

MINUTES OF THE MARCH 27, 2018 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on March 27, 2018 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, John Gilkey, Brian Wickens and Bill Wilson. Members Absent: none

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Jorge Lanz with Jacobi, Toombs, and Lanz, Inc. Richard Moore with R.W. Moore Engineering, Matt Gullo with Kovert Hawkins, Catherine Pallotta with Core Strategies, Utility Director Brittany Montgomery, Parks Superintendent Brian Kaluzny, and Administrative Assistant Anita Neeld.

Approval of Minutes: Commissioner Fetter made a motion to approve the minutes of the 1/23/18 regular meeting, the 2/27/18 regular meeting and 2/27/18 executive session, the motion was seconded by Commissioner Voignier, and carried by a 5/0 vote.

The Wheatley Group Presentation of ERA's, EDTA's and RDD's...Nick Lawrence representing The Wheatley Group came before the Redevelopment Commission with recommendations for targeted areas for ERA's, EDTA's and RDD's which was brought before the Economic Development Commission prior to this meeting and approved. The information presented showed the targeted areas which need to be addressed. A recommendation was made by Commissioner Fetter to approve:

- 2018-R-07 – Resolution recommending establishment of Riverfront EDTA.
- 2018-R-08 – Resolution recommending establishment of Stansifer Avenue EDTA.
- 2018-R-09 – Resolution recommending establishment of Highway 60 and Future Drive ERA.
- 2018-R-10 – Resolution recommending establishment of I-65 ERA.
- 2018-R-11 – Resolution recommending establishment of Progress Way ERA.

The motion was seconded by Commissioner Gilkey and carried by 4/1 vote, with Commissioner Stonecipher voting nay.

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

- A. **Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive-**
Currently waiting on good weather to complete punch list items.
- B. **Lewis and Clark Trail Project...** After further consultation with INDOT's geotechnical section, the final drilled shaft has been accepted. The contractor will submit a change order for clean-up work related to the recent flooding. Coordination

is being scheduled with the Parks Department to investigate alternative designs for the trail in the areas damaged by the flood. Completion date has been extended due to weather conditions.

- C. **Leisure Way Water Main Extension**...JTL received revised as-built plans from the contractor and submitted them to IAWC. IAWC accepted the plans and will do final inspection.
- D. **CSX Trail**...Topographic survey of the project area is complete and design is underway. Ready for construction July 2018.
- E. **Woerner Avenue Design Development**... See report below.

Reconstruction of Woerner Avenue...Catherine Pallotta with CORE Planning Strategies and Brett Davis with MKSK presented a monthly update on the Woerner Avenue project and thanked the commission for their recommendations on the constructions materials from the last meeting. Mr. Davis presented to the commission the Parklet Concept Plan which showed the seating possibilities. Discussion was held and suggestions made for the next meeting of the Commission.

Stansifer Ave. Fire Station.... Matt Gullo representing Kovert Hawkins reported that they received three bids on this project with AML, Inc. being the lowest bid in the amount of \$3,279,400.00. Director Fisher made a recommendation to award AML's base bid (building and site) in the amount of \$3,279, 400.00 and Alternate Four (4) for \$30,000.00. A motion was made by Commissioner Fetter to approve the contract from AML. The motion was seconded by Commissioner Gilkey and carried by 5/0 vote.

Legal Business...

2018-R-12...A resolution for the acquisition of a portion of property at the northeast intersection of Eastern Boulevard formerly the CSX rail corridor is a desirable location for an urban trail and utility improvements was presented for approval. Director Fisher obtained (2) appraisals of the property and will engage in negotiations with the owner regarding the sale of the tract. Following discussion a motion was made by Commissioner Voignier to approve resolution 2018-R-12, seconded by Commissioner Fetter and carried by 4/1 vote with Commissioner Gilkey abstaining.

2018-R-13...A resolution of the Redevelopment Commission approving Interlocal Agreement with Town of Clarksville, City of Jeffersonville and Jeffersonville Redevelopment Commission for the Montgomery Avenue pedestrian improvement project and authorizes the Commission President to sign the agreement. A motion to approve Resolution 2018-R-13 was made by Commissioner Gilkey, seconded by Commissioner Fetter and carried by 5/0 vote.

2018-R-14... A resolution approving the Acquisition of Property for improvements to 1201 Woerner Avenue in the amount of \$132,000.00. Following

discussion a motion was made by Commissioner Gilkey to approve Resolution 2018-R-14, seconded by Commissioner Voignier and carried by 5/0 vote.

New Business...

Agreement with Crawford, Murphy & Tilly for Consulting Services for the Riverside Drive Improvements ... Mr. Nick Batta representing CMT presented a Local Public Agency (LPA) contract in the amount of \$517,300.00 to utilize federal monies with the Indiana Department of Transportation for consulting services. Discussion was held and on a motion authorizing Commissioner Stonecipher to execute the contract pending INDOT's approval was made by Commissioner Gilkey, seconded by Commissioner Voignier and carried by 5/0 vote.

Approval of Agreement with American Valuation Group, Inc....Director Fisher presented an agreement with American Valuation Group, Inc. in the amount of \$20,000.00 to provide appraisal and other litigation services related to The Green Tree Mall located at 757 E. Lewis & Clark Parkway. A motion was made by Commissioner Fetter to approve the contract, seconded by Commissioner Voignier and carried by 5/0 vote.

DIRECTOR'S REPORT MARCH 27, 2018

Activities from 2/24/2017 – 3/23/2018

1. CSX RAIL CORRIDOR ACQUISITION

- SME is completing the required Phase I ESA.
- Director Fisher has obtained two appraisals for the .355 acres of property to be obtained from Duke Energy Co.
- Director Fisher presented Duke Energy with an offer to purchase the property.

2. BROADWAY DISTRICT IMPROVEMENTS

- Director Fisher contacted Strand Engineering to request a proposal and scope of work for stormwater design of a regional basin, in accordance with Stand's 2016 Broadway District Stormwater Study, to be constructed in 2019 and roadway design to extend Ring Road east to Broadway St to be constructed in 2019/2020.
- Director Fisher held a phone call with Stand Engineering on Thursday, March 22 to answer initial questions regarding the proposed scope of work.
- Director Fisher engaged in property owners communications.

3. OPPORTUNITY ZONE DESIGNATION

- Director Fisher submitted Tract 18019050401 for designation as an Opportunity Zone by Indiana's Governor and the Federal Government.
- Director Fisher worked with partners from One Southern Indiana and the Wheatley Group to ensure tract 18019050401 was submitted as Clark County's highest priority tract to the Governor's Office.

4. 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
 - Home 2 Suites
- Director Fisher attended various meetings regarding the following projects and plans:
 - Reconstruction of Woerner Ave.
 - Stansifer Avenue Fire Station
 - Blackiston Mill Road Widening
 - New Public Works Facility
 - Central Trail Project (CSX Corridor)
 - West Riverfront – RHC
 - Ryan Lane Utility Improvements
 - South Clarks Blvd. and Newman Ave. Drainage Improvements
- Director Fisher submitted Tract 18019050401 for designation as an Opportunity Zone by Indiana’s Governor and the Federal Government.
- Director Fisher attended a monthly project coordination meeting with the IN Amer. Water Co. and other Town staff on March 15, 2018.
- 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.
- Director Fisher served as the staff administrator for the Historic Preservation Commission.

Approval of Claims... Upon the recommendation from Redevelopment Director Dylan Fisher to approve the regular register of claims, Commissioner Gilkey made a motion to approve the register as presented in the amount of \$372,584.39 seconded by Commissioner Fetter, and carried by 5/0 vote. Upon the recommendation from Redevelopment Director Dylan Fisher to approve the bond register of claims, Commissioner Gilkey made a motion to approve the register as presented in the amount of \$3,201.70 seconded by Commissioner Fetter, 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 March 27, 2018 meeting of the Clarksville Redevelopment Commission at 8:25 P.M. was made by Commissioner Voignier, seconded by Commissioner Fetter.

Minutes Approved by the Clarksville Redevelopment Commission on April 4, 2018.

A.D. Stonecipher

John Gilkey

Paul Fetter

Jennifer Voignier

Brian Wickens