

MINUTES OF THE JULY 25, 2017 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on July 25, 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, David Fisher, Jennifer Voignier, Don Slone, and Bill Wilson. **Members Absent:** Paul Fetter

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, MS4 Coordinator Tom Clevidence, Aaron Sutherland of Jacobi, Toombs and Lanz, Intern Joshua Bannister, Matt Gullo with Kovert Hawkins, and Benefits Coordinator Naomi Polston.

Approval of Minutes: Commissioner Voignier made a motion to approve the minutes of the 6/27/2017 Regular Meeting, and the 6/27/2017 Joint Executive Session, seconded by Commissioner Slone, and carried by a 4/0 vote.

Project Updates—Aaron Sutherland of Jacobi, Toombs and Lanz, Inc.

Approve Inspection Agreement for Veterans Parkway - \$62,500... Motion to approve was made by Commissioner Fisher, seconded by Commissioner Slone, and carried by a 4/0 vote.

A. Gateway Park Schematic Design, Final Design, and CD'S... Project completed. Remove from list.

B. Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive... Construction at the Colonial Village Apts is ongoing. Construction at Sam Gwin should start the week of July 24. On August 5, 2017 the contractor will close Lombardy Drive to construct widening of Lombardy Drive with multiple crews (SUBJECT TO FAIRINGTON APTS ARRANGEMENTS). This closure is being coordinated with Greater Clark County Schools.

C. Lewis & Clark Trail Project... Construction continues. Estimated completion is August 2018.

D. Clarksville Aquatic Center Redevelopment Project... Construction completed. One punch list item remains but cannot be fixed until pool closes in the fall. On hold.

E. Addmore Lane Improvements (F.K.A. Progress Way Reconstruction Project/Potters Lane)... This project is complete. The Notice of Termination for the Rule 5 permit was sent to IDEM. Project will be removed from this report

F. GATEWAY CROSSING / OWENS WAY DEVELOPMENT PROJECT...Curb construction completed. Street has been paved. Contractor working on punch list and signal installation. Completion date is August 15. Adding parking area adjacent to new street.

G. Assurance Health... This project is complete. It will be removed from this report.

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

Plat and easements sent to IAWC for review. Approval received.

Waiting on 30-day IDEM period. Construction to start early August.

I. Protected Left Turn Signal Arrow at L&C Parkway and Cedar Street...The contractor has been installing conduit on the south/east side of Lewis & Clark Parkway. Expected completion date is July 28.

Blackiston Mill Road Widening Project Update...Public Hearing Complete. Comments will be coming in for the next 30 days.

Stansifer Ave. Fire Station...Matt Gullo of Kovert Hawkins gave progress updates: Met with Sanitary and Storm Departments to discuss utilities and also gave construction updates involving Planning/Zoning, and met with Fire staff and Dylan last week to firm up design. Geothermal Heat/AC for the Fire Station was then discussed.

Legal Business...Letter Agreement – Fill Dirt

Motion to Approve Letter Agreement for Dirt was made by Commissioner Voignier, seconded by Commissioner Fisher, and carried by a 4/0 vote.

Unfinished Business...None

New Business...

Clarksville Wayfinding Program...Presentation by Joshua Bannister

In this project, a quantitative process was used to identify wayfinding sign suitability while also controlling for qualitative factors that could not be quantified.

South Clarksville Traffic Impact Study...Approve Scope of work as presented.

Motion to approve was made by Commissioner Voignier, seconded by Commissioner Slone, and carried by a 4/0 vote.

DIRECTOR'S REPORT JULY 25, 2017

Activities from 6/28/2017 – 7/20/2017

1. SOUTH CLARKSVILLE REDEVELOPMENT PLAN

a. RECONSTRUCTION OF WOERNER AVENUE

- Director Fisher hosted a kick-off / consultant coordination meeting on Monday, July 17, 2017 with Town staff, and members of CORE Planning Strategies, MKSK, and Jacobi, Toombs, and Lanz Engineering.
- Contractual agreements for CORE Planning Strategies and the Lochmueller Group should be executed in the coming days, as approved at the June 27, 2017 Regular Commission meeting.
- MKSK and JTL's current Schematic Design tasks should conclude with a public presentation in October.
- The Lochmueller Group's environmental and historical resource service tasks are anticipated to require seven months to reach final completion.

b. RECONSTRUCTION OF S. CLARK BLVD (MISSOURI AVE TO MONTGOMERY AVENUE)

- Director Fisher hosted a kick-off / consultant coordination meeting on Monday, July 17, 2017 with Town staff, and members of R. W. Moore Engineering and the Lochmueller Group.
- Contractual agreements for the Lochmueller Group should be executed in the coming days, as approved at the June 27, 2017 Regular Commission meeting.
- The Lochmueller Group's environmental and historical resource service tasks are anticipate to require one year to reach final completion.

c. FLOODWALL AND LEVEE IMPROVEMENTS

- Director Fisher hosted a kick-off / consultant meeting on Monday, July 17, 2017 with members of MKSK and Jacobi, Toombs, and Lanz.
- JTL is working to schedule a meeting with Flood Control to discuss the planned improvements.
- MKSK and JTL's current Schematic Design tasks should conclude with a public presentation at the November Redevelopment Commission Meeting.

d. RECONSTRUCTION OF RIVERSIDE DRIVE

- Director Fisher received a draft LPA contract from HWC Engineering for design and project administration services.
 - Town staff and HWC are currently in the review and revision process.
 - The finalized contract could be presented to the Town Council for approval as early as mid-August.

- Brittany Montgomery, Utility Director, is coordinating with KIPDA on the availability of funds for this project.

2. 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
 - Home 2 Suites
- Director Fisher attended various meetings regarding the following projects and plans:
 - Lombardy Drive and Sam Gwin Traffic Light Installation Project
 - Gateway Crossing
 - Temporary Riverside Drive Greenway Connector
 - Blackiston Mill Road Widening Project (INDOT)
 - 2017 Community Crossings Application - Reconstruction of South Clark Boulevard (Harrison Ave. to Montgomery Ave.)
- Director Fisher attended the Ribbon Cutting Ceremony for Owens Way on July 17, 2017.
- Director Fisher met with various property owners regarding ongoing and future redevelopment activities.
- Director Fisher prepared EDIT and TIF budgets for 2018.
- Director Fisher conducted an annual audit of the 2015 TIF bond proceeds.
- 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 conducted various grant administration tasks.

Other New Business...Approve Resolution for Acquisition of Property near Montgomery Ave. and S. Clark Boulevard. The owner of the property to has informed the Redevelopment Director that they have an interest in selling the property for a total of \$32,000, contingent on the building being removed prior to closing, clear title being obtained on the two (2) parcels, and on two (2) appraisals being obtained on the property justifying the price pursuant to Indiana Law. The Redevelopment Director is authorized to negotiate the purchase of the property and enter into a Purchase Agreement with the owner(s) of the property to obtain the property at no more than the average of the two (2) appraisals of the property. Motion to approve Resolution No. 2017-R-7 was made by Commissioner Fisher, 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 \$434,301.71, seconded by Commissioner Fisher, and carried by 4/0 vote.

Adjournment... There being no further business to come before the Commission at this time, a motion to adjourn the July 25, 2017 meeting of the Clarksville Redevelopment Commission at 8:19 P.M. was made by Commissioner Voignier, seconded by Commissioner Fisher, and carried by 4/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission August 22, 2017

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voignier

Don Slone