

## **MINUTES OF THE APRIL 24, 2018 MEETING OF THE REDEVELOPMENT COMMISSION**

A meeting of the Redevelopment Commission was called to order on April 24,, 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, and Bill Wilson. **Members Absent:** Brian Wickens

**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, Utility Director Brittany Montgomery, Assistant Parks Superintendent BJ Lynton, and Administrative Assistant Anita Needl.

**Approval of Minutes:** Commissioner Voignier made a motion to approve the minutes of the 3/27/18 regular meeting, the motion was seconded by Commissioner Fetter, and carried by a 4/0 vote.

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

- A. **Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive-**  
Permanent pavement markings were completed the week of April 9, 2018.  
Currently working with staff for final punch list.
- B. **Lewis and Clark Trail Project**... Shop drawings for all gabion walls have been approved. INDOT has agreed to participate 80/20 on time and materials change order for the recent flooding. The contractor has been authorized to bring this work within the project area. A motion was made by Commissioner Gilkey allowing Landstory's contract for services to be extended in the amount NTE \$4,500.00, the motion was seconded by Commissioner Fetter and carried by 4/0 vote.
- C. **Leisure Way Water Main Extension**...The project is complete.
- D. **CSX Trail**...Continuing with design phase.
- E. **Woerner Avenue Design Development**... Monthly progress meetings are being held and 50% plans were provided to the Town and US Corps of Engineers on April 9, 2018 through the Flood Control District.
- F. **Highway Safety Improvement Program (HSIP) Project**...JTL has provided an agreement for this project which includes survey and design for the following: traffic signal head back plates (Eastern Boulevard), accessible pedestrian signal

push buttons for Eastern Boulevard, and for intersection of Lewis and Clark Parkway and North Clark Boulevard and for the construction of a HWAK pedestrian beacon system at the intersection of Eastern Boulevard and Bowne Boulevard.

**Approval of Agreement with Jacobi Toombs and Lanz for HSIP Project**... A contract in the amount of \$28,285.00 was presented for design, construction administration and inspection for HSIP project. A motion was made by Commissioner Gilkey to approve this agreement, seconded by Commissioner Fetter and carried by 4/0 vote.

- G. Approval of Agreement with Jacobi Toombs and Lanz for Sam Gwin Drive Extension Project**... A letter from Attorney Greg Fifer was presented to the Commission for information regarding the status of the roadway easement reserved for public use on and across property owned by Major Partners, LLC, located at 1630 Broadway, Clarksville, Indiana owned by Gohman Asphalt. It is the legal opinion of Attorney Fifer that the easement remains in full force and that use of the easement by the Town to extend Sam Gwin Drive is not a compensable taking of any portion of the Gohman Asphalt Property. An agreement with Jacobi, Toombs and Lanz for Sam Gwin Drive Extension for professional engineering was presented in the amount of \$80,000.00 for approval. A motion was made by Fetter to approve the agreement, seconded by Commissioner Voignier and carried by 4/0 vote.

**Reconstruction of Woerner Avenue**... Brett Davis presented updated information on the Woerner Avenue reconstruction project addressing pedestrian safety concerns. It was announced that Catherine Pallotta was leave CORE Planning Strategies by Director Fisher. Our new consultant will attend the next Commission meeting.

**Master Parking Plan for South Clarksville Project**... R. W. Moore Consulting Engineers presented a report using the Institute of Transportation Engineers (ITE) average peak period parking demands found in the ITE Parking Generation Report, 4<sup>th</sup> edition, to determine the parking demands for each land use to estimate the amount of parking generated by the development. A motion was made by Commissioner Fetter to accept R. W. Moore Consulting Engineers findings and report, seconded by Commissioner Gilkey and carried by 4/0 vote.

**Proposal for Broadway Stormwater and Roadway Design from Strand Engineering**... Director Fisher and Seth Winslow, with Stand Engineering, presented a two part scope of work for engineering services in the Broadway District. The first part of the scope of work included professional services to design the proposed Ring Road Extension project between the River Falls Mall complex and Broadway St. The second part of the scope of work included professional services to design the expanded stormwater detention basin at the River Fall Mall complex, per the findings in the 2016 Broadway District Stormwater Analysis and Engineering Report. The scope of work proposal covered Survey Services, Preliminary Engineering, Right of Way Acquisition Services, Final Construction Design, and Permitting, Specifications, and Bidding Services for a total fee of \$221,025.00. Director Fisher recommended the Commission approve the scope of work and authorize A.D. Stonecipher, Commission President, to execute a professional engineering services agreement with Stand Engineering based upon the terms of the provided scope of work. A motion was made by Commissioner Gilkey to approve the scope of

work and authorize A.D. Stonecipher, Commission President, to execute a professional engineering services agreement with Stand Engineering, seconded by Commissioner Voignier and carried by 4/0 vote.

### **Legal Business...**

**2018-R-15**...A resolution regarding disposition of Real Property located at S. Sherwood Avenue and E. Stansifer Avenue. The Redevelopment Commission acquired property for the construction of a new fire station that is being financed with lease rental bonds. Lease Rental Bonds require that the property be owned by the Clarksville Redevelopment Authority. The Redevelopment Commission will deed the property located at S. Sherwood Avenue and E. Stansifer Avenue to the Redevelopment Authority. A motion to adopt resolution 2018-R-15 was made by Commissioner Gilkey, seconded by Commissioner Fetter and carried by 4/0 vote.

**2018-R-16**...A resolution declaring official intent to reimburse expenditures. The Town of Clarksville acting by and through the Clarksville Redevelopment Commission intends to finance economic development projects, including land acquisition, construction of a fire station, construction of public works facilities, construction and reconstruction of infrastructure including roads, sewer and storm water improvements and trail construction pursuant to one or more resolutions to be adopted by the Town Council of the Town and the Commission. The commission declared its official intent to finance the project and to reimburse itself for the costs of the Project with proceeds of temporary or long-term debt. A motion to adopt resolution 2018-R-16 was made by Commissioner Fetter, seconded by Commissioner Gilkey and carried by 3 aye vote with Commissioner Voignier abstaining.

## **DIRECTOR'S REPORT APRIL 24, 2018**

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Activities from 3/28/2017 – 4/23/2018

### **1. OPPORTUNITY ZONE DESIGNATION**

- Indiana's Governor published a list of nominated census tracts being submitting to the U.S. Treasury for Opportunity Zone Designation. Clarksville's tract number 18019050401 was one of the 156 Indiana tracts submitted by the State. It is unknown when the U.S. Treasury will make final approval of the submitted tracts but it is expected to occur within the coming weeks.

### **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
- Home 2 Suites
- Cunningham Campers
- 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
  - South Clark Blvd. and Newman Ave. Drainage Improvements
  - South Clarksville Stormwater Master Plan
- Director Fisher attended a monthly project coordination meeting with the IN Amer. Water Co. and other Town staff on April 19, 2018.
- Director Fisher submitted the 2017 TIF Management Report to the DLG on April 12, 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 \$307,394.76 seconded by Commissioner Voignier, 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 April 24, 2018 meeting of the Clarksville Redevelopment Commission at 8:47 P.M. was made by Commissioner Fetter, seconded by Commissioner Voignier.

Minutes Approved by the Clarksville Redevelopment Commission on May 22, 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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Brian Wickens