Arbital, GIS Technician, and Katherine Groskreutz, Associate Planner, to discuss and begin working on an update to the Clarksville Redevelopment and Economic Development Plan.
- Director Fisher met with Larry Cunningham from Cunningham Campers at their future location to discuss a construction and public infrasturue timeline.
- Director Fisher met with various property owners regarding ongoing and future redevelopment activities.
- Director Fisher continued working with the respective property owners to compile the necessary information for River Hills's Brownfield Coalition grant funds.
- Director Fisher attended meetings regarding the following projects:
 - South Clarksville Conceptual and Schematic Design Part 1
 - South Clarksville Conceptual Design Part 2
 - Westmont Road Extension
 - Blackiston Mill Road Project
- Director Fisher attended weekly department head staff meetings which are hosted by Town Manger Baity.
- Director Fisher conducted various business and tenant attraction tasks.
- Director Fisher and Town Manager Baity met with representatives from the Ohio Falls Foundation at the Ohio Falls Interpretative Center on November 18, 2016.
- Director Fisher prepared claims and the agenda for the November Historic Preservation Commission Meeting.
- Director Fisher conducted various tasks for the Historic Preservation Commission.
- Director Fisher conducted various grant administration tasks.

Approval of Claims... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims in the amount of \$640,294.71 and the bond register of claims in the total amount of \$555,001.55, Commissioner Fetter made a motion to approve both registers, seconded by Commissioner Fisher 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 November 22, 2016 meeting of the Clarksville Redevelopment Commission at 801 P.M. was made by Commissioner Fetter, seconded by Commissioner Fisher and carried by 4/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission December 20, 2017

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voignier

Don

Slone