

## **MINUTES OF THE OCTOBER 22, 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 October 22, 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, Jennifer Voignier, John Gilkey, Bryan Wickens and Bill Wilson Members absent: None.

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

**Approval of Minutes:** Commissioner Gilkey made a motion to approve the minutes of the regular meeting held on September 24, 2019, a special meeting held on October 15, 2019 and an executive session held on October 15, 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...** All construction is complete. Currently preparing a request for a supplemental agreement to cover expenses due to the extended construction time

**B. Clarksville Discovery Trail...** MAC Construction was awarded this project at the July 2019 special meeting of the Redevelopment Commission. Construction has started and JTL is working with Matt Gallo of Lockett & Farley to change crossing at Eastern Blvd

**C. Woerner Avenue Design Development and Construction Plans and Documents...** The Army Corp of Engineers' review is complete. US Army Corp of Engineers is requesting additional calculations. To satisfy the request a 3D Finite Element analysis was required. Revision to be submitted to the ACOE by the end of October. The home demolition began Monday October 14<sup>th</sup> and the storm sewer basins will start in November. Duke Energy is waiting from the Town/Developer for phase 2 relocation between Riverside Drive and Court Avenue. The existing poles between Court Avenue and South Clark Blvd are being relocated as part of this project.

**D. Highway Safety Improvement Program Project...** Hummel has replaced the faulty push button which complete this portion of the project. Appraisal was received on property acquisition and accepted by property owner. The property has been secured and recorded. Currently working on Stage 3 submittal. Waiting

for INDOT to provide CES # in order to access cost estimating module.

**E. Sam Gwin Drive Extension Project...** The property acquisition are being finalized for this project. Finalizing plans with the intent to bid in November under the assumption that storm water will be routed to existing detention basin. Duke Energy is waiting for right-of-way acquisition before commencing their relocations. The water main was submitted to INAWC on 8/28/19 and returned for revisions. On 10/21/19 the revisions were resubmitted to INAWC. Currently coordinating testing of existing pumps at the nearby detention pond. Testing to be completed prior to the Town acquiring maintenance responsibilities from the existing owner.

**F. Progress Way Improvements Project...** Currently working on sidewalk layout to get pedestrian access to Sam Gwin Drive at the Sam Gwin Drive and Progress Way intersection.

**G. Wooded View Golf Course Irrigation and ADA Improvements...**Landscapes Unlimited has begun construction and work to be going as planned. Status the Same

**Woerner Avenue Reconstruction...** The storm water work under Woerner Avenue is beginning. Construction has begun on demolition of acquired homes and properties. Construction work on the actual flood wall will occur in 2020 and coordination with the United States Army Corps of Engineers continues.

**Brown Station Way Corridor Study...** Redevelopment Assistant Langford presented updated information on this project. The public open house was held on 10/7/19 with 50 people in attendance of which 42 were residents of Clarksville. Clarks Dietz is finalizing Synchro and Rodrel models of the corridor. Draft recommendations for road configurations based on traffic data are being developed and will be shared with the project team at the next meeting. TSW has started to develop the report structure and layout. Report exhibits will be developed based on recommendations from the project team. Origination/Destination data shows 70% of the westbound traffic in the PM peak is traveling to New Albany.

**Montgomery Avenue Bike/PED – INDOT Project...** B. Stein presented updated information on this project.

**Update from R. W. Moore Consulting Engineers, for South Clark Boulevard Project...** Richard Moore reported that work on the Schematic Design Phase is on schedule. Reviewed limited right-of-way report prepared by SouthEastern Title Company and met with Attorney Chris Sturgeon to discuss the Quartz Road right-of-way. Continued coordination with Clark's Landing to coordinate projects. Communicated with TARC staff concerning the cost for a transit shelter. Communicated with Duke Energy concerning relocation of overhead facilities underground. Prepared preliminary profile grade for South Clark Boulevard in front of the Aloft Hotel and Provided to Clark's Landing to coordinate grades between the two projects.

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

**Broadway District Stormwater Basin and Ring Road Extension...** Mr. Winslow representing Strand Associates presented information on this project. The title reports were received for the Broadway project on October 14, 2019 and awaiting final set of appraisals and the acquisition can begin. The final plan submitted for TRC is slated for November 1, 2019 and advertisement and bid opening is expected for January 2020. The Woodstock project will be bid and constructed from the Coyle Chevrolet Expansion and that design provided by Blankenbaker and Son Land Surveyors. Advertisement and bid opening expected in December.

**3C's Master Plan Orientation – Rundell Ernstberger Associates...** Cynthia Bowen and other members of the consulting team gave a public presentation on the next steps of the project's public planning process. The consultant provided a monthly schedule for the project and indicated substantial progress would commence in early 2020.

**Gateway Crossing Public Improvement Development Project...** The Redevelopment Department accepted bids for this project from the following:

1. MAC Construction \$1,440,000.00
2. Merrill Bierman Excavating \$1,306,451.17

The original engineering estimate for this project was under \$800,000.00. Following discussion it was determined to postpone this project and continue to work with Form G. A motion was made by Commissioner Gilkey to reject the bids as submitted. The motion was seconded by Commissioner Fetter and carried by 4/1 vote with Commissioner Wickens voting nay.

**Approval of Amendment Between Hogan Holdings 67, LLC and the Commission for the Property Acquisition a Parcel Know as Redevelopment Site...** Town Attorney Sturgeon presented an amendment 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. The amendment is for the extension of applying for a planned unit development from the previous six months agreement in March. Hogan agrees to apply for a planned unit development with respect to the Redevelopment Site within nine months following the closing date. Hogan will use commercially reasonable efforts to pursue such PUD approval and RDC shall fully assist Hogan in obtaining approval of such PUD from the Town of Clarksville. A motion was made by Commissioner Fetter to approve the amendment extension with Hogan Holdings 67, LLC, the motion was seconded by Commissioner Voignier and carried by 5/0 vote.

**HWC Engineering Site Analysis for Apple Leaf Lane...** Attorney Chris Sturgeon presented an agreement for engineering services from HWC Engineering for engineering services to investigate the development opportunities for the site located

along Apple Leaf Lane in the amount not to exceed \$7500.00. A motion was made by Commissioner Fetter to approve the agreement with HWC Engineering, the motion was seconded by Commissioner Voignier and carried by 5/0 vote.

**Eastern Boulevard Gateway Sports Complex RFP...** Clarksville's Eastern Boulevard Corridor is identified as 342 Eastern Blvd, 420 Eastern Blvd and 441 Auburn Ave which are properties purchased by the Redevelopment Commission. Redevelopment Director presented a request for proposal (RFP) for the lease and development of these Town owned properties. The properties are to be privately developed for primary use as an indoor youth-sports complex. A motion was made by Commissioner Gilkey to accept the RFP document presented, seconded by Commissioner Voignier and carried by 5/0 vote.

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

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

- U.S. EPA has removed all items from the site and returned possession to the Town of Clarksville.

**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:
  - Reconstruction of Woerner Ave.
  - Discover Trail Project
- 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 Langford provided a written outline of activities**

**America’s Best Demolition – Project Manager**

- Building will be demolished by Jan 31<sup>st</sup> at the latest
- Seven bids received, ranging from \$189,471 to \$465,000
- Wooldridge Construction (Sellersburg, IN) was low bidder
- Asbestos testing complete, abatement nearly complete
- Utility Removal – waiting for Duke to remove decrepit utility pole from main building

**2. EPA Brownfields Assessment Grant – Project Manager**

- Working with EPA, SME (environmental consultant), RHC and property owners/ buyers to carry out this environmental testing program
- Coordinate property access, Phase I & II agreements, submit quarterly reports, and process grant payments.
- Conducted outreach by mail, received several responses from parties interested in program.
- Currently working on four sites, roughly 35 acres

**3. Browns Station Way – Project Manager**

- Working with Clark Dietz and Project Team to redesign the corridor to improve safety and connectivity for motorists, bicyclists, and pedestrians.

- Public meeting: Monday, Oct 7<sup>th</sup> – 50 attendees, 42 (85%) from Clarksville.
- Sherman Minton Bridge renewal project set to go to construction 2021-2023: will have major impact on project timeline, regardless of approved design.

#### **4. Montgomery Ave/9<sup>th</sup> Street Connector (INDOT Project) – Project Manager**

- Working with United Consulting's Heather Kilgour on this bike/pedestrian connector project partially funded by INDOT
- Currently working through drainage issues, should have more updates by next RDC meeting
- Updates: Heritage Engineering to design storm-sewer and road reconstruction, construction in summer 2020. United Engineering will design and align curb & gutter and storm inlets. Letting: Oct 2021. Construction: Summer 2022.

#### **5. Property Improvement Program – Program Manager**

- Program details complete
- Will launch partially-funded program for residential-only applicants ASAP
- Will launch full commercial and residential program in January 2020

#### **6. Economic Development**

- Fire Station (125 E Stansifer)
  - Previous proposals rejected
  - Received offer from a tech company – hope to bring development agreement to November RDC meeting

#### **7. Miscellaneous & Updates**

- Property Acquisition: ordered appraisals, drafted purchase offers and donation requests, and contacted property owners
- INDOT and KIPDA: assisting with Blackiston Mill Road, Eastern Blvd Hawk Signal, and Riverside Drive. Reviewing contracts, submitting reimbursements for engineering and R/W acquisition, submitting progress updates, and filling in for project managers as needed
- Local Projects: assisting with Woerner Ave reconstruction, Discovery Trail, South Clark Blvd, Lewis-Clark Broadway District Master Plan, River Falls Mall, and others as needed
- RDC Local Revolving Loan Fund: hope to approve in Jan 2020
- EPA announced another round of Assessment, Revolving Loan Fund, and Cleanup Grants: proposals are due Dec 3, 2019.

**Approval of Claims**... Upon the recommendation from Redevelopment Director Commissioner Gilkey made a motion to approve the register of claims in the amount of \$485,301.84, seconded by Commissioner Fetter 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 October 22 2019 meeting of the Clarksville Redevelopment Commission adjourned at 8:44 P.M.

Minutes Approved by the Clarksville Redevelopment Commission November 21, 2019.

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A.D. Stonecipher

John Gilkey

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Paul Fetter

Jennifer Voignier

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Bryan Wickens

