

## **MINUTES OF THE JANUARY 23, 2018 MEETING OF THE REDEVELOPMENT COMMISSION**

A meeting of the Redevelopment Commission was called to order on January 23, 2018 at 7:01 P.M. in the Executive Conference Room of the Clarksville Municipal Center Administration Building by Redevelopment Director Dylan Fisher.

**Public Hearing for 2018-R-2**... Public Hearing for 2018-R-2 a Resolution Amending the Declaratory Resolution of the Town of Clarksville Redevelopment Commission and the Original Plan, as amended, of the Clarksville Commercial Economic Development Area -- Let minutes reflect no Public Comments.

**Reorganization**... Nomination to appoint Aaron D. Stonecipher as President of the Redevelopment Commission was made by Commissioner Voignier, seconded by Commissioner Gilkey and carried by a 3/0 vote. Commissioner Voignier abstained. Nomination to appoint Commissioner Voignier as Vice-President of the Redevelopment Commissioner was made by Commissioner Fetter, seconded by Commissioner Gilkey and carried by a 3/0 vote. Commissioner Voignier abstained. Nomination to appoint Commissioner Gilkey as Secretary of the Redevelopment Commission was made by Commissioner Fetter, seconded by Commissioner Voignier, and carried by a 3/0 vote. Commissioner Gilkey abstained. At this time Redevelopment Attorney Chris Sturgeon proceeded with the swearing in of the new appointee Bryan Wickens to the Redevelopment Commission.

**Conflict of Interest Statements**... A Uniform Conflict of Interest Disclosure Statement was presented by Bryan Wickens. A motion to approve the Conflict of Interest Statement was made by Commissioner Voignier, seconded by Commissioner Gilkey, and carried by a 4/0 vote. Bryan Wickens abstained.

**Commission Members Present**: A.D. Stonecipher, Paul Fetter, Jennifer Voignier, John Gilkey, Bryan Wickens, and Bill Wilson.

**Also present**: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Attorney Chris Sturgeon, Utility Director Brittany Montgomery, Parks Superintendent Brian Kaluzny, Planning Director Jacob Arbital, MS4 Coordinator Tom Clevidence, Jorge Lanz with Jacobi, Toombs, and Lanz, Nick Lawrence with the Wheatley Group, Brett Davis with MKSK, Richard Moore with R.W. Moore Engineering, Catherine Pallota with Core Strategies, Ron Huckabee from Stantec, and Benefits Coordinator Naomi Polston.

**Approval of Meeting Minutes**... Commissioner Paul Fetter made a motion to approve the minutes of the 12/19/2017 Special Meeting, seconded by Commissioner Stonecipher, and carrier by a 2/0 vote. Commissioner Voignier abstained. Commissioner Fetter made a motion to approve the minutes of the 1/9/2018 Special Meeting, seconded by Commissioner Voignier, and carried by a 3/0 vote. Commissioner Stonecipher and Commissioner Bryan Wickens abstained.

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

**A. Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive...**

The traffic signal at Veterans Parkway and Sam Gwin was activated on 11/21/2017.

JTL, Dave Savage and the contractor are coordinating to verify interconnectivity between the new signals and the existing system and Mr. Savages ability to remotely access the signals. Interconnectivity and remote communication was established and is operational.

Waiting on good weather to install permanent pavement markings down and then the project will be complete.

**B. Lewis & Clark Trail Project...** After construction of all four drilled shafts for the bridge over Silver Creek, testing results for two were not acceptable. One shaft has been replaced and the other has been cored and grouted. The replaced shaft was tested and results were acceptable. The remaining shaft will be retested when weather permits.

JTL is coordinating approval of the gabion wall design. Status same.

**C. Gateway Crossing/ Owens Way Development Project - Construction...**Construction Complete. Remove from report.

**D. Leisure Way Water Main Extension...**JTL received as built plans from the contractor and is submitting them to IAWC shortly.

**E. CSX Trail TOPO Survey, Design, Plans, Specs, CD's...**

JTL has submitted a proposed agreement to Director Fisher for review and approval by CRC. Construction slated for summer 2018. ACTION MAY BE REQUIRED. This agreement was approved.

Topographic survey of the project area is pending, is scheduled, and will be followed by design. Ready for construction July 2018.

**F. Woerner Avenue Design Development and Construction Plans and Documents...**

JTL has been asked to be the Prime Consultant for this project. The project team includes MKSK and other firms that were already a part of the design team.

A proposed Engineering Services Contract has been submitted for review and comment to Catherine Pallotta of CORE Planning Strategies, the project manager,

as well as to Director Fisher. ACTION MAY BE REQUIRED. This agreement was approved. JTL's design work has commenced.

A public meeting was held on January 18, 2018. Design and CD's will continue this year, w/construction slated for spring of 2019.

Jacobi, Toombs, and Lanz, Inc. also presented a **Request for Compensation for overrun of Inspection Costs on the Clarksville Cove project.**

Request for change orders to be compensated for \$12,884.00 – A motion to approve the modifications was made by Commissioner Voignier, seconded by Commissioner Gilkey, and carried by a 4/0 vote. Commissioner Wickens abstained.

### **Reconstruction of Woerner Avenue**

Catherine Pallotta with CORE Planning Strategies presented a monthly update on the Woerner Avenue project. Brett Davis with MKSK presented six varieties of trees they would recommend be considered for the project. It was decided that the four native varieties MKSK has recommend would be used for the project.

### **Wheatley Group...ERA's, EDTA's, RDD**

Nick Lawrence with the Wheatley Group presented an overview of the ongoing project the new Commission members with and provide a timeline for next steps to the collective. It was requested that the proposed boundary of the Riverfront EDTA and Progress Way ERA be modified by Commissioner Gilkey.

### **Clarksville Action Park – Colgate Park**

Rob Huckaby and Allison Padron with Stantec presented the final conceptual design for the proposed action park in Colgate Park. Director Fisher recommends the Commission approve Stantec to proceed with the Master Planning/ Schematic design Phase of their contract for \$5,000.00. It was also agreed that a public input meeting would be held this spring. A date for the public input meeting will be announced at the March meeting.

### **Legal Business**

R-2018-2 Resolution Amending the Plan of the CCEDA...A motion to approve Resolution No. 2018-R-02 as presented was made by Commissioner Fetter, seconded by Commissioner Voignier, and carried by a 5/0 vote.

R-2018-3 School Grant Program...A motion to approve Resolution No. 2018-R-3 regarding the use of funds for Educational Programs was made by Commissioner Gilkey, seconded by Commissioner Wickens, and carried by a 5/0 vote.

R-2018-4 Pledge of TIF Funds to Unit for Clarksville Lofts (old Crest Motel) Redevelopment... A motion to approve Resolution No. R-2018-4 was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by a 5/0 vote.

### **Unfinished Business...non**

# DIRECTOR'S REPORT JANUARY 23, 2018

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Activities from 11/29/2017 – 1/19/2018

## 1. CSX RAIL CORRIDOR ACQUISITION

- Director Fisher has been in consistent communication with a representative of CSX Real Property regarding the Redevelopment Commission's (RDC) interest in acquiring the subject property for the past few weeks. Their representative indicates they are working diligently to review the offer submitted by the RDC in 2017. Due to staffing changes at CSX Real Property, the RDC Purchase Offer Letter was delayed in being received by the correct party until just a few weeks ago. The original January 22, 2018 acceptance deadline has been extended to February 5, 2018 as a result reported internal delay.
- A request for a Right of Entry (ROE) to complete the necessary Phase I ESA has been filed with CSX Real Property. Approval for the ROE is expected in early February.
- The RDC's environmental consultant for this project, SME, has been provided a partial notice to proceed with the portions of their service agreement that do not require site access. A site visit will be conducted upon receiving ROE approval from CSX.
- Duke Energy has been contacted regarding the RDC's interest in constructing a trailhead on property currently owned by Duke near the intersection of Eastern Blvd. and the CSX Corridor. Communication has been consistent and positive.

## 2. MISC. ACTIVITIES

- Director Fisher met and spoke with several developers/parties interested in doing or growing a 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:
  - Lewis and Clark Trail Project
  - Gateway Crossing Public Improvements
  - Home 2 Suites
  - Cunningham Campers
- Director Fisher attended various meetings regarding the following projects and plans:
  - Reconstruction of Woerner Ave.
  - Stansifer Avenue Fire Station
  - South Clarksville Redevelopment Plan
  - Clarks Landing Mixed Use Zoning Ordinance Update
  - Bridge 160
  - Browns Station Way Corridor
  - New Public Works Facility

- Bike and Ped. Improvements to Montgomery Avenue
- Central Trail Project (CSX Corridor)
- South Clarksville Traffic Impact Study
- South Clarksville Master Parking Plan
- West Riverfront – RHC
- North Clark’s Landing Master Plan
- Director Fisher attended a webinar on Sports Tourism with Town staff on November 29, 2019.
- Director Fisher attended a meeting with representatives from River Hills EDC and River Heritage Conservancy on November 30, 2017.
- Director Fisher met with the consultant creating the 2018 Southern Indiana Tourism Guide on December 1, 2017. Director Fisher curated the Town of Clarksville’s ad in the 2018 magazine over the following week.
- Director Fisher attended ISI’s Chairman’s Advisory Council December Event and spoke on behalf of the Town regarding various ongoing economic and redevelopment projects as part of a local community panel on December 6, 2017.
- Director Fisher attended ISI’s Economic Development Council meeting on December 7, 2017.
- Director Fisher attended the 2018 Indiana Economic Development Course hosted by the Center for Community Economic Development at Ball State University from January 8-12, 2018.
- Director Fisher attend the monthly Clark-Floyd Counties Conventions & Tourism Bureau meeting on January 17, 2018.
- Director Fisher attend a coordination meeting with River Heritage Conservancy, IN DNR, US Army Corps of Eng., and others regarding the potential for a collaborative community event in 2018 or 2019 on January 18, 2018.
- Director Fisher attended a monthly project corrido nation meeting with the IN Amer. Water Co. and other Town staff on January 18, 2018.
- Director Fisher attended and spoke at the January 18, 2018 public Woerner Avenue project update meeting.
- 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 conducted various grant administration tasks.

**Other New Business...** Director Fisher requests that the Commission provide him authorization to contract with a qualified environmental consultant to complete Phase I and Phase II assessment during the due diligence phase of the acquisition process for 1437 Woerner Avenue. Director Fisher requests authorization to spend up to \$13,500.00. Commissioner Fetter

made a motion to authorize Director Fisher as presented, seconded by Commissioner Wickens, and carried by a 5/0 vote.

**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 \$513,568.96, seconded by Commissioner Wickens, and carried by 5/0 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 \$13,925.10, seconded by Commissioner Wickens, and carried by a 5/0 vote.

**Adjournment**... There being no further business to come before the Commission at this time, a motion to adjourn the January 23, 2018 meeting of the Clarksville Redevelopment Commission at 9:15 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 27, 2018.

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A.D. Stonecipher

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John Gilkey

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Paul Fetter

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Jennifer Voignier

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Bryan Wickens