

MINUTES OF THE OCTOBER 24, 2017 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on October 24, 2017 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, Don Slone, and Bill Wilson. **Members Absent:** David Fisher

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Jorge Lanz with Jacobi, Toombs, and Lanz, Inc., Paul Wheatley with The Wheatley Group, Richard Moore with R.W. Moore Engineering, Matt Gullo with Kovert Hawkins, Catherine Pallotta with Core Strategies, Fire Chief Brandon Skaggs, Assistant Fire Chief Dennis Johnson, MS4 Coordinator Tom Clevidence, Utility Director Brittany Montgomery, GIS Administrator Jacob Arbial, Associate Planner Ashley Woolsey, Parks Superintendent Brian Kaluzny, Sally Hughes with HWC Engineering, Bob Stein with United Engineering, Brandon Denton & Tommy Floyd with Denton & Floyd/ Clayton Pace (Director of Construction), Brett Davis with MKSK, and Benefits Coordinator Naomi Polston.

Approval of Minutes: Commissioner Fetter made a motion to approve as amended the minutes of the 9/26/2017 Regular Meeting, seconded by Commissioner Voignier, and carried by a 4/0 vote. Commissioner Voignier made a motion to approve the minutes of the 10/3/2017 Joint Executive Session, seconded by Commissioner Fetter, and carried by a 4/0 vote.

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

- A. **Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive-CONSTRUCTION...**The Contractor currently plans to have work completed with the exception of the traffic signals by Friday October 27. The Contractor is coordinating completion of the traffic signal with their subcontractor and the Town will be advised when this date is received from the Contractor. Anticipated opening of Lombardy Drive is November 1.
- B. **Lewis & Clark Trail Project – CONSTRUCTION...**All four drilled shafts were constructed however testing done after construction appears to have revealed voids at the bottoms of the piers. JTL is coordinating with the contractor to repair or replace the two piers with voids causing a delay of a couple of weeks.
- B. **Gateway Crossing/Owens Way Development Project-CONSTRUCTION...**Construction on the first phase is almost complete. Phase 2 will be starting the following week.

D. Leisure Way Water Main Extension-CONSTRUCTION...Construction is complete. The contractor is testing the main currently and completing as-built drawings.

Stansifer Ave. Fire Station... Director Fisher reports that the Redevelopment Commission closed on the fire station property on October 13, 2017. Matt Gullo with Kovert Hawkins presents an updated cost estimate of \$3,281,244.00 and provides a revised project timeline. The cost estimate presented by Mr. Gullo identified a new line item for furniture costs and refined utility costs. Fire Chief Skaggs shared that he believes his department can find cost saving measures to decrease the final cost for new furniture. Mr. Gullo indicates the development plan will go before the Plan Commission for approval in November. Pending the outcome of the Plan Commission meeting, Kovert Hawkins will finalize construction documents in November so that they can attend the next Redevelopment Commission meeting to obtain permission to begin soliciting construction bids.

Under the current timeline, the Redevelopment Commission will review construction bids in January 2018. Construction would begin in February or March.

Reconstruction of Woerner Avenue...Catherine Pallotta with CORE Planning Strategies presented a monthly update on the Woerner Avenue project. She reports that the design team is nearing the conclusion of the Schematic Design process. Director Fisher reports that the roadway section will feature 8' parking lanes and 11' travel lanes as recommended in the South Clarksville Redevelopment Master Plan. Mrs. Pallotta reports that the design team will be submitting a contract and scope of work for the Design Development and Construction Bidding phases for review at the next Commission meeting. The design team will also be making a final presentation to the Commission on Schematic Design process at the November Commission meeting.

Legal Business...

R-2017-8...A resolution amending the declaratory resolution of the Town of Clarksville Redevelopment Commission and the Original Plan, as amended, of the Clarksville Commercial Economic Development Area. The amendments in 2017-R-8 pertained to Sections 3.6 and 3.7; specially relating to the South Clarksville Redevelopment Plan, constructing a new fire station along Stansifer Avenue, and redeveloping the Crest Motel property along Highway US-31. Motion to delay action on this resolution was made by Commissioner Viognier, seconded by Commissioner Stonecipher, and carried by a 4/0 vote. Later in meeting a motion to approve this resolution was made by Commissioner Fetter, seconded by Commissioner Voignier, and carried by a 4/0 vote.

R-2017-9... Approving and adopting list of real property and interests in real property to be acquired for Woerner Avenue. A motion to approve this resolution was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by a 4/0 Vote.

EPA Assessment Grant Application Memorandum... Director Fisher informs the Commission that he has been working to complete a Brownfields Coalition Assessment Grant Application for the U.S. EPA's FY 2018 Brownfields Assessment Program. Director Fisher recommended the Clarksville Redevelopment Commission enter into the provided Memorandum of Understanding to form the Clarksville Coalition with the Town of Clarksville and Clarksville Parks District as joint applicants for funding through the EPA. Grant applications are due the first part of November. A motion to enter into the Memorandum of Understanding was made by Commissioner Slone, seconded by Commissioner Voignier, and carried by a 4/0 vote.

Unfinished Business...

CSX Rail Corridor Acquisition... Associated Appraisals has submitted a proposal with a fee of \$2,750 and Governmental Appraisal Services, Inc. has submitted a proposal with a fee of \$5,900. A new purchase offer of the revised average appraised value will be tendered to CSX for their consideration upon receipt of the new appraisal reports. Upon the recommendation of Redevelopment Director Dylan Fisher a motion was made by Commissioner Fetter to approve the two appraisal service proposals as presented, seconded by Commissioner Voignier, and carried by a 4/0 vote.

New Business...

West Riverfront Environmental Services... Director Fisher recommends the Commission approve a Scope of Work for two Phase I ESA's on separate parcels in the West Riverfront area. Motion to approve the \$5,000 Phase 1 ESAs proposal was made by Commissioner Voignier, seconded by Commissioner Slone, and carried by a 4/0 vote.

PR Services Scope of Work... Director Fisher reports that he, Town Manager Keion Baity, Town Council President Paul Fetter, and Parks Department Communication Manager Ken Conklin have been working to develop a Scope of Work for Public Relations and Professional Communication Services for the Town of Clarksville and Redevelopment Commission. Director Fisher presented the draft Scope of Work and briefly reviewed its content. Director Fisher states that the South Clarksville Redevelopment Plan encourages creating a unified communication plan for the planned redevelopment activities. He also shared that many communities with successful large-scale redevelopment projects have utilized similar services during their implementation process. He shared that he believes now is an appropriate time to begin creating and utilizing a communications plan to assist in implementing the South Clarksville Redevelopment Plan. Director Fisher informed the Commission that a final version of the Scope of Work would be presented to the Town Council at one of their future meetings. Selection of the preferred qualified respondent will occur as a joint effort between the Town Council and Redevelopment Commission.

DIRECTOR'S REPORT OCTOBER 24, 2017

Clarksville Redevelopment Commission

Clarksville Municipal Center

2000 Broadway

Clarksville, IN 47129

DIRECTOR'S REPORT OCTOBER 24, 2017

Activities from 9/27/2017 – 10/19/2017

1. SCHOOL FUNDING GRANT

- I have notified the representatives from Clarksville Community School Corporation and Great Clark School Corporation that this is planned to be an agenda item on the November 28, 2017 Redevelopment Commission meeting. I have received no correspondence from West Clark School Corporation since the September Redevelopment Commission meeting.

2. BRIDGE 160

- The County is currently completing repairs to Bridge 160 to ensure the structure is stable until a long-term solution can be designed and constructed. This was a mutual term to the Redevelopment Commission beginning preliminary engineering for a permanent solution.
- Traffic counts are completed. Traffic forecasts and modeling are completed in a draft form. Based on those initial results, in the design year, the peak hour queue on the rerouted loop ramp would be less than 10 vehicles. These models will still undergo some review and refinement.
- Design has started including setting preliminary alignment and grade of McCullough Pike. We should not need to lower Browns Station Way. The grade of McCullough Pike should be able to be raised by 3-ish feet with minimal ramp impacts.
- Our environmental sub-consultant has completed their preliminary work and given Clark Dietz a report on streams, wetlands, and anticipated permitting requirements.
- CivilCon and Contech will be provided a preliminary bridge layout sheet in the coming days. They will then begin developing a list of truss bridge options for consideration.

3. GATEWAY CROSSING

- The contractor is 50% complete with the additional parking lot work. The contractor has also repair the "sharrows" along Owens Way.
- Should close on property being purchased first part of November. Director Fisher would like to change
- There should be a discussion on the future use of the Commission owned property at an upcoming meeting. Director Fisher recommends this discussion occurs at the February or Redevelopment Commission meetings.

Other New Business... Members of the development team for Denton-Floyd Real Estate presented their proposed redevelopment project which includes purchasing the existing Crest Motel property to convert the structure into a Class A Apartment complex for 1BR

and studio units. The development's site amenities includes an outdoor pool area, dog run, and clubhouse for the residents. Denton Floyd is proposing to purchase the property for \$575,000.00 and invest an estimated \$2,600,000.00 into the property. Denton Floyd is requesting financial assistance from the Town of Clarksville and Clarksville Redevelopment Commission for \$750,000.00. As part of their request, Denton Floyd has agreed to enter into a Minimum Tax Payer Agreement that ensure the project generates new revenues of \$45,520.00, at minimum, per year to the Tax Increment Financing(TIF) District over the remaining life of the TIF District.

Jacob Arbital & Ashley Woolsey with the Planning Department gave a presentation on Micro Unit Housing in regards to challenges facing the Crest Motel Conversion Proposal.

Motion to accept proposal as presented or acceptance of original project and to make an investment of \$659,967.00 on this project was made by Commissioner Fetter, seconded by Commissioner Slone, and carried by a 4/0 vote.

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 as presented in the amount of \$268,085.93 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 Voignier made a motion to approve the register as presented in the amount of \$34,964.30 seconded by Commissioner Fetter, and carried by a 4/0 vote.

Adjournment...There being no further business to come before the Commission at this time, a motion to adjourn the October 24, 2017 meeting of the Clarksville Redevelopment Commission at 9:26 P.M. was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by 4/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission on November 28, 2017

A.D. Stonecipher

David Fisher (Absent)

Paul Fetter

Jennifer Voignier

Don Slone