

MINUTES OF THE FEBRUARY 28, 2017 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on February 28, 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, David Fisher, Don Slone and Bill Wilson. Members absent: None

Also. Present Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, 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 Fisher made a motion to approve the minutes of the regular meeting held on December 20, 2016, the regular meeting held on January 24, 2017, a joint executive session held on February 2, 2017, and a joint executive session held on February 21, 2017, 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 tree has been replaced and the concrete work should be completed next week.

B. Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements... Appraisals received on the Fairington right of entry acquisition. One in the amount of \$10,025.00 and the second for \$17,800.00. The average appraisal amount for the Fairington right of entry would be \$13,912.00. Requesting approval to send Fairington purchase offer via buyer. Buyer fees would be \$1400.00 and to be billed under contract. A motion to approve the purchase amount of \$13,912.00 and buyer contract was made by Commissioner Slone, seconded by Fisher and carried by 5/0 vote. Jorge Lanz, of Jacobi, Toombs, and Lanz reported Flynn Brothers was low bid on the project and the contract will be sent to Council for approval.

Approval of Supplemental Agreement #2 for Administration/Inspection of Lombardy Drive reconstruction and San Gwin Drive Signal. A motion was made by Commissioner Fetter to approve Supplemental #2 in the amount not to exceed \$109,000.00. The motion was seconded by Commissioner Voignier and carried by 5/0 vote.

C. Lewis & Clark Trail Project... E&B Paving will start construction tomorrow March 29, 2017. Landstory is the designer of the project and a contract for general services from Jacobi Toombs and Lanz needs approved.

Approval of Agreement for General Services during construction by Landstory for Lewis and Clark Trail project. A motion to approve agreement from Jacobi Toombs and Lanz in the amount of \$7245.00 was made by Commissioner Voignier, seconded by Commissioner Fisher and carried by 5/0 vote.

D. Clarksville Aquatic Center Redevelopment Project... This project is currently on scheduled with an estimated completion date of April 30, 2017.

E. Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction... An appraisal was received for the permanent right-of-way. Jacobi, Toombs and Lanz is proceeding with the buying process in the amount not to exceed 1,800.00. A motion was made by Commissioner Fisher to allow Jacobi, Toombs and Lanz to negotiate the right-of-way cost, seconded by Commissioner Fetter and carried 5/0 vote.

F. Gateway Crossing (Peddler's Mall) Ettlle Lane Development Project... The lowest bid came from Dan Cristiani Excavating in the amount of \$1,378,051.00. The Engineer's estimate was \$1,500,000.00 and the average bid was \$1,723.866.00. Jacobi, Toombs and Lanz made a recommendation to accept the low bid from Dan Cristiani Excavating Inc. Following discussion with Redevelopment Director Fisher a motion was made by Commissioner Fisher to accept the agreement with Dan Cristiani Excavating in the amount of \$1.378,051.00, seconded by Commissioner Voignier and carried by 5/0 vote.

Approval of Supplemental Agreement for Construction Administration/Inspection Services during construction. A motion to approve an agreement with Jacobi, Toombs and Lanz in the amount of \$125,200.00 was made by Commissioner Fisher, seconded by Commissioner Fetter and carried by 5/0 vote.

G. Assurance Health... Temple and Temple was awarded the contract in December. Permits have been received. Jacobi, Toombs and Lanz will coordinate NTP to contractor with Redevelopment Director Fisher.

H. Traffic Signal at Veterans Parkway and Sam Gwin Drive... This project is included in the above Lombardy project.

I. Leisure Way Water Main Extension... Low bid from Excel Excavating was accepted last month. The bonds and certificate of insurance have been received. Information on this project has been sent to Indiana American Water for processing and approval.

J. Protected Left Turn Signal Arrow at L & C Parkway and Cedar Street... Traffic study previously done on this project and has been warranted. JTL will work under general contract on this project.

Blackiston Mill Road – Project Coordinator Montgomery states she will present a funding update for the project at the next Regular Redevelopment Commission meeting in March. She reports a portion of the original funding sources will be moved to a different category to create a total project costs saving. We are still waiting to receive the Environmental Assessment MOU.

Resolution 2017-R-01 for the Acquisition of Real Property at 900 Eastern Boulevard... Avila Property LLC is one of the property owners at this location and is part of the MOU that was previously agreed upon. The RDC is in need of some of the property owned by Avila for public improvements at this location. Redevelopment Director Fisher has agreed to obtain two appraisals of this property and if the average of the two appraisals were, at least \$175,000.00 would like to purchase the property at this cost. A motion was made by Commissioner Slone to approve the cost of \$175,000.00 for the land purchase, seconded by Commissioner Voignier and carried by 5/0 vote.

Fire Station and Police Sub-Station... Redevelopment Director Fisher provides a brief update on the project concerning future property acquisition. No current property owners have agreed to sell their property at this point in time. Redevelopment Director Fisher will continue to negotiate potential property acquisitions with the private owners. Kovert Hawkins Architects has been directed to complete no additional work until future land acquisition has been negotiated.

Clerk-Treasurer Robert Leuthart TIF Treasurer Report... C/T Leuthart gave a Treasurer Report for 2016 on the TIF fund beginning balance, expenditures, revenues, and ending fund balance.

DIRECTOR'S REPORT FEBRUARY 28, 2017

Activities from 1/25/2017 – 2/24/2017

1. VETERANS CROSSING

- Redevelopment Director Fisher spoke with representatives from Hogan Real Estate.
- Director Fisher attended an initial development plan review meeting with Sharon Wilson, Planning Director, Jacob Arbital, GIS Technician and Associate Planner, and Katherine Groskreutz, Associate Planner.
Director Fisher attended the first Technical Review Committee meeting for the Veterans Crossing Development Plan.

2. SOUTH CLARKSVILLE

- Riverside Drive Improvements received funding through KIPDA.
 - \$400,000 Design, FY 2020

- \$1,600,000 ROW Acquisition, FY 2021
- Director Fisher met with various property owners regarding the implementation process and unfinished conceptual design tasks.
- Director Fisher has an upcoming meeting scheduled with Eric Lucas, Principal with MKSK, to discuss a timeline and process to complete the conceptual design phase of the South Clarksville Schematic Design –Part 1 project.

3. 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 following project site to review progress or inspect for contractor warranty claims:
 - Clarksville Cove (Family Aquatic Center) Construction Project
 - Court Avenue Project
 - Addmore Lane Widening Project
 - Broadway Heights Sanitary Sewer Project
 - Blackiston Mill Drive Sanitary Sewer Project
 - Broadway Heights Water Main Project
- Director Fisher met with Matt Gullo, Kovert Hawkins Architects, to discuss a timeline and process for advancing the Stansifer Avenue Police and Fire Station project.
- Director Fisher attended ISI's January Economic Development committee board meeting to present the South Clarksville Redevelopment Plan.
- Director Fisher presented at the "What's New in Clarksville" public program put on by the Clarksville Parks Department.
- Director Fisher attended meetings regarding the following projects:
 - Lombardy Drive and Sam Gwin Traffic Light Installation Project
 - Gateway Crossing
 - Broadway Heights infrastructure
 - Clarksville Cove (Family Aquatic Center)
 - Brownstation Way Bridge
 - Expansion of Ashland Park
 - CSX Rail Trail
 - Blackiston Mill Roadway Project
 - County Road 311 Corridor Study
 - Westmont Road Extension
- Director Fisher attended the pre-construction meeting for the Lewis and Clark Trail project with Brian Kaluzny, Park Superintendent, in Seymour, Indiana on February 17, 2017.

- Director Fisher attended the Technical Review Committee meetings for various commercial projects in the Redevelopment Area.
- Director Fisher met with various property owners regarding ongoing and future redevelopment activities.
- Director Fisher conducted various business and tenant attraction tasks.
- Director Fisher attended weekly department head staff meetings which are hosted by Town Manger Baity.
- Director Fisher prepared claims and the agenda for the February 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 \$497,399.75 and the bond register of claims in the total amount of \$128,787.66, Commissioner Fetter made a motion to approve both registers, 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 February 28, 2017 meeting of the Clarksville Redevelopment Commission at 7:53 P.M. was made by Commissioner Fetter, seconded by Commissioner Voignier and carried by 5/0 vote.

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

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voignier

Don Slone