

MINUTES OF THE AUGUST 22, 2017 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on August 22, 2017 at 7:01 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, and Don Slone. **Members Absent:** David Fisher and Bill Wilson

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Jorge Lanz with Jacobi, Toombs, and Lanz, Inc., Nicholas Lawrence with The Wheatley Group, Richard Moore with R.W. Moore Engineering, Matt Gullo and Brenden Brown with Kovert Hawkins, Kevin Hetrick with Clark Dietz, Catherine Pallotta with Core Strategies, Brett Davis & Erick Lucas with MKSK, and Benefits Coordinator Naomi Polston.

Approval of Minutes: Commissioner Voignier made a motion to approve the minutes of the 7/25/2017 Regular Meeting, and the 7/27/2017 Joint Executive Session, seconded by Commissioner Fetter, and carried by a 4/0 vote.

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

All projects moved under Construction.

A. Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive-CONSTRUCTION...Email correspondence from Fairington indicates they will provide the needed right-of-entry on August 17, 2017.

Construction at the Colonial Village Apts is 90% complete. On August 7, 2017 the contractor closed Lombardy Drive to construct storm sewers and widening of Lombardy Drive. Construction of the traffic signal at Sam Gwin Drive started August 15.

B. Lewis & Clark Trail Project – CONSTRUCTION...The contractor has pulled off the project temporarily given adequate total project completion time.

C. Gateway Crossing/Owens Way Development Project-CONSTRUCTION...Construction complete. Traffic signal activated. Punch lists items being addressed. Parking area adjacent to new street is ready for construction. Contractor currently anticipates starting the first week in September.

D. Leisure Way Water Main Extension-CONSTRUCTION...Status same. All approvals received. Now ready for construction. The preconstruction meeting (PCM) has been scheduled for Wednesday, August 23 at 1:30 p.m. at the Town Hall. Construction should begin shortly thereafter.

E. Protected Left Turn Signal Arrow at L & C Parkway and Cedar Street - CONSTRUCTION...Work was completed and the signal head activated on August 20, 2017. Will be removed from next report.

Reconstruction of Woerner Ave... Brett Davis & Eric Lucas gave an update on the Conceptual Design. There was a brief discussion on the difference between the two tree and landscaping planter options being explored at this time. It was asked that the consultant prepare cost estimates along with information on the tree growth impact of the two options to be reviewed at an upcoming meeting.

Stansifer Ave. Fire Station...Matt Gullo & Brendan Brown of Kovert Hawkins gave progress updates: There has not been a decision on whether the project should use Geothermal Heat/AC. Kovert Hawkins will provide cost updates Exterior Design will be a Traditional Fire Station look. The inside will have a Contemporary look. Will update the Commission next month on materials.

Legal Business - None

Unfinished Business...

South Clarksville Traffic Impact Study – R.W. Moore Engineering:

Approve contract for services: \$99,431.00 – Traffic Impact Study, \$42,980.00 – Master Parking Plan. A motion to approve contract for services was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by a 4/0 vote.

New Business...

Service Agreement with The Wheatley Group...Approve contract for services: \$20,000.00 fee, \$10,000.00 initial payment.

A motion to approve the Service Agreement with The Wheatley Group was made by Commissioner Slone, seconded by Commissioner Fetter, and carried by a 4/0 vote.

Bridge 160 Clark Dietz...Approve contract for services: Lump sum fee of \$89,595.00 & \$10,000 for additional as needed services.

A motion to approve the Bridge 160 Clark Dietz contract for services was made by Commissioner Fetter, seconded by Commissioner Slone, and carried by a 4/0 vote.

School Grant Funding Program...Redevelopment Director Dylan Fisher will set up a meeting with School Administrators to discuss, get ideas on how the funding will be used.

DIRECTOR'S REPORT AUGUST 22, 2017

Activities from 7/26/2017 – 8/18/2017

1. SOUTH CLARKSVILLE REDEVELOPMENT PLAN

a. RECONSTRUCTION OF WOERNER AVENUE

- Director Fisher met with MKSK and CORE Planning Strategies on Tuesday, August 15, 2017 to review the status of the project at that time.

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

- Director Fisher has tabled any further action on this project until a later date.

c. FLOODWALL AND LEVEE IMPROVEMENTS

- JTL met with Flood Control to review the proposed improvements.
- Staff, JTL, and MKSK are currently reviewing the possible solutions proposed by Flood Control. Flood Control's recommended improvements are being evaluated for impact and cost justifications.

2. GATEWAY CROSSING

- Director Fisher obtained signatures, from both parties, on the purchase and settlement agreements approved at the June 27, 2017 Regular Meeting of the Redevelopment Commission.
- Director Fisher and Attorney Chris Sturgeon will be working to close on the real estate transaction in October.

3. ASSURANCE HEALTH SYSTEMS

- Director Fisher met with a representative from Assurance Health to discuss the status and future of their medical facility project. The representative indicated they have been working to close on the building loan for many month. He was unable to provide a specific date and time to expect construction to begin. He indicated that they fully intended to begin construction as soon as possible and open their facility in Clarksville in 2018. The project will not meet their current deadline of December 31, 2017.

4. VETERANS CROSSING

- The Redevelopment Commission and Hogan Real Estate closed on the Veterans Crossing property on August 4, 2017.
- Hogan began their construction process the following week.
- Tenants are expected be able to move into the site in 2018.

5. BROADWAY DISTRICT

- Jesse Ballew, the Dennis Wesley Company, Inc., and the Redevelopment Commission completed the property donation transfer on August 10th.
- Director Fisher contacted to have the properties properly secured until both buildings can be demolished by a qualified professional in the coming weeks. The hired contractor completed the work on Friday, August 18, 2017.

6. 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
- Director Fisher attended various meetings regarding the following projects and plans:
 - Lombardy Drive and Sam Gwin Traffic Light Installation Project
 - Temporary Riverside Drive Greenway Connector
 - Blackiston Mill Road Widening Project (INDOT)
 - Pump Track @ Colgate Park
 - Stansifer Avenue Fire Station
 - South Clarksville Redevelopment Plan
 - Clarks Landing Mixed Use Zoning Ordinance Update
- Director Fisher met with a representative from the Greentree Mall to discuss future plans and joint collaboration.
- Director Fisher attended the dedication ceremony for the Habitat for Humanity project on S. Clark Blvd. with Councilwoman Jennifer Viognier, Councilman Tim Hauber, and Town Manager Baity.
- Director Fisher met with various property owners regarding ongoing and future redevelopment activities.
- Director Fisher attended a Brownfields Development seminar in Indianapolis, Indiana on August 16th and 17th.
- Director Fisher attend One Southern Indiana's Annual Meeting with Councilwoman Voignier and Town Manager Baity on August 15th.
- 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...Update on Blackiston Mill Road by Brittany Montgomery.

Approval of Claims... Upon the recommendation from Redevelopment Director Dylan Fisher to approve the regular register of claims, Commissioner Fetter made a motion to approve the register as presented in the amount of \$573,810.07, seconded by Commissioner Voignier, and carried by 4/0 vote. Upon the recommendation from Redevelopment Director Dylan Fisher to approve the bond register of claims, Commissioner Fetter made a motion to approve the register as presented in the amount of \$2,682,872.45, seconded by Commissioner Voignier, 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 August 22, 2017 meeting of the Clarksville Redevelopment Commission at 9:17 P.M. was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by 4/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission September 26, 2017

A.D. Stonecipher

David Fisher (Absent)

Paul Fetter

Jennifer Voignier

Don Slone