

## **MINUTES OF THE MAY 23, 2017 MEETING OF THE REDEVELOPMENT COMMISSION**

A meeting of the Redevelopment Commission was called to order on May 23, 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, David Fisher, Jennifer Voignier, Don Slone (arrived at 7:30) and Bill Wilson. Members Absent: None

**Also Present:** Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, GIS Technician Jacob Arbital, Fire Chief Brandon Skaggs, MS4 Coordinator Tom Clevidence, Jorge Lanz of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, and Administrative Assistant Anita Neeld.

**Introduction of Intern Joshua Bannister...** Director Fisher introduced intern Joshua Bannister. Joshua is a current third year undergraduate student in the Bachelor of Urban Planning Program from Ball State University.

**Approval of Minutes:** Commissioner Voignier made a motion to approve the minutes of the regular meeting held on April 25, 2017, a special meeting and joint executive session held on May 16, 2017, the motion was seconded by Commissioner Fetter, and carried by 4/0 vote.

**Request to have Public Comments at Redevelopment Commission Meetings...** Commission President Stonecipher asked the commission members for a vote on their interest in having public comments at the monthly meetings. Commissioner Fisher and Commissioner Fetter voted no. Commissioner Stonecipher voted yes and Commissioner Voignier abstained. The request failed.

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

**A. Gateway Park Schematic Design, Final Design, and CD'S...** All work is complete. JTL is coordinating project closeout.

**B. Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive...** Still waiting on right of way entry with Farrington. The contractor Flynn Brothers has been authorized to order materials to reduce wait time after a full notice to proceed is issued.

**C. Lewis & Clark Trail Project...** Construction is under way status the same.

**D. Clarksville Aquatic Center Redevelopment Project...** The follow-up walk through was held on May 19, 2017. A few punch list items remain. A ribbon cutting ceremony is scheduled for Thursday May 25, 2017 and the facility opens Saturday May 28, 2017.

**E. Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction**...All work is complete. JTL is coordinating project closeout.

**F. Gateway Crossing (Peddler's Mall) Development Project**.... Storm Sewer pipe installation is complete. Access issues with Russell Gay have been resolved. Curb construction is next.

**G. Assurance Health**... The sewer passed testing. Paving is scheduled to start this week.

**H. Leisure Way Water Main Extension**...Status same.

**I. Protected Left Turn Signal Arrow at L&C Parkway and Cedar Street**...Quotes for this project were opened on May 19, 2017. James H. Drew Corporation was the low quote of \$42,445.70. A motion to accept the quote from James H Drew was made by Commissioner Fisher, seconded by Commissioner Fetter and carried by 4/0 vote.

**Approval of Contract with Kovert Hawkins for Fire Station #1**... A contract in the amount not to exceed \$200,000.00 from Kovert Hawkins was presented for the Construction Document Phase and Administration for Fire Station #1. Following discussion, a motion was made by Commissioner Fetter to approve the contract with Kovert Hawkins. The motion was seconded by Commissioner Voignier and followed by four yay votes with Commissioner Slone abstaining.

## DIRECTOR'S REPORT MAY 23, 2017

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Activities from 4/26/2017 – 5/19/2017

### 1. SOUTH CLARKSVILLE

#### RIVERFRONT PARK

- The Commission entered into a contract with MKSK to complete schematic design services for this project at the March Redevelopment Commission Meeting.
- Director Fisher has instructed MKSK to obtain a proposal from Biohabitats, the project's ecosystem sub-consultant, to perform a detailed tree analysis of the existing vegetation within the proposed park area. Such proposal will be presented to the Commission at a future meeting.

#### RECONSTRUCTION OF WOERNER AVENUE

- The Commission entered into a contract with MKSK to complete schematic design services for this project at the March Redevelopment Commission Meeting.
- Director Fisher has begun coordinating the kick-off to this project with MKSK. A Town staff and sub-consultant meeting will be held in the coming weeks.
- This project has an 18 week completion timeline. Meaning the consultant's work is expected to be completed in mid-September.

#### MODIFICATIONS TO THE FLOODWALL AND LEVEE

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- Director Fisher has begun coordinating the kick-off to this project with MKSK. A staff and sub-consultant meeting will be held in the coming weeks.
- This project has an 18 week completion timeline. Meaning the consultant's work is expected to be completed in mid-September.

## 2. GATEWAY CROSSING

- Director Fisher delivered a written offer for .573 acres fronting Eastern Boulevard to the appropriate property owner representative on 5/18/2017.
- Director Fisher attended a project update meeting in the field on 5/18/2017. The contractor provided an update project timeline that meets our completion criteria.

## 3. SECURITY CAMERAS

- The Commission approved the installation of two security camera projects, at the April Regular Meeting, contingent Town Council approval of the operation and maintenance agreements.
- The Town Council approved the necessary operation and maintenance agreements on May 2, 2016.
- Redevelopment President, AD Stonecipher, has signed the construction and installation agreements as approved by the Commission at the April Regular Meeting.
- Director Fisher will be coordinating the Notice to Proceed for each project.

## 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 following project sites to review construction progress:

- 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
- South Clarksville Conceptual and Schematic Design – Part 1
- Temporary Riverside Drive Greenway Connector
- CSX Rail Trail
- Stansifer Avenue Fire Station
- Broadway District – Storm water and Traffic Impact Study
- Blackiston Mill Road Widening Project (INDOT)

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 attended the May Ohio River Greenway Commission Meeting on May 18, 2017 as proxy for Patrick Duggins, Clarksville Appointee.

Director Fisher hosted a meeting with Julie Rigrish, Southeast Director of Indiana Small Business Development Corporation, to discuss how the Town and her organization can mutually benefit from collaboration.

Director Fisher prepared claims and the agenda for the May 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 and the bond register of claims, Commissioner Voignier made a motion to approve the regular register in the amount of \$464,717.92, the bond register in the amount of \$245,036.91, the motion was seconded by Commissioner Fetter, 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 May 23, 2017 meeting of the Clarksville Redevelopment Commission at 7:54 P.M. was made by Commissioner Fetter, seconded by Commissioner Fisher, and carried by 5/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission June 27, 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 Slone