

## **MINUTES OF THE MAY 28, 2019 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE**

Redevelopment President A.D. Stonecipher called a meeting of the Redevelopment Commission to order on May 28, 2019 at 7:05 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building.

**Commission Members Present:** A.D. Stonecipher, Paul Fetter, Jennifer Voignier, Bryan Wickens, John Gilkey and Bill Wilson. Members absent: None

**Also Present** Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Town Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Utility Director Brittany Montgomery and Human Resources Director Anita Neeld.

**Press Release...** Redevelopment President Stonecipher read the Press Release, which describes the plans to acquire portions of River Falls Mall Complex.

**Baker Tilly Municipal Advisor's, LLC Presentation...** Brian Colton of Baker Tilly Municipal Advisors presented information pursuant to IC 36-7-25-8. Mr. Colton explained how the Redevelopment District and TIF areas were established and the allocation of funding.

**Approval of Minutes:** Commissioner Fetter made a motion to approve the minutes of the regular meeting held on April 23, 2019 and a special meeting held on May 6, 2019, seconded by Commissioner Voignier and carried by 5/0 vote.

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

**A. Lewis & Clark Trail Project - Construction...** Finalizing some issues with the contractor upon completion. The contractor is being charged \$1500.00 in liquidated damages until the project is complete

**B. CSX Trail TOPO Survey, Design, Plans, Specs, CD's....** Awaiting decision/announcement of grant funding before soliciting bids. Status still the same. Currently coordinating with Northside Security to incorporate provisions for security cameras in the plans. This project will go out for bid June 11, 2019.

**C. Woerner Avenue Design Development and Construction Plans and Documents...** The fee was submitted to the Corps and they will submit a breakdown of spending to the Town. The Road Corridor Improvement project will go out for bid June 6, 2019. JTL will submit a construction inspection agreement for review and approval at the June Redevelopment meeting.

**D. Highway Safety Improvement Program Project...** Construction to begin no sooner than June 3, 2019. Letting at INDOT scheduled for February 2020. A supplemental agreement approved to cover right-of-way engineering and services cost related to the HAWK

signal was approved at the last meeting. Work will begin on the temporary right-of-way once the CE-1 is completed.

**E. Sam Gwin Drive Extension Project...** Beginning property acquisitions.

**F. Progress Way Improvements Project...**TRC met on 4/25/19 and road crossings were incorporated into the project

**G. Wooded View Golf Course Irrigation and Improvements....** The current system has several leaks causing the water usage being high, the bunkers need restored; the course needs to meet ADA compliance and grading, and elevation changes. Currently coordinating with the Parks Department with bid opening to be the end of June.

**Approval of Amendment #1 LPA Consulting Contract with Crawford, Murphy &Tilly, Inc. (CMT) for Riverside Drive Improvements...** Representative from CMT presented amendment #1 in the amount of \$13,230.00, which adds Appraisal Problem Analysis required for INDOT funding. A motion to approve the amendment in the amount of \$13,230.00 was made by Commissioner Gilkey, seconded by Commissioner Voignier and carried by 5/0 vote.

**Approval of Architectural Design Service Contract with TEG Architects LLC for Public Works Facility...**Director Fisher presented a contract for the new Public Works Facility in the amount of \$583,700.00, for design and engineering services. A motion was made by Commissioner Voignier to approve the contract in the amount of \$583,700.00, seconded by Commissioner Gilkey and carried by 5/0 vote.

**Approval of Agreement with Clark Dietz for Brown's Station Way Corridor Study...**Wes Christmas representing Clark Dietz presented an agreement to develop a corridor study evaluating Brown Station Way between 65 and Silver Creek in the amount of \$120,950.00. The study will provide recommendations for improving safety, reducing speed, providing better neighborhood and trail connectivity while balancing the needs of pedestrians, bicycles and transit. A motion was made by Commissioner Fetter to approve the agreement in the amount of \$120,950.00, seconded by Commissioner Voignier and carried by 5/0 vote.

**Approval of Proposal with Paul Primavera & Associates for Gateway Crossing Design Services...**Director Fisher presented a proposal for surveying and engineering services for the preparation of construction plans and public bid documents for the Gateway Crossing project in the amount of \$84,500.00. A motion was made by commissioner Gilkey to approve the proposal in the amount of \$84,500.00, seconded by Commissioner Fetter and carried by 5/0 vote.

**Redevelopment Director Dylan Fisher provided a written outline of activities...**

Redevelopment Associate's Report: May 28th, 2019

Activities from 4/23/2019 to 5/24/2019

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### **CSX Trail Project**

- JTL began advertising for bids on 5/24/2019

- Update on Next Level Trails Grant – awarded \$840,800.

### **Woerner Ave/S. Clarksville**

- Will issue Request for Bids in early-mid June for demolition to clear way for Woerner Ave. Following five homes will be demolished: 1219, 1409, 1431, 1501, 1507, and 1509 Woerner Ave.

### **Lewis and Clark Pkwy and Broadway District RFP**

- 16 consultant firms submitted – eight have moved onto the next round.
- Flash drive of remaining eight in packet for your review/input.
- Will interview 4-5 consultant teams June 17<sup>th</sup>, 18<sup>th</sup>, 20<sup>th</sup>, and 21<sup>st</sup>

### **Montgomery Ave & 9<sup>th</sup> Street Connection Project (Des #1801597)**

- United has completed utility locations
- Estimated Letting (same): October 2021 with March 2022 Construction

### **Economic Development – Fire Station Dept 1 (125 E Stansifer)**

- Town Council will vote on 6-4-19 whether to transfer title over to the RDC
- Multiple users are interested in the property, Redevelopment Department has constructed an RFP to attract best potential users (RFP is on your flash drive)

### **Miscellaneous & Updates**

- Assisting Director with EPA Brownfields Coalition Assessment Grant.
- Assembled/distributed purchase offers and donation requests for property acquisition.
- Assisting with multiple INDOT projects.
- Constructed Property Improvement Program (draft-version on your flash drive)
- Constructed Revolving Loan Fund Program (draft-version on your flash drive)
- Assisting Director apply for \$1 mill SoIN Tourism Grant – due 5-31-19

## Director's Report May 28, 2019

Activities from 4/24/2019 – 5/24/2019

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

- U.S. EPA will commence their approved work on 5/24/19.

### **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
- 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 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 Fisher to approve the register of claims in the amount of \$2,814,585.59, seconded by Commissioner Gilkey and carried by 5/0 vote.

**Adjournment**... There being no further business to come before the Commission at this time, the May 28, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 9:06 P.M.

Minutes Approved by the Clarksville Redevelopment Commission June 25, 2019

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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