

MINUTES OF THE MARCH 26, 2019 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE

A meeting of the Redevelopment Commission was called to order on March 26, 2019 at 7:05 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: Bryan Wickens.

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Town Attorney Chris Sturgeon, Attorney Greg Fifer, Parks Superintendent Brian Kaluzny, and Administrative Assistant Anita Neeld

Approval of Minutes: Commissioner Voignier made a motion to approve the minutes of an executive session held on March 4, 2019, a regular meeting held on March 4, 2019, a joint executive session held on March 4, 2019 and a joint executive session held on March 19, 2019, seconded by Commissioner Gilkey and carried by 4/0 vote.

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

A. Lewis & Clark Trail Project - Construction... Construction is ongoing on this project. Revised plans for construction involving the levee at Harrison and Bailey were approved by the Corps and forwarded to the contractor. Work has begun on this and the completion is pending suitable weather. Negotiating time extension with the Contractor and INDOT.

B. CSX Trail TOPO Survey, Design, Plans, Specs, CD's... USACE issued approval of the Levee Modification Permit. JTL prepared plat and description and submitted to Town for property acquisitions. Town submitted application for grant funding. Awaiting decision/announcement of grant funding before soliciting bids.

C. Woerner Avenue Design Development and Construction Plans and Documents... Providing additional information to the Corps as part of the agreement. 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. The storm sewer trunk line and raw water are currently out for bid, with construction beginning mid-April.

D. Highway Safety Improvement Program Project... Contract was awarded to Hummel Electric, in the amount of \$75,088. Construction to begin in June.

Approval of Agreement #2 HSIP, Design, Construction & Inspection... A motion was made by Commissioner Gilkey to approve Agreement #2 in the amount of \$35,000.00. The motion was seconded by Commissioner Voignier and carried by 4/0 vote.

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 (status same).

F. Progress Way Improvements Project... Right-of-Way resolution completed. Location Control Route Survey being finalized. Coordination with Duke is ongoing. Meeting held with AT&T on 3/25/19. Finalizing 30%, schematic plans for submittal.

Clarksville Lofts... Director Fisher came before the Commission requesting to extend the deadline to finalize this project to July 2019. Following discussion a motion was made by Commissioner Voignier to allow for the extension, the motion was seconded by Commissioner Gilkey and carried by 4/0 vote.

Approval of Resolution 2019-R-07... Town Attorney Sturgeon presented Resolution 2019-R-07 – for the Acquisition of Buildings at 748 and 750 Lewis and Clark Parkway. Hogan Holdings 67 LLC has presented a plan to redevelop the properties. A motion was made by Commissioner Gilkey to approve 2019-R-07, seconded by Commissioner Fetter and carried by 4/0 vote.

Approval of Acquisition Agreement ...Town Attorney Sturgeon presented an agreement from Hogan Holdings 67, LLC pertaining to the acquisition of the former restaurant building located on parcel number 10-14-01-900-478.000-012 and reimbursement of related expenses to demolish the improvements. Commissioner Voignier made a motion to approve the acquisition agreement in the amount of \$350,000.00, seconded by Commissioner Gilkey and carried by 4/0 vote.

Approval of Acquisition of Agreement...Town Attorney Sturgeon presented an agreement from Hogan Holdings 67, LLC pertaining to the acquisition of the permanent structures located on parcel number 10-14-01-900-478.000-012 and reimbursement of related expenses to demolish the improvements. Commissioner Voignier made a motion to approve the acquisition agreement in the amount of \$2,000,000.00, seconded by Commissioner Gilkey and carried by 4/0 vote.

Approval of Real Property Sale/Purchase Agreement... Town Attorney Sturgeon presented an agreement from Form G Companies, LLC for the purchase of property located at Lot 2, Gateway Crossing subdivision in the amount of \$1,250,000.00. Director Fisher states a Development Agreement will be brought before the Commission for future review. A motion was made by Commissioner Gilkey to approve the presented agreement with Form G Companies, LLC, seconded by Commissioner Fetter and carried by 4/0 vote.

Approval of Purchase Agreement... Town Attorney Sturgeon presented an agreement with Robert A McIntosh for the purchase of property located on Woerner Avenue in the amount of \$404,624.00. A motion was made by commissioner Gilkey to approve the purchase agreement with Robert A. McIntosh, allowing Director Fisher to sing at closing, seconded by Commissioner Fetter and carried by 4/0 vote.

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

Director's Report March 26, 2019

Activities from 3/1/2019 – 3/22/2019

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
 - 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
 - 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 Manager Baity.
- Director Fisher participated in a stakeholder meeting for the 2019 Our Southern Indiana Regional Development Authority Master Plan Leadership Council discussion on March 18th.
- Director Fisher attended the One Southern Indiana Chairman's Advisory Council meeting on March 19th.
- Director Fisher attended various meetings with Town Manager Baity and Boxcar PR regarding the Town's website modifications.
- Director Fisher attended the SOIN Tourism Full Board Meeting on March 20th.
- Director Fisher served as the staff administrator for the Historic Preservation Commission.

Redevelopment Associate's Report March 26, 2019

Activities from 3/2/2019 – 3/22/2019

1. CSX TRAIL PROJECT

- Town requested \$2 million for the local rails-to-trails project, DNR rejected the decorative arch, lighting, and brick paver components. Town now asking for \$840,800.00. Should be awarded in mid-late May.

2. WOERNER AVE/S. CLARKSVILLE

- South Clarksville Residential Demolition: Phase I. Excel Excavating was low-bidder at \$33k, includes demolition of four homes and asbestos abatement (for three of the four homes). Associate hopes to have demolition complete before Thunder Over Louisville on April 14th.

3. LEWIS AND CLARK PKWY AND BROADWAY DISTRICT RFP

- 55+ Consultant firms have expressed interest, associate has been managing the process and issuing addendums. Pre-Submittal Meeting: Wednesday, March 27th. Proposals are due April 10th.

4. WORKFORCE DEVELOPMENT

- Attended WorkOne board meeting to ensure Rapid Response efforts for the 269 former employees of Kentuckiana Health Center.
- WorkOne hosted a job fair at their facility (2125 State St, New Albany) and has asked for emergency grant funds for further education and retraining efforts.

5. MISCELLANEOUS & UPDATES

- Assisting Director with EPA Brownfields Coalition Assessment Grant, joined SME on a Phase I for the Wheeler Junkyard facility (1321 McCullough Pike).
- Assembled/distributed purchase offers and donation requests for property acquisition.
- Assisting Director with multiple ongoing and future projects.
- Coordinating new construction and development signs for South Clarksville.
- Assisting with multiple INDOT projects. Redevelopment Director, Utility Director, and Redevelopment Associate determined Associate will have a bigger role in INDOT projects.

Approval of Claims... Upon the recommendation from Redevelopment Director Fisher to approve the register of claims, removing 1. Associated Appraisal \$1750.00, 2. Harts Surveying \$495.00 and 3. IRR \$1325.00 making the new total 154,049.58 and the Bond Register totaling \$4305.00, Commissioner Gilkey made a motion to approve the registers, seconded by Commissioner Fetter and carried by 4/0 vote.

Adjournment... There being no further business to come before the Commission at this time, the March 26, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 7:57 P.M.

Minutes Approved by the Clarksville Redevelopment Commission April 23, 2019.

A.D. Stonecipher

John Gilkey

Paul Fetter

Jennifer Voignier

Bryan Wickens

