

MINUTES OF THE APRIL 23, 2019 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE

A meeting of the Redevelopment Commission was called to order on April 23, 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, and Bill Wilson. Members absent: Bryan Wickens and John Gilkey

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Town Attorney Chris Sturgeon, Assistant Parks Superintendent BJ Lynton, Utility Director Brittany Montgomery and Administrative Assistant Anita Neeld

Approval of Minutes: Commissioner Voignier made a motion to approve the minutes of a joint special meeting held on March 26, 2019 with a correction of 2019-R-12 being corrected to 2019-R-06, a regular meeting held on March 26, 2019, a joint work session held on April 2, 2019, and a joint executive session held on April 2, 2019, seconded by Commissioner Fetter and carried by 3/0 vote.

Project Updates – Aaron Sutherland of Jacobi, Toombs and Lanz, Inc.

A. Lewis & Clark Trail Project - Construction... The contractor should be on site soon to finish this project.

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. Currently coordinating with Northside Security to incorporate provisions for security cameras in the plans.

C. Woerner Avenue Design Development and Construction Plans and Documents... Director Fisher presented a MOU from USACE in the amount of \$38,096.00 for the Woerner Avenue Redevelopment Alteration project. Following discussion, a motion was made by Commissioner Fetter to approve the MOU with the understanding that a time table be established before the funds are released. The motion was seconded by Commissioner Voignier and carried by 3/0 vote.

Director Fisher presented information to the Commission on the permit application and review fee required by the U.S. Army Corps of Engineers. Upon further discussion with the Commission and Jacobi, Toombs, and Lanz, Director Fisher requested approval to move forward with paying the required fee and advertising to bid the road project. A motion to approve the request was made by Commissioner Voignier, seconded by Commissioner Fetter and carried by 3/0 vote.

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 #3 HSIP, Design, Construction & Inspection... A motion was made by Commissioner Fetter to approve Agreement #3 in the amount of \$3,710.00 for the right-of-way signal construction for the installation of a HWAK beacon system for the pedestrian crossing at Bowne Blvd and Eastern Blvd. The motion was seconded by Commissioner Voignier and carried by 3/0 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). This will be presented at the TRC meeting on 4/25/19 for review.

F. Progress Way Improvements Project...Right-of-Way resolution completed. Location Control Route Survey being finalized. Coordination with Duke is ongoing. This project will be presented at the TRC meeting on 4/25/19 for review and to include discussion on adding crosswalks.

G. Wooded View Golf Course Irrigation and Improvements... Director Fisher presented information on the current condition of the Irrigation System at Wooded View Golf Course. 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 are needed.

Approval of Agreement with Jacobi Toombs and Lanz for Wooded View Golf Course Irrigation and Improvements... A motion was made by Commissioner Voignier to approve the agreement in the amount not to exceed \$34,000.00 for surveying and design, seconded by Commissioner Fetter and carried by 3/0 vote.

Fire Station #1 Contingency and Allowance Project...Matt Gullo representing Kovert Hawkins Architects presented a contingency report on the Fire Station #1 project. There is a total cost reduction on this project in the amount of \$139,321.57. The final punch list is currently being worked on with an Open House scheduled for May 31, 2019 at 11:00.

Broadway District Stormwater Improvement Project...Mr. Winslow representing Strand Associates presented updated information on the Broadway District Stormwater Project.

CMT Engineers and Consultants... Director Fisher presented the Commissioners with a project update on the Riverside Drive INDOT project from the engineers.

Approval of Proposal with Strand Associates for Woodstock Drive and Broadway Street Stormwater Improvements – Phase 1... Director Fisher presented a proposal in the amount of \$42,000.00 for Engineering Services with Strand Associates for the design of stormwater improvements along Woodstock Drive and Broadway. Following discussion a motion was made by Commissioner Fetter to allow Commissioner Stonecipher to sign a contract in the amount of \$42,000.00, the motion was seconded by Commission Voignier and carried by 3/0 vote.

Approval of 2019 Service Agreement with MKSK for Planning and Design Projects... Director Fisher presented a general Services Agreement from MKSK for special planning and design projects not to exceed the project of \$50,000.00. The agreement will be at time and material

cost of each individual project. Director Fisher made a recommendation to approve the agreement as presented. A motion was made by Commissioner Voignier to approve the agreement with MKSK in the amount not to exceed \$50,000.00 per project. The motion was seconded by Commissioner Fetter and carried by 2/1 vote with Commissioner Stonecipher abstaining. (bring back to next meeting for second reading).

MKSK Agreement for Continuing Services for South Clarksville Development Planning... Could not vote on due to above service contract not approved.

Approval of Resolution 2019-R-08... Town Attorney Sturgeon presented Resolution 2019-R-08 – Approving an Amended Agreement for Reconstruction of Cane Run Pump Station. The City of Jeffersonville, the Jeffersonville-Clarksville Flood Control District, The Town of Clarksville and the Clarksville Redevelopment Commission are parties to an Interlocal Agreement calling for reconstruction of the Cane Run Pump Station project. A motion was made by Commissioner Voignier to approve Resolution 2019-R-08, seconded by Commissioner Fetter and carried by 3/0

Resending Resolution 2019-R-06... Commissioner Voignier made a motion to resend 2019-R-06, seconded by Commissioner Fetter and carried by 3/0 vote.

Approval of Redevelopment and Use Restriction Agreement with Form G Companies, LLC... Attorney Sturgeon presented a Property Purchase Agreement from Form G Companies, LLC for property known as Lot 2 Gateway Crossing in the amount of \$750,000.00. This agreement provides certain development obligations with respect to the development of the property. A motion was made by commissioner Fetter to approve the purchase agreement with Form G Companies, LLC. The motion was seconded by Commissioner Voignier and carried by 3/0 vote.

Approval of Real Property Purchase Agreement with Form G companies, LLC... Attorney Sturgeon presented a Real Property Purchase Agreement from Form G Companies, LLC for real property known as Lot 2 Gateway Crossing in the amount of \$1,250,000.00. A motion was made by Commissioner Fetter to approve the purchase agreement with Form G Companies, LLC. The motion was seconded by Commissioner Voignier and carried by 3/0 vote.

Approval of Resolution 2019-R-09... Town Attorney Sturgeon presented Resolution 2019-R-09 for the Acquisition of Property identified as portions of the former river Falls Mall. A motion was made by Commissioner Fetter to approve 2019-R-09, seconded by Commissioner Voignier and carried by 3/0 vote.

Approval of Purchase and Sale Agreement with CPP River Falls LLC... Attorney Chris Sturgeon presented a Purchase and Sale Agreement from CPP River Falls LLC in the amount of \$4,999,625.00 for property known as River Falls Mall. A motion was made by Commissioner Voignier to approve the agreement with CPP River Falls LLC. The motion was seconded by Commissioner Fetter and carried by 3/0 vote.

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

Director's Report April 23, 2019

Activities from 3/27/2019 – 4/18/2019

Graveyard Auto Salvage Yard Property – Tax Certificate Property

- Director Fisher received notice that the U.S. EPA has approved \$500,000.00 towards the cleanup of the environmental conditions of this site. A national press release will be issued by U.S. EPA in the coming weeks. Work should begin in May.

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 Manager Baity.
- Director Fisher attended the public meeting for the 2019 Our Southern Indiana Regional Development Authority Master Plan Update with on May 5th in Washington County.
- Director Fisher attended the SOIN Tourism Full Board Meetings on May 10th.
- Director Fisher conducted various grant administration tasks.
- Director Fisher served as the staff administrator for the Historic Preservation Commission.

Redevelopment Associate Nic Langford provided a written outline of activities...

Redevelopment Associate's Report: April 23rd, 2019

Activities from 3/23/2019 to 4/22/2019

CSX Trail Project

- Closed on Goodwill Property
- No update on Next Level Trails Grant - should be awarded in mid-late May.

Woerner Ave/S. Clarksville

- South Clarksville Residential Demolition: Phase I was a success. Asbestos abatement and demolition of the four homes was carried out by Excel Excavating with no problems.

Lewis and Clark Pkwy and Broadway District RFP

- 16 Consultant Firms submitted – if you would like a copy of the proposals please email me at nlangford@townofclarksville.com and I will send you a dropbox link.

Montgomery Ave & 9th Street Connection Project (Des #1801597)

- Received PO from INDOT for PE services, issued NTP on April 4th to United Consulting
- Held kick-off meeting with United Consulting and City of Jeffersonville on 4/22/2019
- United has begun utility locations and other necessary surveying
- Estimated Letting: October 2021 (March 2022 Construction)

Economic Development – Old Bowling Alley (825 Eastern Blvd)

- Joe Zeller, owner of My Scratch and Dent (234 Silver St, New Albany, IN), is relocating his store to the Eastern Blvd corridor – purchasing the old bowling alley and spending \$300k+ on renovations.
- My Scratch and Dent is a discount appliance store with a large inventory of GE products
- Discussed a \$27,615 incentive, based on # of employees and average wages, to help fund a new fire suppression system for the building.

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.

Approval of Claims... Upon the recommendation from Redevelopment Director Fisher to approve the register of claims in the amount of \$724,335.05 and the Bond Register totaling \$2955.00, Commissioner Fetter made a motion to approve the registers, seconded by Commissioner Voignier and carried by 3/0 vote.

Adjournment... There being no further business to come before the Commission at this time, the April 23, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 8:42 P.M.

Minutes Approved by the Clarksville Redevelopment Commission May 28, 2019.

A.D. Stonecipher

John Gilkey

Paul Fetter

Jennifer Voignier

Brian Wickens