

MINUTES OF THE JUNE 25, 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 June 25, 2019 at 7:00 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building.

Commission Members Present: A.D. Stonecipher, Paul Fetter, Bryan Wickens, John Gilkey and Bill Wilson. Members absent: Jennifer Voignier.

Also Present Redevelopment Director Dylan Fisher, Redevelopment Assistant Nic Langford, Planning Director Jacob Arbital, Utility Director Brittany Montgomery and Human Resources Director Anita Neeld.

Public Hearing... A notice to taxpayers was advertised on June 10, 2019 for this Public Hearing of Proposed Amendments to the Declaratory Resolution and the Economic Development Plan for The Clarksville Commercial Economic Development Area and Notice of Public Hearing on Proposed Amendments. No one from the public came forward with comments.

Approval of Minutes: Commissioner Gilkey made a motion to approve the minutes of the regular meeting held on May 28,, 2019 and a joint executive session held on May 28, 2019, seconded by Commissioner Fetter and carried by 4/0 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. This project has been further delayed due to rain

B. CSX Trail (Clarksville Discovery Trail)... Bids were opened on June 18, 2019. Mac Construction was the apparent low bidder in the amount of \$3,343,000.00. Two other bids were received. The highest bid was \$3,793,000.00. The engineer's estimate was \$3,410,501.50. Director Fisher made a recommendation to accept the low bid with MAC Construction. A motion to award the bid to MAC Construction in the amount of \$3,343,000.00 was made by Commissioner Gilkey, seconded by Commissioner Fetter and carried by 3/1 with Commissioner Wickens abstaining. Director Fisher announced that July 18, 2019 at 10:30 AM is the scheduled date for the ground breaking for this project.

C. Woerner Avenue Design Development and Construction Plans and Documents... MAC Construction came in as apparent low bidder in the amount of \$6,736,000.00. The other bidder was Louisville Paving with a bid amount of \$7,925,000.00. Both bids were higher than the engineer's estimate of 6,395,000.00. A special meeting will be scheduled to award to JTL's agreement.

D. Highway Safety Improvement Program Project... Construction is underway, with only two intersections remain. Eastern Boulevard/Lewis and Clark Parkway and Lewis and Clark Parkway/North Clark. Waiting on back plates to finish these intersections. Anticipated completion date within approximately 2 weeks. Letting at INDOT scheduled for February 2020. A supplemental agreement was approved to cover right-of-way engineering and services cost related to the HAWK signal project. Work will begin on the temporary right-of-way once the CE-1 is completed. Anticipated CE-1 approval is end-of August.

E. Sam Gwin Drive Extension Project... Beginning property acquisitions and finalizing plans.

F. Progress Way Improvements Project...JTL has met and coordinated with utilities. 30% schematic plans and cost estimate submitted to Director Fisher. Location control route survey has been finalized and recorded.

G. Wooded View Golf Course Irrigation and Improvements... Bids were opened Friday June 21, 2019 from GT Irrigation and Oheil. An oversight occurred with two additional bids being dropped off at the Planning and Zoning Department and was not discovered until after the scheduled dead line of the bid opening. These two bids were brought to this meeting unopened for consideration. Landscapes Unlimited and Mid America Golf and Landscape. All four bids will be taken under advisement and brought back to a Special meeting scheduled for July 2, 2019.

Update from Crawford, Murphy &Tilly, Inc. (CMT) on Riverside Drive Improvements... Director Fisher presented an update on the INDOT Riverside Drive project. INDOT is requesting more information for this project in connection with the Second Street Bridge connection which has created a slight delay.

Update from UNITED on Montgomery Avenue Bike/PED Project... Assistant Director Nic Langford presented updated information on this INDOT project. This project runs along Montgomery Avenue from South Clark Boulevard to just east of the I-65 Bridges. Ornamental pedestrian height lighting will be added throughout the project. Drainage Improvements will be made in the form of new castings over previously installed drainage structures. The road will be reconstructed within the City of Jeffersonville to facilitate the proposed improvements.

Approval of Agreement with Lochmueller Group Inc on Segment 2 of the Blackiston Mill Road Improvements INDOT Project.... Utility Director Montgomery presented an agreement from Lochmueller Group in the amount not to exceed \$200,000.00 for consulting services on Segment 2 of the Blackiston Mill Road Improvements project from the end of Segment 1 approximately 580 feet north of Lewis and Clark Parkway to Altra Drive. A motion was made by Commissioner Gilkey to approve the agreement with Lochmueller Group in the amount not to exceed \$200,000.00, the motion was seconded by Commissioner Wickens and carried by 4/0 vote.

Approval of Service Agreement with Jacobi Toombs and Lanz for River Falls Mall Acquisition Due Diligence and ATC for the Environmental Site Assessment... Director Fisher presented an agreement from Jacobi Toombs and Lanz in the amount not to exceed

\$70,000.00 for the ALTA/NSPS Survey of the 65 acres of River Falls Mall Acquisition Due Diligence process. Also presented is an agreement from ATC for the Environmental Site Assessment in the amount of \$3500.00. Director Fisher made a recommendation to accept both agreements as presented. A motion was made by Commissioner Fetter to approve the agreements, seconded by Commissioner Gilkey and carried by 4/0 vote.

Acceptance of Engagement Letter from J.J.B. Hilliard, W.L. Lyons, LLC...

Director Fisher presented a preliminary underwriter engagement & G17 letter from Hilliard Lyons LLC, which will serve as an underwriter agent of future bonding. A motion was made by Commissioner Gilkey to accept the engagement letter with Hilliard Lyons, seconded by Commissioner Fetter and carried by 4/0 vote.

Approval of General Service Agreement with R. W. Moore Consulting Engineers, P.S.C...

Director Fisher presented a general service agreement from R. W. Moore Engineers for 2019-2020 at a cost outlined in attachment A of the agreement. A motion was made by Commissioner Stonecipher, seconded by Commissioner Fetter and carried by 4/0 vote.

Revolving Loan Fund...

Redevelopment Assistant Nic Langford brought before the Commission information on guidelines and procedures for implementing a Revolving Loan Fund. Assistant Langford explained that this program would provide financial assistance to small and emerging businesses located in the Town of Clarksville. The assistance will be in the form of a low interest, fixed rate loan to businesses willing to commit to creating new jobs, or preserve existing employment opportunities in the Town. Assistant Langford is asking permission to start discussion with local financial institutions to help with the implementation of this program. A motion was made by Commissioner Gilkey to move forward with getting more information from financial institutions on implementing this program, the motion was seconded by Commissioner Fetter and carried by 4/0 vote.

Approval of Resolution 2019-R-13...

Attorney Sturgeon presented Resolution 2019-R-13 a Resolution Amending the Declaratory Resolution of the Town of Clarksville Redevelopment Commission and the Original Plan, as amended, of the Clarksville Commercial Economic Development Area. A motion was made by Commissioner Gilkey to approve Resolution 2019-R-13, seconded by Commissioner Wickens and carried by 4/0 vote.

Approval of Resolution 2019-R-14...

Attorney Sturgeon presented Resolution 2019-R-14 a Resolution Pledging Tax Increment for Economic Development Bonds. A motion was made by Commissioner Fetter to approve Resolution 2019-R-14, seconded by Commissioner Gilkey and carried by 4/0 vote.

Approval of Resolution 2019-R-15...

Attorney Sturgeon presented Resolution 2019-R-15 a Resolution Accepting the Conveyance of Certain Parcels of Real Estate by Deed From The Town of Clarksville. The parcels are 125 E Stansifer Avenue and 106 East Stansifer Avenue. A motion was made by Commissioner Gilkey to approve Resolution 2019-R-15, seconded by Commissioner Fetter and carried by 4/0 vote.

Notice of Intent to Sell 125 E Stansifer Avenue...

Director Fisher presented a Request for Proposal (RFP) for property located at 125 E Stansifer Avenue(former Fire Station #1) for the purchase or renovation of the property for commercial use. A motion to approve the RFP

as presented was made by Commissioner Gilkey, seconded by Commissioner Wickens and carried by 4/0 vote.

Temporary Use of Former Fire Station #1 located at 125 E. Stansifer Avenue. Tri Township Fire Department is requesting temporary use of the former Fire Station #1 for storage use. They are requesting an interlocal agreement at no charge for the temporary use of the facility, but will provide their General Liability insurance. A motion was made by Commissioner Gilkey to allow Tri Township Fire Department temporary use of the facility, the motion was seconded by Commissioner Fetter and carried by 4/0 vote.

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

Redevelopment Associate's Report: June 25th, 2019

Activities from 5/25/2019 to 6/24/2019

CSX Trail Project

- Groundbreaking Ceremony: July 18th, 10:30am – Duke Energy Parking Lot

Woerner Ave/S. Clarksville

- 5/31/2019 - submitted grant application to SoIN Tourism for \$1 million to construct parklets (4) on Woerner Ave and design a cultural and arts district within South Clarksville's Transition Zone – the SoIN Board is scheduled to award in August, 2019.

Lewis and Clark Pkwy and Broadway District RFP

- Organized interviews of five consultant firms: Lakota Group, Urban Design Associates (UDA), Beyer Blinder Belle (BBB), Rundell Ernstberger & Associates (REA), and Yard & Company.
- Team is still deliberating, any preferences and/or insights are more than welcome to help expedite the decision process.

Economic Development – Fire Station No. 1 (125 E Stansifer)

- Town Council voted to transfer title over to the RDC
- Once RDC accepts, an RFP will be issued to potential users

Economic Development – My Scratch & Dent Appliance – Old Bowling Alley (eastern blvd)

- My Scratch and Dent attending 6/27 Technical Review Committee (TRC)
- Company purchased old bowling alley for \$640,000, requires costly renovations
- Plans to open in September, 2019

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 – July 2nd Town Council
- Constructed Revolving Loan Fund Program
- Working on new Workforce Development Program with WorkOne – would grant non-violent offenders the opportunity to avoid jail/fines/etc.

Director's Report June 25, 2019

Activities from 5/29/2019 – 6/24/2019

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 Gilkey to approve the register of claims in the amount of \$6,200,821.71, and the Bond register of claims in the amount of \$139,448.35, seconded by Commissioner Fetter and carried by 3/1 vote with Commissioner Wickens abstaining.

Adjournment... There being no further business to come before the Commission at this time, the June 25, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 8:35 P.M.

Minutes Approved by the Clarksville Redevelopment Commission July 23, 2019

A.D. Stonecipher

John Gilkey

Paul Fetter

Jennifer Voignier

Bryan Wickens