

## **MINUTES OF THE MARCH 4, 2019 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE**

A meeting of the Redevelopment Commission was called to order on March 4, 2019 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, Bryan Wickens, and Bill Wilson.

**Also Present:** Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Town Attorney Chris Sturgeon, and Administrative Assistant Anita Neeld.

**Approval of Conflict of Interest Statement...**Town Attorney Sturgeon presented a conflict of interest statement on Commissioner Brian Wickens. A motion was made by Commissioner Voignier to accept the conflict of interest statement the motion was seconded by Commissioner Gilkey and carried by 4/1 with Commissioner Wickens abstaining.

**Public Hearing for the Sale of Gateway Crossing Lot #2...** Attorney Sturgeon presented information on the disposal of Lot 2 of Gateway Crossing on Eastern Boulevard. Attorney Sturgeon asked if anyone from the public had any comments or objections. No one from the public came forward.

**2018 Financial Status Report...**Clerk Treasurer Robert Leuthart presented information on the 2018 Financial Status of the Redevelopment Commission funding.

**Approval of Minutes:** Commissioner Fetter made a motion to approve the minutes of a regular meeting and executive session held on January 22, 2019, a special meeting and joint executive session held on February 5, 2019 and a joint executive session held on February 19, 2019, seconded by Commissioner Gilkey and carried by 5/0 vote.

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

**A. Lewis & Clark Trail Project - Construction...** Construction is ongoing on this project. The completion date will be adjusted further contingent on the resolution of the work at the levee and excessive poor weather conditions. Negotiating time extension with the Contractor and INDOT.

**B. CSX Trail TOPO Survey, Design, Plans, Specs, CD's...** Construction on this project to begin within the next couple of months. The Flood Levee Modification Permit was submitted and was returned for additional information. Additional information was provided. JTL has prepared plat and description and submitted it to the Town for property acquisition. The Town has submitted application for grant funding and JTL provided information as requested.

**C. Woerner Avenue Design Development and Construction Plans and**

**Documents**... Memorandum of Agreement was signed at the January 25, 2019 Flood Control meeting and submitted to the Corps for signature. This project will be bid once the Corps permit is approved. Potentially bidding out right-of-way clearing and utility relocation work before the main project. Evaluating viding the storm sewer and raw water independently.

**D. Highway Safety Improvement Program Project**... Letting took place on January 16, 2019 at INDOT. Hummel Electric was low bidder at \$75,088 out of six bids. Waiting on INDOT to award the contract. Status same.

**E. Sam Gwin Drive Extension Project**... JTL has started the appraisal process. Working on road and storm sewer plans, as well as water main extension. Boundary Survey is complete and sent to appraisers. Construction to start this summer

**Riverside Drive Reconstruction**... The project remains on schedule. Status same at last month.

**Broadway District Stormwater**... Seth Winslow representing Strand presented updated information on the stormwater and roadway projects they are under contract to design. The projects remains on schedule.

**Public Works Facility – Schematic Design**... Director Fisher presented information on the schematic design of the public works facility and requesting authorization to move forward with the construction and design. A motion was made by Commissioner Gilkey, seconded by Commissioner Voignier and carried by 5/0 vote.

**Ten Year Capital Improvement Schedule**...Director Fisher made a presentation to the Redevelopment Commission covering a ten year capital improvement plan and schedule for the various projects supports by the Redevelopment Commission. Supplemental to the ten year capital improvement schedule was a six year schedule of ongoing and future Programs, Studies, and Master Plans to be completed by the Redevelopment Commission and a six-year schedule showing the TIF bond needs of the Commission.

On a recommendation from Director Fisher, Commissioner Gilkey made a motion to approve ten year capital improvements schedule and supplemental schedules, seconded by Commissioner Voignier and carried by 5/0 vote.

**Approval of Resolution 2019-R-04**... Town Attorney Sturgeon presented Resolution 2019-R-04 – Amending the Clarksville Commercial Economic Development Area Plan. A motion was made by Commissioner Gilkey to approve Resolution 2019-04, seconded by Commissioner Fetter and carried by 5/0 vote.

**Approval of Resolution 2019-R-05**...Town Attorney Sturgeon presented Resolution 2019-R-05– for the Disposal of Real Property on Eastern Boulevard, Lot 2 of Gateway Crossing. A motion was made by Commissioner Gilkey to approve Resolution 2019-R-05, seconded by Commissioner Voignier and carried by 5/0 vote.

## Director's Report March 4, 2019

---

Activities from 1/19/2019 – 3/1/2019

### **Graveyard Auto Salvage Yard Property – Tax Certificate Property**

- The U.S. EPA have returned to work on the site. They are currently reviewing the data collected in December and will report back with options soon.

### **Clarksville Action Sports Park @ Colgate Park**

- Director Fisher and Brian Kaluzny, Parks Superintendent, have been in communication with the design team to advance the current funding analysis.
- The next step in the project, requiring Commission action, will be reviewing a full design development and construction document proposal from Stantec. Such a contract could be ready for review as early as the March Regular Commission meeting.

### **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:
  - Fire Station No. 1
  - Lewis and Clark Trail
- Director Fisher attended various meetings regarding the following projects and plans:
  - Reconstruction of Woerner Ave.
  - Sam Gwin Drive Extension
  - Montgomery Avenue Bike and Ped. Project
  - Stansifer Avenue Fire Station
  - Blackiston Mill Road Widening
  - Central Trail Project (CSX Corridor)
  - West Riverfront – RHC
  - Reconstruction of Riverside Drive
  - Broadway District Stormwater Master Plan and Ring Road Extension
- 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 attended the River Heritage Conservancy Park Project announcement on January 23<sup>rd</sup>. Director Fisher, Parks Superintendent Kaluzny, and Planning Director Arbital attend a workshop with Olin Studios and representatives of RHC for early coordination on their ongoing Master Plan.

- Director Fisher participated in a stakeholder meeting for the 2019 Our Southern Indiana Regional Development Authority Master Plan Update with Planning Director Arbital on February 6<sup>th</sup>.
- Director Fisher attended the Falls of the Ohio State Park Leadership Council meeting on February 15<sup>th</sup>. The primary topic of discussion at this meeting was the year-long strategic plan the Falls of the Ohio Foundation has embarked upon. The end result will be a roadmap for the organizations goals and objectives now that the Interpretative Center remodel project is complete.
- Director Fisher attended various meetings with Town Manager Baity and Boxcar PR regarding the Town's website modifications.
- Director Fisher attended the SOIN Tourism Annual Breakfast and Full Board Meetings on February 20<sup>th</sup>.
- Director Fisher attended the One Southern Indiana Economic Development Council Meeting on February 28<sup>th</sup>.
- Director Fisher conducted various grant administration tasks.
- Director Fisher served as the staff administrator for the Historic Preservation Commission.

## Redevelopment Associate's Report March 4, 2019

---

Activities from 1/22/2019 – 3/1/2019

### 1. CSX TRAIL PROJECT

- With guidance from both Redevelopment and Parks Department, assisted in constructing the application for DNR's Next Level Trails grant program. Requested \$2 million for the local rails-to-trails project, there is \$5 million in funding available for this initial grant cycle.
- Department completed purchase offers for the last parcels of land necessary to build the trail. Trail should be ready for construction in May.

### 2. WOERNER AVE/S. CLARKSVILLE

- Constructed and submitted a Request for Bids (RFB) for South Clarksville Residential Demolition: Phase I. This phase includes the demolition of 4 residential structures. Contractors have visited the four residential sites and are preparing bids. Bids will be read aloud at 3pm on Thursday, March 12th in the Executive Conference room. Notice to Proceed will be granted Wednesday, March 27th.

### 3. LEWIS AND CLARK PKWY AND BROADWAY DISTRICT RFP

- Advertised the RFP to various firms, currently posted on 7 websites (\$0 to post) and have received responses from many consultant groups.

### 4. WORKFORCE DEVELOPMENT

- Associate met with Chancellor of Ivy Tech and Operations Manager of WorkOne to discuss workforce needs within Clarksville. Associate will likely

represent the Town on the regional WorkOne board. Considering the upcoming closure (and associated job loss) of Kentuckiana Medical Center this may prove a crucial role in the near future.

5. MISCELLANEOUS & UPDATES

- Assisting Director with EPA Brownfields Coalition Assessment Grant
- Assembled and distributed purchase offers for property acquisition
- Assisting Director with multiple ongoing and future projects
- Assisting with multiple INDOT projects

**2019 Annual Presentation of the Town of Clarksville's Redevelopment Commission**... Director Fisher polled the Commissioner's on their availability for a possible meeting he is scheduling for May 28, 2019 with other taxing units. The consensus of the commission stated they would be available for a May 28, 2019 meeting.

**Approval of Claims**... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims totaling \$829,684.59 and the Bond Register totaling \$9010.25, Commissioner Gilkey made a motion to approve the registers, seconded by Commissioner Voignier and carried by 5/0 vote.

**Adjournment**... There being no further business to come before the Commission at this time, the March 4, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 8:15 P.M.

Minutes Approved by the Clarksville Redevelopment Commission March 26, 2019.

\_\_\_\_\_  
A.D. Stonecipher

\_\_\_\_\_  
John Gilkey

\_\_\_\_\_  
Paul Fetter

\_\_\_\_\_  
Jennifer Voignier

\_\_\_\_\_  
Bryan Wickens