

## **MINUTES OF THE JULY 23, 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 July 23, 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, Jennifer Voignier and Bill Wilson. Members absent: None

**Also. Present** Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Assistant Nic Langford, Planning Director Jacob Arbital, Utility Director Brittany Montgomery, Parks Superintendent Brian Kaluzny, Building Commissioner Rick Barr and Human Resources Director Anita Neeld.

**Approval of Minutes:** Commissioner Gilkey made a motion to approve the minutes of the regular meeting and joint session held on June 25, 2019, a special meeting and executive session held on 7/2/19 and a special meeting held on July 16, 2019, seconded by Commissioner Voignier and carried by 4/0 vote.

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

**A. Lewis & Clark Trail Project - Construction...** The striping was complete on this project today and the pre-final inspections will be scheduled with INDOT within the next couple days.

**B. Clarksville Discovery Trail...** MAC Construction was awarded the construction contract and the last meeting of the Redevelopment and notice to proceed has been issued. JTL is providing full-time inspections and construction administration on the project. Groundbreaking was held on July 18, 2019.

**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. Status same as last month.

**E. Sam Gwin Drive Extension Project...** Property acquisitions have begun.

**F. Progress Way Improvements Project...** staff have approved JTL's 30% schematic design submission. Staff has requested JTL present the 30% documents at the August Commission meeting. JTL awaits authorization to proceed with detail design and right-of-way acquisition services. Commissioner Gilkey inquired about a study to add an additional I-65 northbound ramp from Progress Way. Upon further discussion, it is decided that the Commission will first work with an engineering consultant to establish Progress Way and US-31 as an alternate route to I-65 from the Veterans Parkway shopping area.

**G. Wooded View Golf Course Irrigation and ADA Improvements....** Landscapes Unlimited was awarded bid on this project at the Special meeting held on July 2, 2019 in the amount of \$2,104,000.00. Construction to begin mid-August with an estimated completion date of April 2020.

**Approval of Amendment to Core Planning Agreement for the Woerner Avenue Project...** Director Fisher presented an amendment to the Core Planning agreement for Woerner Avenue project in the amount of \$30,000.00. This amendment is for an 8 month extension date of October 2020. A motion was made by Commissioner Voignier to approve the amendment with Core Planning in the amount of \$30,000.00, the motion was seconded by Commissioner Gilkey and carried by 4/1 vote with Commissioner Wickens abstaining.

**Approval of Change order on Fire Station #1 Project with Kovert Hawkins...** Brendan Brown representing Kovert Hawkins presented Change Order #6 from AML Inc. for the construction cost of Fire Station #1 in a reduced amount of \$108,490.77. Mr. Brown reported that all items on the final punch list should be complete and is requesting 50% of the retainage amount being held. A motion was made by Commissioner Gilkey to ratify the change order and approve the request of 50% retainage payment. The motion was seconded by Commissioner Voignier and carried by 5/0 vote.

**Approval of Lease Agreement with Tri-Township Fire District for Fire Station #1 located at 125 E. Stansifer Avenue...** Attorney Sturgeon reported that the Tri-Township Fire District has expressed interest in using Fire Station #1 for storage until the end of 2019 at no cost. A motion was made by Commissioner Gilkey to allow Tri-Township Fire District to use Fire Station #1, seconded by Commissioner Voignier and carried by 5/0 vote.

**Broadway District Stormwater Basin and Ring Road Extension...** Seth Winslow representing Strand Associates presented updated information on this project.

**Approval of Amendment #1 on Brown Station Way Corridor Study...** Trevor Mills representing Clark Dietz presented Amendment #1 of their contract for a firm to obtain traffic data collection services. Gewalt Hamilton Associates submitted a quote in the amount of \$20,980.00 to perform the traffic data collection for Clark Dietz. By a recommendation of Redevelopment Director, Commissioner Gilkey made a motion to approve amendment #1 in the amount of \$20,980.00 allowing GHA to obtain the traffic data collection. The motion was seconded by Commissioner Wickens and carried by 5/0 vote.

**Update on Montgomery Avenue Bike/PED – INDOT Project...** Robert Stein representing UNITED presented updated information on the Montgomery Avenue project.

**Approval of Agreement with R. W. Moore Consulting Engineers, for South Clark Boulevard Project...** Director Fisher presented an agreement from R. W. Moore Engineers for the South Clark Boulevard Construction project in the amount of \$409,800.00. A motion was made by Commissioner Gilkey to approve the agreement with R. W. Moore in the amount of \$409,800.00, seconded by Commissioner Voignier and carried by 5/0 vote.

**Update on Reconstruction of Riverside Drive - INDOT Project...** Director Fisher presented updated information from CMT Engineers for the Riverside Drive Reconstruction project.

**Approval of Agreement with Lockett & Farley Architects for the Bike and Pedway Gateway Design Project...** Director Fisher presented an agreement from Lockett and Farley Architects for creating a gateway design package that will be cohesive and complimentary to the aesthetics of this project in the amount of \$8,000.00. A motion to approve the agreement with Lockett & Farley in the amount not to exceed \$8,000.00 was made by Commissioner Gilkey, seconded by Commissioner Voignier and carried by 5/0 vote.

**Clarksville Redevelopment Commission Logo...** A new logo with 3 separate designs for the Redevelopment Commission was presented for approval. The logo will be used on project boards, notices, letters, banners and etc. A motion was made by Commissioner Fetter to approve the logos as presented, seconded by Commissioner Voignier and carried by 4/1 vote with Commissioner Stonecipher abstaining.

**Re-numbering of Resolutions from the Prior Redevelopment meeting held on 6/25/19.** The resolution numbers that were presented at the meeting were numbered incorrectly but in the minutes that were approved at this meeting were correct. A motion was made by Commissioner Gilkey to approve correcting the numbering of the resolutions from the 6/25/19 meeting, seconded by Commissioner Fetter and carried by unanimous vote.

**Approval of Resolution 2019-R-17...** Attorney Sturgeon presented Resolution 2019-R-17 a Resolution authorizing the issuance of 2019 Bonds for the Clarksville Redevelopment Commission in the amount \$5,200,000.00. A motion was made by Commissioner Gilkey to approve Resolution 2019-R-17, seconded by Commissioner Fetter and carried by 5/0 vote.

**Approval of Resolution 2019-R-18...** Attorney Sturgeon presented Resolution 2019-R-18 a Resolution approval of form lease for the following projects – Woerner Avenue, The Clarksville Connector, Ring Road, and Broadway District Improvements, Lapping Park and Wooded View Golf Course Improvements and construction of a Public Works Facility and Related Infrastructure.. A motion was made by Commissioner Voignier to approve Resolution 2019-R-18, seconded by Commissioner Gilkey and carried by 4/1 vote with commissioner Wickens abstaining.

**Approval of Resolution 2019-R-19...** Attorney Sturgeon presented Resolution 2019-R-19 a Resolution to Petition for Annexation of Property known as Goodwill of Central and Southern Indiana into the Town of Clarksville. A motion was made by Commissioner Voignier

to approve Resolution 2019-R-19, seconded by Commissioner Wickens and carried by 5/0 vote.

**SoIN Tourism's Tourism Capital Development Funding...** Director Fisher makes an announcement that the Town of Clarksville and Redevelopment Commission's joint application to the SoIN Tourism's Tourism Capital Development Fund will receive a \$500,000.00 bond. Director Fisher states that a formal announcement will be made at a later date.

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

## Director's Report July 23, 2019

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Activities from 6/25/2019 – 7/19/2019

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

- U.S. EPA completed their field work on 7/18/19.
- Director Fisher will continue to work with them to close out the project.

### **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
  - Discovery Trail Project
  - West Riverfront – RHC
  - Reconstruction of Riverside Drive
  - Broadway District Stormwater Master Plan and Ring Road Extension
  - River Falls Mall Acquisition
- 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.

**Redevelopment Associate Nic Langord provided a written outline of activities...**

## Redevelopment Associate's Report: July 23rd, 2019

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Activities from 6/25/2019 to 7/19/2019

### **CSX Trail Project**

- July 18<sup>th</sup> Groundbreaking Ceremony: turnout bigger than expected, thanks to everyone.

### **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.
- Update: Clarksville RDC's project scored the highest amongst all grant apps, SoIN Tourism awarded RDC \$500,000

### **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.
- Update: Rundell Ernstberger & Associates (REA) was selected to lead this effort

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

- RFP advertised on Town's Website and Facebook page – submissions are due Aug 1<sup>st</sup>
- Will email submissions to RDC members

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

- No issues, should 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.
- Property Improvement Program: revisions requested, will be sent to Town Council
- Revolving Loan Fund Program: hope to approve at Aug 27 RDC

- Workforce Development Program with Judge Guilfoyle and WorkOne in New Albany: Program will grant non-violent offenders the opportunity to avoid misdemeanor sentences and jail/fines/etc. by utilizing WorkOne’s services to find immediate employment and/or complete education. Will benefit in the following ways:
  1. Help mitigate current labor shortage facing employers
  2. Decrease recidivism rates (especially for petty crimes)
  3. Decrease burden on police, social services, and courts. Currently the Town’s parole officer has 300+ clients, double the recommended caseload limit. Most clients committed petty crimes, ex: stealing diapers from Wal-Mart.
  4. Produce more income tax for Clarksville, Southern Indiana, and Louisville, KY – if successful, this pilot program could be implemented throughout our MSA and attract funding from multiple sponsors.

**Approval of Claims**... Upon the recommendation from Redevelopment Director Commissioner Fetter made a motion to approve the register of claims in the amount of \$1,048,181.61, seconded by Commissioner Gilkey and carried by 4/1 vote with Commissioner Wickens abstaining.

**Adjournment**... There being no further business to come before the Commission at this time, the July 23 2019 meeting of the Clarksville Redevelopment Commission adjourned at 8:35 P.M.

Minutes Approved by the Clarksville Redevelopment Commission August 27, 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