

MINUTES OF THE MAY 22, 2018 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on May 22, 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, and Bill Wilson. Members Absent: John Gilkey, Bryan Wickens.

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Attorney Greg Fifer, Parks Superintendent Brian Kaluzny, Jorge of Jacobi, Toombs and Lanz, Matt Gullo with Kovert Hawkins, Richard Moore with R.W. Moore Engineering, Utility Director Brittany Montgomery, Planning Director Jacob Arbital, Karen Valiquett with Core Strategies, Brett Davis with MKSK, Clerk Christine Collett, and Benefits Coordinator Naomi Polston.

Approval of Minutes: Commissioner Voignier made a motion to approve the minutes of the 4/25/2018 Regular Meeting, and the 4/25/2018 Executive Session, seconded by Commissioner Fetter, and carried by a 3/0 vote.

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

- A. Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive...** One curb ramp remains to be addressed.
- B. Lewis & Clark Trail Project...** Gabion walls are being constructed. The contractor began construction of the concrete bridge piers atop the drilled shafts. The clean-up work related to recent flooding is complete. Designs for the trail damaged by recent flooding will likely be a concrete sidewalk for the trail with a subsurface curb to protect the base in the areas damaged by the flooding.
- C. CSX TRAIL TOPO SURVEY, DESIGN, PLANS, CD's:** Progress Meeting held. Design continues. Status same. Preliminary plans were presented and discussed with Mr. Fisher.
- D. WOERNER AVENUE DESIGN DEVELOPMENT AND CONSTRUCTION PLANS AND DOCUMENTS:** JTL is working on grading and coordination with utilities and the Fire Department.

E. HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) PROJECT: JTL has provided a supplemental agreement to include services to provide a Categorical

Exclusion Level-1 Environmental Document and Phase II Limited Site Assessment for the work at Bowne Boulevard as directed by **INDOT**. A motion to approve Supplemental Agreement No. 1 was made by Commissioner Fetter, seconded by Commissioner Voignier, and carried by a 3/0 vote.

Reconstruction of Woerner Avenue ...Topic of Floodwall Gateway was discussed. Moving away from concrete structure to a heavy steel structure, stainless steel letters, with art illustrations on floodwall. Noted that whatever is decided by the Commission would need approval by the Corp of Engineers.

Ryan Lane Greenway and Infill Project...Matt Gullo, Kovert Hawkins Engineers, presented a final plan for the 53 acre infill development area. The plan identified the opportunity to develop a new mixed-use neighborhood along a central greenway at the site. Director Fisher indicated that he would provide the document to the Clarksville Plan Commission for future use and consideration.

Legal Business...

R-2018-17 Authorizing Assignment of Tax Sale Certificate -- 221 Fallsview Drive, Clarksville, IN 47129 – An offer from New Albany-Floyd County Habitat for Humanity, Inc., to acquire the above referenced tax sale with the intent of construction a new single-family home thereon. The Redevelopment Commission now adopts this Resolution to authorize such assignment. A motion to adopt Resolution 2018-17 was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by a 3/0 vote.

R-2018-18 Establishment of Excess Assessed Value – The Commission determines that there is no excess assessed value that may be allocated to other taxing units and this resolution is effective upon passage. A motion to adopt Resolution 2018-18 was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by a 3/0 vote.

R-2018-19 Acquisition of Real Property – For the acquisition of 1201 Woerner Avenue. A motion to adopt Resolution 2018-19 was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by a 3/0 vote.

R-2018-20 Authorizing Assignment of Tax Sale Certificate -- 114 Loomis Ave, Clarksville, IN 47129 – Attorney Greg Fifer indicates the adjacent property owner has approached Rick Barr, Clarksville Building Commissioner, with a request to purchase the property for \$500 and agrees to demolish the unsafe building on the site. A motion to adopt Resolution 2018-20 was made by Commissioner Fetter, seconded by Commissioner Voignier, and carried by 3/0 vote.

Free Markets, LLC Agreement – Big Tex Trailers Development –Attorney Chris Sturgeon presents an agreement pertaining to the redevelopment of 4025 US Highway 31, Clarksville, IN 47129. A motion to approve the agreement between the Clarksville Redevelopment Commission and Free Markets, LLC was made by Commissioner Fetter, seconded by Commissioner Voignier, and carried by a 3/0 vote.

Unfinished Business...None

New Business...Bicycle and Pedestrian Connection Plan Proposal. A motion to approve the Plan Proposal was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by a 3/0 vote.

DIRECTOR'S REPORT MAY 22, 2018

Activities from 4/28/2018 – 5/18/2018

1. STANSIFER AVENUE FIRE STATION NO. 1

- The contractor, AML Contractors, have begun site work.
- They encountered an unexpected deposit of buried building debris from a former structure at this site. The debris had to be excavated from the site and backfilled with compactible soils. The debris was located under the future apparatus bay.
- The current project timeline shows completion and occupancy in January 2019.

2. EPA FY2018 BROWNFIELDS ASSESSMENT GRANT

- The Clarksville Coalition, including the Town of Clarksville, Clarksville Redevelopment Commission, and Clarksville Parks District, were announced as recipients of \$440,000.00 in funding on May 1, 2018 by the US EPA.
- The Clarksville Coalition's \$440,000.00 is to be expended on environmental site assessments, clean-up planning, and public outreach for the redevelopment of brownfields in the West Riverfront Area and South Clarksville Redevelopment Area.
- Director Fisher is currently working to compile all of the necessary documentation to accept the grant funding opportunity.
- Once accepted, the coalition could be able to apply to begin expending funds as early as October 2018.

3. 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 Clarksville Stormwater Master Plan
- Parkwood Elementary School Expansion Project
- Bridge 51 Corridor Study
- Ryan Lane Greenway and Infill Project
- Director Fisher attended the May 16, 2018 Clark-Floyd Counties Conventions and Tourism Bureau Meeting
- Director Fisher attended the May 16, 2018 Clark-Floyd Counties Conventions and Tourism Bureau bond issuance hearing in support of the \$385,000.00 being funded for Clarksville related projects.
- 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.

Other New Business...Parks Superintendent Brian Kaluzny thanked the Redevelopment Commission for all they have done.

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 \$119,398.33 seconded by Commissioner Fetter, and carried by 3/0 vote.

Adjournment...There being no further business to come before the Commission at this time, a motion to adjourn the May 22, 2018 meeting of the Clarksville Redevelopment Commission at 8:27 P.M. was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by 3/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission June 26, 2018.

A.D. Stonecipher

John Gilkey

Paul Fetter

Jennifer Voignier

Bryan Wickens (Absent)