

## **MINUTES OF THE MARCH 28, 2017 MEETING OF THE REDEVELOPMENT COMMISSION**

A meeting of the Redevelopment Commission was called to order on March 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 (arriving at 7:17), and Don Slone (arriving at 7:03) 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, Planning Director Sharon Wilson, MS4 Coordinator Tom Clevidence, Josh Hillman of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, and Administrative Assistant Anita Needl.

**Approval of Minutes:** Commissioner Voignier made a motion to approve the minutes of the regular meeting held on February 28, 2017, an executive session held on February 28, 2017, a special meeting held on March 7, 2017, and a joint executive session held on March 7, 2017, seconded by Commissioner Fetter and carried by 3/0 vote

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

A. **Gateway Park Design**...Still working on the grass issue.

B. **Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements**... The offer was made to Fairing Apartments (\$13,912.50 which is the average of the two appraisals). JTL's buyer is coordinating the right of entry. The project was awarded to Flynn Brothers Contracting for their low bid of \$856,238.00. A preconstruction meeting was held on March 15, 2017 and a partial NTP was provided to the contractor for them to begin non-site disturbing work such as preconstruction photos, maintenance of traffic and materials submittals.

C. **Lewis & Clark Trail Project**... E&B Paving has started construction of this project.

D. **Clarksville Aquatic Center Redevelopment Project**... Work on this project should be completed before the pre-final walkthrough scheduled for April 15, 2017. Final should be May 1, 2017.

E. **Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction**...The offer for right-of-way was made for \$400.00, PWI decided to donate the parcel. JTL's buyer is coordinating this donation.

**F. Gateway Crossing (Peddler's Mall) Development Project...** This project started last month with the low bidder of Dan Cristiani Excavating Inc.

**G. Assurance Health...** The contractor Temple and Temple was given the notice to proceeds and construction is underway.

**H. Leisure Way Water Main Extension...**JTL submitted information to Indiana American Water for processing and approval. Sewer revision have been forwarded to the contractor Excel Excavating.

**I. Protected Left Turn Signal Arrow at L & C Parkway and Cedar Street...**The Commission approved \$3700.00 for design, specs and to receive quotes. A new left turn signal warrant will not be required since the previous traffic study can be used. JTL is working on the quote package.

**Blackiston Mill Road Project...**Project Coordinator Brittany Montgomery gave an update on the project. A spreadsheet will be prepared by the engineer Lochmueller Group to show full accountability of this project. Project Coordinator Montgomery reported that a public hearing would be advertised for early May on the environmental process.

**Update on CSX project...** Fieldwork is being performed and waiting on report.

**South Clarksville Schematic Design Part -1...** Redevelopment Director Dylan Fisher reported that the Riverside Drive project has been removed from MKSK's scope of work to comply with federal guidelines. MKSK will not be doing any additional work on the Riverside Drive project. A public workshop is scheduled for April 20, 2017 to unveil revised conceptual renderings to address the previous stakeholder concerns. Director Fisher presented three contracts for approval regarding the remaining projects under MKSK's new scope of work.

**Approval of Riverfront Park Contract with MKSK for Schematic Design...** A contract from MKSK for \$142,128.00 was presented for approval. A motion was made by Commissioner Fisher to approve the contract with MKSK, seconded by Commissioner Fetter and carried by 5/0 vote.

**Approval of Woerner Avenue Contract with MKSK for Schematic Design...** A contract from MKSK for \$68,490.00 was presented for approval. A motion was made by Commissioner Voignier to approve the contract with MKSK, seconded by Commissioner Slone and carried by 5/0 vote.

**Approval of Floodwall Relocation and Levee Modifications with MKSK for Schematic Design...** A contract from MKSK for \$21,680.00 was presented for approval. A motion was made by Commissioner Fetter to approve the contract with MKSK, seconded by Commissioner Voignier and carried by 5/0 vote.

**Approval of South Clark Boulevard Roadway Widening Contract with R. W. Moore Consulting Engineering, P.S.C...**A contract from R. W. Moore for 126,920.00 was

presented for approval. A motion was made by Commissioner Fisher, seconded by Commissioner Slone and carried by 5/0 vote.

**Karvel-Hamilton Engagement Letter...** Redevelopment Director Dylan Fisher presented an engagement letter for Karvel-Hamilton, a specialist to assist in ongoing Target tax appeal. Director Fisher approved and executed the engagement letter the following week due to its time sensitivity. Commissioner Fetter made a motion to ratify Director's decision to approve the contract in the amount not to exceed \$12,000.00, seconded by Commissioner Fisher and carried by 5/0 vote.

## **DIRECTOR'S REPORT MARCH 28, 2017**

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Activities from 3/1/2017 – 3/24/2017

### 1. Stansifer Avenue Fire Station

- Director Fisher has obtained a verbal commitment to acquire the vacant property for the future fire station along Stansifer Avenue. A written purchase offer for \$190,000.00 has been tendered to the current property owners via certified mail.
- Kovert Hawkins Architects have been reengaged to complete the design the future construction project.
- Scope of Work will be revised to exclude integration of a Police substation.

### 2. South Clarksville

- Director Fisher met with various property owners regarding the implementation process and unfinished conceptual design tasks.
- Director Fisher met with Eric Lucas, Principal with MKSK, and Brett Davis, Project Manager with MKSK, to determine a timeline and process to complete the conceptual design phase of the South Clarksville Schematic Design – Part I project.
- A Public Presentation to unveil new conceptual renderings under MKSK's contract will be scheduled for 6:30pm on April 20, 2017 at Water Tower Square.

### 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 projects sites to review construction progress:
  - Clarksville Cove (Family Aquatic Center) Construction Project
  - Court Avenue Project (one year contractor warranty expires April 2018)
  - Broadway Heights Water Main Project
  - Blackiston Mill Drive Sanitary Sewer Project
  - Gateway Crossing Public Improvements
  - Lewis and Clark Trail Project

- Director Fisher attended various meetings regarding the following projects and plans:  
Lombardy Drive and Sam Gwin Traffic Light Installation Project  
Gateway Crossing  
Broadway Heights Infrastructure  
Clarksville Cove  
Brown Station Way Bridge  
South Clarksville Conceptual and Schematic Design – Part 1  
CSX Rail Train  
Blackiston Mill Roadway Project  
West Riverfront Master Plan  
North Clark’s Landing Master Plan  
Veterans Crossing Development  
River Falls Mall Complex  
Stansifer Avenue Fire Station  
Broadway District Traffic Impact Study
- Director Fisher attended the Ground Breaking Ceremony for the Lewis and Clark Trail Project on March 17, 2017.
- Director Fisher attended the March 23, 2017 River Hills EDD and EDC Executive Board meeting as a regular appointed commission member.
- 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 has been working a response to the Clark/Floyd County Convention and Tourism Bureau’s March Call for Applications announcement. Director Fisher will be submitting various applicable local projects for funding assistance through thecal for Applications process.
- Director Fisher is finalizing the Town of Clarksville’s site selection applications to receive Phase 1 and Phase 2 Environmental Assessment assistance and funds through the 2016 Brownfields Coalition Assessment Grant awarded to River Hills EDD and EDC,
- Director Fisher conducted various business and tenant attractions tasks.
- Director Fisher attended weekly department head staff meetings, which are hosted by Town Manager Baity.
- Director Fisher prepared claims and agenda for the March 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 \$78,956.41 and the bond register of claims in the total amount of \$250,636.77, Commissioner Voignier made a motion to approve both registers, seconded by Commissioner Fisher 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 March 28, 2017 meeting of the Clarksville Redevelopment Commission at 8:09 P.M. was made by Commissioner Slone , seconded by Commissioner Voignier and carried by 5/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission April 25, 2017.

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A.D. Stonecipher

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David Fisher

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Paul Fetter

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Jennifer Voignier

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Don

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Slone