

## **MINUTES OF THE DECEMBER 20, 2016 MEETING OF THE REDEVELOPMENT COMMISSION**

A meeting of the Redevelopment Commission was called to order on December 20, 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, Don Slone, and Bill Wilson. Members Absent: None

Also Present: Redevelopment Director Dylan Fisher, Project Coordinator Brittany Montgomery, Parks Superintendent Brian Kaluzny, GIS Technician Jacob Arbital, Town Manager Kevin Baity, Town Attorney Chris Sturgeon, Jorge Lanz of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, Assistant Fire Chief Dennis Johnson, MS4 Coordinator Tom Clevidence, Planning Associate Katherine Groskreutz, Matt Gullo with Kovert Hawkins, and Benefits Coordinator Naomi Polston.

Approval of Minutes: Commissioner Voignier made a motion to approve the minutes of the regular meeting held on November 22, 2016, seconded by Commissioner Slone and carried by 5/0 vote.

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

- A. **Gateway Park Design**...Artificial turf installed. Slide and concrete to be installed next week (different posts had to be ordered for the slide).
- B. **Lombardy Drive Improvements**...Fairington Apartments reviewed the plats and descriptions. JTL staked proposed permanent and temporary right-of-way at the Fairington Apartments and will proceed with getting appraisals to acquire the right-of-way. Bids are to be opened for this project on February 28, 2017, to be awarded by the Town Council at the March 7th meeting.
- C. **Lewis & Clark Trail Project**...Bids were opened as scheduled. The apparent low bidder was E&B Paving for \$3,775,962. The engineer's estimate was \$5,250,000. Construction to commence around March 2017.
- D. **Clarksville Aquatic Center Rehabilitation Project**...Concrete decking being poured (weather permitting). Other work that is not weather-dependent such as electrical and building improvements continues.
- E. **Addmore Lane Improvements (F.K.A. Progress Way Reconstruction Project/Potter's Lane)**...The completion date has been extended as a result of some plan modifications and weather delays. Road widening is complete. Concrete lined ditches along Addmore Lane are

complete. The contractor is  
Addmore Lane to the INDOT right-

working on the concrete lined ditch from  
of-way and other drainage construction.

**F. Gateway Crossing (Peddler's Mall) Development Project...**Construction plans will be completed in January 2017, bid on February 23, and awarded by the CRC on February 28. JTL requests authorization from the Commission to advertise for bids. Motion made by Commissioner Slone to authorize JTL to advertise for bids, seconded by Commissioner Voignier and carried by a 5/0 vote.

**G. Assurance Health...**Quotes were received, and the successful low quote is from Temple and Temple in the amount of \$43,500. The average bid was \$58,072, and the Engineer's Estimate was \$60,665. Request approval of agreement to provide part-time construction observation on an hourly basis with a budget limit of \$8,000. Motion was made by Commissioner Fetter to give the contract to Temple and Temple and also approval of agreement to JTL with a budget limit of \$8,000, seconded by Commissioner Fisher and carried by a 5/0 vote.

**H. Traffic Signal at Veterans Parkway and Sam Gwin Drive...**This project will be included with the Lombardy Drive Improvements Project. JTL recently surveyed several utilities that were not located when originally surveyed. With this information, JTL will provide the preliminary signal layout requested by the Town.

### **Project Updates--Kovert Hawkins**

**A. Joint Police and Fire Substation...**Matt Gullo with Kovert Hawkins discussed the Final Concept Plans & 3 Options for Moving Forward.

**Legal Business...**None

**Unfinished Business...**

**Broadway Heights – Water Main...**Redevelopment Director Dylan Fisher made a full recommendation that the Commission authorize Jacobi, Toombs, and Lanz Eng., and staff to solicit quotes for the proposed water main extension, & that the Commission authorize Redevelopment Director Dylan Fisher to sign the required development agreement with Indiana American Water on behalf of the Commission when applicable. Motion was made by Commissioner Fisher to authorize this recommendation by Redevelopment Director Dylan Fisher, seconded by Commissioner Slone and carried by a 5/0 vote.

**Broadway Heights –Wastewater Extension ...**Redevelopment Director Dylan Fisher made a full recommendation that the Commission authorize HDR Eng., and staff to solicit quotes for the proposed wastewater extension & that the Commission authorize Redevelopment Director Dylan Fisher to sign the necessary state permits on behalf of the Commission when applicable. Motion was made by Commissioner Fisher

to authorize this recommendation by Redevelopment Director Dylan Fisher, seconded by Commissioner Fetter and carried by a 5/0 vote.

**New Business**... None

## **DIRECTOR'S REPORT DECEMBER 20, 2016**

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Activities from 11/18/2016 – 12/19/2016

### **1. VETERANS CROSSING**

- Redevelopment Director Fisher met and spoke with representatives from Hogan Real Estate on multiple occasions.
- Redevelopment Director Fisher spoke with representatives regarding Hogan's Due Diligence Process Phase I Environmental Analysis – consultant informed Director Fisher that they found nothing of concern.

### **2. SOUTH CLARKSVILLE**

- Director Fisher worked with Project Manager Brittany Montgomery to submit various road projects for future funding through INDOT. Results of our submission should be known in the coming months.
- Director Fisher attended and prepared for a public workshop on "Implementing South Clarksville" on December 13, 2016.
- 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.
- Director Fisher met with Sharon Wilson, Planning Director, Jacob Arbital, GIS Technician, Katherine Groskreutz, Associate Planner, and Ashley Woolsey to discuss development height restrictions in the South End Redevelopment Area.

### **3. STANSIFER AVE JOINT FIRE AND POLICE STATION**

- Director Fisher, Fire Chief Skaggs, and Police Chief Palmer met with a representative from Kovert Hawkins on November 21, 2016 to review a revised conceptual design and provide feedback.
- Director Fisher met with Matt Gullo, Kovert Hawkins, on December 19, 2016 to review the most recent conceptual design.

### **4. MISC. ACTIVITIES**

- Director Fisher met and spoke with several developers/parties interested in doing business in Clarksville.

- 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 visited the Addmore Lane Improvement construction site and met with impacted property owners on many occasions.
- Director Fisher met with Sharon Wilson, Planning Director, Jacob Arbital, GIS Technician, and Katherine Groskreutz, Associate Planner, to further discussions on an update to the Clarksville Redevelopment and Economic Development Plan.
- Director Fisher met with Sharon Wilson, Planning Director, Jacob Arbital, GIS Technician, Katherine Groskreutz, Associate Planner, and Ashley Woolsey to discuss development of neighborhood action plans in 2017 and beyond.
- 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
  - Assurance Health Systems infrastructure
  - Broadway Heights infrastructure
- Director Fisher attended weekly department head staff meetings which are hosted by Town Manager Baity.
- Director Fisher conducted various business and tenant attraction tasks.
- Director Fisher attended the December Ohio River Greenway Commission meeting.
- 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 Dylan Fisher to approve the regular register of claims, Commissioner Fisher made a motion to approve the register in the amount of \$1,239,897.42 seconded by Commissioner Voignier and carried by 5/0 vote. Upon the recommendation from Redevelopment Director Dylan Fisher to approve the bond register of claims, Commissioner Fisher made a motion to approve the register in the amount of \$329,240.10 seconded by Commissioner Voignier 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 December 20, 2016 meeting at 7:59 P.M. was made by Commissioner Fisher, seconded by Commissioner Fetter and carried by a 5/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission February 28, 2017.

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A.D. Stonecipher

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Jennifer Voignier

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Paul Fetter

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David Fisher

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Don Slone