

MINUTES OF THE NOVEMBER 21, 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 November 21, 2019 at 7:02 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building.

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

Also, Present... Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny and Human Resources Director Anita Need.

Approval of Minutes: Commissioner Gilkey made a motion to approve the minutes of the regular meeting held on October 22, 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... All construction is complete. Currently preparing a request for a supplemental agreement to cover expenses due to the extended construction time. Also, additional work required to obtain a permit from Flood Control and Army Corp of Engineers.

B. Clarksville Discovery Trail... MAC Construction was awarded this project at the July 2019 special meeting of the Redevelopment Commission. Construction is underway beginning with the construction of modular concrete retaining wall at Emery Crossing. JTL has revised plans and provided MAC for pricing. Should have change order to present at December's meeting for the revised plans which included the removal of the overhead crossing design at the Eastern Blvd entrance.

C. Woerner Ave Design Development and Construction Plans and Documents... Revisions to structural calculation submitted to the Army Corp of Engineers. Home demolition is complete with the installation of storm sewer catch basins underway. Duke Energy is working on work plan on Phase 2 for the relocation of the power poles south of Court Avenue.

D. Highway Safety Improvement Program Project... Finalizing Phase 3 plans. Appraisal of property has been received and payment needs to be made to property owner. The CES # has been received and JTL can now access cost estimating module.

E. Sam Gwin Drive Extension Project... The property acquisition are being finalized for this project. Evaluation of the storm water pump station at the Lowe's detention basin is underway. Storm water from the road project will be routed to existing detention basin. Currently working with attorney on

parcels. Project to bid in January.

F. Progress Way Improvements Project... JTL provided cost estimate for sidewalk from Yellowwood Terrace to Sam Gwin Drive.

G. Wooded View Golf Course Irrigation and ADA Improvements...Landscapes Unlimited has begun construction and work is going as planned. Status the same with project being approximately 85% complete.

Brown Station Way Corridor Study... Redevelopment Director Fisher reported that he met with Clark Dietz to gather updated information on this project. A full report will be brought to the December 2019 RDC meeting.

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. He met with Duke Energy, AT&T and Spectrum on the utility coordination. Continued coordination with Clark's Landing to coordinate both projects. Worked with Century Link for their review to identify any conflicts with their underground fiber optic facilities. Obtained right-of-way plans for I-65 at Quartz Road. Determined that Quartz Road was created by the original I-65 construction aka 7th Street Extension and then became part of the Bridge Project. A meeting is scheduled with the City of Jeffersonville to discuss the road.

Broadway District Stormwater Basin and Ring Road Extension... Director Fisher presented updated information from Strand Associates on this project. The second set of appraisals were completed on October 23, 2019. Additional title reports (2) are needed and one revision. Once completed, the property acquisition can begin. Final plans submitted to TRC on November 1, 2019 and awaiting review. January 2020 advertisement and bid opening will be delayed till a time TBD.

HMB – I-65 Alt-Route Signals – Following review and discussion on the construction plans, it was decided the two signs directing drivers to utilize Clevidence Blvd., roadway behind Target, would be manufactured but not installed until the pavement was replaced at a future date. Commissioner Voignier made a motion to approve the total cost of \$10,972.00 but not installing 2 of the 7 signs. Commissioner Gilkey seconded the motion and was carried by 4/0 vote.

Approval of Amendment #1 of the Agreement for Survey and Design Services for Woodstock and Broadway Stormwater Improvements- Phase 1 with Strand Associates... Director Fisher presented amendment #1 in the amount of \$8500.00 from Strand Associates for bidding related services to the existing agreement. This allows Strand to assist the Town in the award of the Construction Contract including notification of low bidder, insurance review and contractor recommendation. Following discussion a motion was made by Commissioner Voignier to approve

Amendment #1 in the amount of \$8500.00, the motion was seconded by commissioner Wickens and carried by 4/0 vote.

Approval of Amendment #2 of the Agreement for Preliminary Engineering, Right-of-Way Acquisition Services, Final Plan Development and Permitting, Specifications and Bidding Broadway District Stormwater Roadway Improvements... Director Fisher presented amendment #2 of this agreement which extends the contract through May 31, 2020. A motion was made by Commissioner Voignier to approve Amendment #2 extending the contract through May 31,2020, the motion was seconded by Commissioner Wickens and carried by 4/0 vote.

Approval of SME Phase I and Phase II ESA Marathon Ashland Bulk Terminal Agreement...Director Fisher presented two service agreements with SME for ratification by the Commission. Both service agreements were in connection with the Marathon Property Acquisition. The Phase I ESA contract had an associated lump sum fee of \$3,000.00. The Phase II ESA had an associated time and materials fee of \$43,137.00. Director Fisher explained that due to additional work requested by the Seller, SME is requesting an additional \$15,000.00 in potential overage charges on the Phase II ESA scope of work. Director Fisher indicated he had been in communication with the Seller about the overage costs and was working through discussions to be reimbursed for the potential overages by the Seller. The overages would be billed on a time and materials basis as well. A motion was made by Commissioner Gilkey to ratify the two agreements and approve the \$15,000.00 overage budget, seconded by Commissioner Voignier and carried by 4/0 vote

Gateway Crossing Public Improvement Development Project... Director Fisher presented information to the Commission allowing Form G to take on the responsibility of the completion of this project. \$736,030.00 was previously approved and an additional \$45,000.00 is needed for the Construction Management and Inspection Services by Form G due to the delay in the project. A motion was made by Commissioner Gilkey to proceed with the pledge amount of \$736,030.00 authorizing Commissioner President Stonecipher to sign the agreement and adding the additional amount not to exceed \$45,000.00. The motion was seconded by Commissioner Voignier and carried by 4/0 vote.

Resolution 2019-R-29...Town Attorney Sturgeon presented resolution 2019-R-29 for acquisition of property in the Lincoln Park Subdivision for the Ring Road Project. . A motion was made by Commissioner Gilkey to approve resolution 2019-R-29, seconded by Commissioner Wickens and carried by 4/0 vote.

Resolution 2019-R-30...Town Attorney Sturgeon presented resolution 2019-R-30 for acquisition of property for Sam Gwin Drive Project. A motion was made by Commissioner Gilkey to approve resolution 2019-R-30, seconded by Commissioner Voignier and carried by 4/0 vote.

Redevelopment Director Dylan Fisher provided a written outline of activities for

the Department.

Redevelopment Associate's Report November 21, 2019

Activities from 10/23/2019 – 11/19/2019

1. America's Best Demolition – Project Manager

- Building will be demolished by Jan 31st at the latest
- Seven bids received, ranging from \$189,471 to \$465,000
- Wooldridge Construction (Sellersburg, IN) was low bidder
- Asbestos abated, utilities removed, demolition has started and received news coverage

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.
- 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.
- Sherman Minton Bridge renewal project set to go to construction 2021-2023: will have major impact on project timeline, regardless of approved design.
- Final report will be available on Dec. 19th, 2019

4. Montgomery Ave/9th Street Connector (INDOT Project) – Project Manager

- Working with United Consulting's Heather Kilgour on this bike/pedestrian connector project partially funded by INDOT
- 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 is now partially-funded for residential-only applicants
- Will launch full commercial and residential program in January 2020

6. Economic Development

- Fire Station (125 E Stansifer)
 - Previous proposals rejected

- Offer from tech company – will bring agreement to RDC in Dec 2019 or Jan 2020

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

Director's Report November 21, 2019

Activities from 10/23/2019 – 11/19/2019

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:
 - Lapping Park Irrigation and ADA Accessibility
 - Reconstruction of Woerner Ave.
 - Discover Trail Project
 - Eastern Blvd. Gateway Redevelopment Project
 - Gateway Crossing Mixed-Use Development
- Director Fisher attended various meetings and completed tasks associated with 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
 - 3C's Master Plan
 - Brown's Station Way Master Plan
- 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 Commissioner Gilkey made a motion to approve the register of claims in the amount of \$2,642,632.59, seconded by Commissioner Voignier 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 November 21, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 8:32 P.M.

Minutes Approved by the Clarksville Redevelopment Commission December 17, 2019.

A.D. Stonecipher

John Gilkey

Paul Fetter

Jennifer Voignier

Bryan Wickens

