

## **MINUTES OF THE AUGUST 27, 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 August 27, 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, John Gilkey, Jennifer Voignier and Bill Wilson. Members absent: Bryan Wickens.

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

**Approval of Minutes:** Commissioner Gilkey made a motion to approve the minutes of the regular meeting held on July 23, 2019, a special meeting and joint executive session held on 8/13/19 and a special meeting held on August 20, 2019, seconded by Commissioner Fetter and carried by 3/1 vote with Commissioner Voignier abstaining.

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

**A. Lewis & Clark Trail Project - Construction...** All construction is complete. A pre-final inspection was held with INDOT, currently working on close out with them.

**B. Clarksville Discovery Trail...** MAC Construction was awarded the construction contract at the last meeting of the Redevelopment and notice to proceed has been issued. Ground breaking was held on July 18, 2019 with an estimated completion date of May 31, 2020. A change order was presented for the deletion of lighting and security on the West side of the flood levee in the reduction amount of \$174,988.00, with the coordination of the River Heritage Conservancy project. A motion was made by Commissioner Gilkey to approve the change order reduction in the amount of \$174,988.00, seconded by Commissioner Fetter and carried by 4/0 vote

**C. Woerner Avenue Design Development and Construction Plans and Documents...** MAC Construction was awarded the contract on the project in the amount of \$6,736,000.00. Notice of award was submitted, performance bond and insurance received. Construction is expected to begin in mid-September.

**D. Highway Safety Improvement Program Project...** Revised CE-1 was submitted to INDOT on 8/6/19. Received appraisal and which will allow Tom to make the temporary right-of-way acquisition offer.

**E. Sam Gwin Drive Extension Project...** Property acquisitions have been accepted by 2 property owners and still waiting on the 3<sup>rd</sup> property owner.

**F. Progress Way Improvements Project...** A revised schematic plan showing 10' wide asphalt pedestrian trail along the north side of Progress Way from Sam Gwin Drive to Wellington Green. Discussion was held on the placement of sidewalks. It was decided to add an additional crosswalk at the intersection of Sam Gwin Drive and Progress Way. There was also a discussion on adding I-65 alternate route signage and directional signage for the nearby businesses.

**G. Wooded View Golf Course Irrigation and ADA Improvements....** Pre-construction meeting was held on July 23, 2019. Notice to proceed issued on July 29 with completion date to be around April 20, 2020.

**Broadway District Stormwater Basin and Ring Road Extension...** Director Fisher presented updated information on this project.

**Approval of Amendment #1 on Brown Station Way Corridor Study...** Trevor Mills representing Clark Dietz presented information on the traffic impact study and alternative analysis. The project is being reviewed to possibly incorporate bicycle and pedestrian traffic along both sides of the corridor while reducing the right-of-way footprint to make available land for development. Discussion was held on having Public Information meetings the end of September in order to get the general public's input on this project.

**Montgomery Avenue Bike/PED – INDOT Project...** Redevelopment Associate Nic Langford reported that UNITED is currently working on the design for the multi-modal project connecting Jeffersonville and Clarksville. He also indicated that this project will include connections to Clarksville and Jeffersonville's Arts and Cultural Districts. There is an Art Mural in the old School on Montgomery Avenue, which must be inspected for impacts associated with the project. It is not anticipated that the existence of the mural will have any significant bearings on the project.

**Update from R. W. Moore Consulting Engineers, for South Clark Boulevard Project...** Richard Moore reported that work on the Schematic Design Phase is underway. Communication is ongoing with TARC with intent to secure transit service for this area. Coordination with INDOT on the location of Quartz Road (Missouri Avenue) and tying in at the I-65 ramp is ongoing. Coordination with Clark's Landing continued on the entrance to Aloft Hotel project.

**Update on Reconstruction of Riverside Drive - INDOT Project...** Redevelopment Associate Langford presented updated information from CMT Engineers for the Riverside Drive Reconstruction project. Currently waiting on plans to obtain Right-of-Way.

**INDOT Project Funding Updates...** Utility Director Brittany Montgomery presented updated funding information on the Blackiston Mill Road Phase 1, Blackiston Mill Road Phase 2, Montgomery Avenue, Hawk Signal at Eastern and Bowne Blvd, and Riverside Drive projects.

**Fire Station #1 RFP...**Redevelopment Associate Langford presented information on the RFP's which were issued for the sale of the old Fire Station #1 at 125 E. Stansifer. He received 2 bids on this project (1) Brotherhood Motorcycle in the amount of \$25,000.00 and V.S.C. in the amount of \$30,000.00. The property was appraised for \$200,000.00 therefore both offers have to be rejected. Associate Langford gave the Commission four possibility's for the next step, (1) Negotiate with either VSC or Brotherhood, (2) Advertise again, (3) Demolish and regrade, or (4) hold onto the property until a later date. Following discussion, Associate Langford recommended that VSC would be a good business at this location. It was determined to invite VSC to the next Commission meeting for a formal presentation.

**Approval of Resolution 2019-R-22...** Attorney Sturgeon presented Resolution 2019-R-22, a Resolution amending Resolution 2019-R-17, authorizing the issuance of 2019 Bonds. The original resolution had a maturity of no sooner than 8 years and this new Resolution 2019-F-22 allows for maturity of no sooner than 10 years. A motion was made by Commissioner Gilkey to approve Resolution 2019-R-22, seconded by Commissioner Voignier and carried by 4/0 vote.

**Public Hearing on Lease Agreement from Redevelopment Authority and The Clarksville Redevelopment Commission...**Town Attorney Sturgeon announced that a public hearing had been advertised on the lease agreement with the Redevelopment Authority and asked if anyone from the public had any concerns or questions. No one came forward.

**Lease of Real Property from Redevelopment Authority...**The Redevelopment Authority was created under and in pursuance of the provisions of IC 36-7-14, IC36-7-14.5 and IC 36-7-25 for the purpose of financing, constructing, acquiring, and leasing property to the Clarksville Redevelopment Commission local public improvements, economic development project and redevelopment project. A motion was made by Commissioner Gilkey to approve the Lease Agreement with the Redevelopment Authority, seconded by Commissioner Voignier and carried by 4/0 vote.

**Approval of First Amendment for River Falls Mall Acquisition...** Attorney Sturgeon presented the first amendment to the Purchase and Sale Agreement from CPP River Falls II LLC on the River Falls Mall property. A motion to approve the amendment was made by Commissioner Voignier, seconded by Commissioner Gilkey and carried by 4/0 vote.

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

## Director's Report August 27, 2019

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Activities from 7/23/2019 – 8/22/2019

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

- Director Fisher will continue to work with U.S. EPA 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:
  - Woerner Ave.
  - Eastern Blvd. East Gateway 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
  - Emory Crossing Road Failure
  - Browns Station Way Corridor Study
- 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's Report: Aug 27, 2019

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Activities from 7/20/2019 to 8/26/2019

### **America's Best: Demolition**

- Request for Bids - should go out this week
- Fence has been installed
- Utility removal coordination ongoing
- Asbestos testing complete, results being confirmed

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

- Two offers received, both offers rejected – did not meet all parameters of RFP

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

- Should open in September
- Forgivable Loan (\$27,615)

### **Miscellaneous & Updates**

- Assisting Director with EPA Brownfields Coalition Assessment Grant – conducting mandatory outreach: notifying 200+ property owners of program via mail
- Assembled/distributed purchase offers and donation requests for property acquisition
- Assisting with multiple local and INDOT projects
- Property Improvement Program: Approved
- Revolving Loan Fund Program: hope to approve at Sept 24 RDC, potential funding from EPA's Brownfields Revolving Loan Fund Grant Program
- Workforce Development Program with Judge Guilfoyle and WorkOne in New Albany: ongoing, looking to expand to other nonprofits, educational institutions, and skills-development agencies.

**Approval of Claims**... Upon the recommendation from Redevelopment Director Commissioner Fetter made a motion to approve the register of claims in the amount of \$960,755.76, seconded by Commissioner Gilkey and carried by 4/0 vote.

**Adjournment**... There being no further business to come before the Commission at this time, the August 27, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 8:40 P.M.

Minutes Approved by the Clarksville Redevelopment Commission September 24, 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

