

MINUTES OF THE SEPTEMBER 24, 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 September 24, 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 and Bryan Wickens. Members absent: Bill Wilson and John Gilkey.

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 and Human Resources Director Anita Neeld.

Public Hearing for Additional Appropriation for Bonding... Town Attorney Sturgeon announced that a public hearing had been advertised regarding the additional appropriations in the amount not to exceed \$5,200,000.00 for (Bonds) in order to procure funds to be applied on the costs of projects located in the Clarksville Redevelopment District. No one from the public came forward to speak for or against the additional appropriations.

Approval of Minutes: Commissioner Voignier made a motion to approve the minutes of the regular meeting held on August 27, 2019, with a correction from 2019-F-12 to be made in the section of Resolution 2019-R-22, seconded by Commissioner Fetter 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. A pre-final inspection was held with INDOT, currently working on close out with them. (Status same as last month).

B. Clarksville Discovery Trail... MAC Construction was awarded this project at the July 2019 special meeting of the Redevelopment Commission. Construction should begin soon.

C. Woerner Avenue Design Development and Construction Plans and Documents... The Army Corp of Engineers fee schedule is complete and comments are being addressed. Revisions to be submitted to the ACOE by the end of the month. Notice to proceed on the road corridor north of the floodwall has been issued. The home demolition is expected to start the week of October 7, 2019.

D. Highway Safety Improvement Program Project... The push button and back plate project is complete and closed out through INDOT. Hummel Electric has

ordered a replacement for a faulty push button. The CE-1 was approved on 8/28/19. Appraisal was received and information was sent to buyer to begin acquisition. Currently working on Stage 3 submittal.

E. Sam Gwin Drive Extension Project... Property acquisitions are underway and plans are being finalized.

F. Progress Way Improvements Project... The right-of way engineering/acquisition services will start early 2020.

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

Approval of Agreement with Jacobi Toombs and Lanz... A Construction Administration agreement for this project was presented for approval in the amount not to exceed \$13,500.00. A motion was made by Commissioner Voignier to approve the agreement, seconded by Commissioner Fetter and carried by 4/0 vote.

Brown Station Way Corridor Study... Redevelopment Assistant Langford presented updated information on this project. The study will include an evaluation and analysis of existing and projected traffic conditions, intersection improvements, future land use, bicycles and transit. The study will provide recommendations for improving safety, reducing speed, and providing neighborhood and trail connectivity. A public input meeting is scheduled for October 7, 2019 at 5:30 at the Clarksville Public Library to hear comments and recommendations for the public.

Montgomery Avenue Bike/PED – INDOT Project... B. Stein presented updated information on this project. No changes to report.

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. The Indiana Historical Bureau Division has been contacted to begin process on the relocation of the two historic markers. Duke Energy has submitted the estimate to convert overhead utilities to underground along South Clark Boulevard from Missouri Avenue to Montgomery Avenue. The Geotechnical Engineering Investigation Report has been completed

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... Redevelopment Director Fisher presented information from Strand Associates for the Ring Road Extension of this project. Final plan submittal is slated for November 1, 2019.

Approval of Agreement with ECS Southeast, LLP... A service contract for Geotechnical services for this project was presented for approval in the amount of \$6850.00. A motion was made by Commissioner Voignier to approve the contract as presented, the motion was seconded by Commissioner Wickens can carried by 4/0 vote.

Blackiston Mill Road Phase 1 Construction Engineering/Inspection Agreement with Lochmueller Group... Redevelopment Assistant Langford presented a contract from Lochmueller Group in the amount not to exceed \$150,000.00 for the construction engineering/inspection of the Blackiston Mill Road Phase 1 project, noting that the Town's portion as being 15%. A motion was made by Commissioner Voignier to approve the contract as presented, the motion was seconded by Commissioner Fetter and carried by 4/0 vote

Gateway Crossing Public Improvement Development and Use Restriction Agreement with Form G Companies, LLC... Director Fisher presented a contract from Form G Companies, LLC for the construction of a parking lot, pavement, utility connections and such other identified "Town Site Improvements at a maximum cost of \$750,000.00 which was approved on May 6, 2019. The commission sought bids for the construction Town Site_Improvements, but received no bids which has now delayed the project. To expedite the development of this project Form G has presented an addendum for land surveying, staking of the building with finished floor elevation, and staking sanitary sewer lines.

Approval of Interim Work with Paul Primavera & Associates for Land Surveying and Site Staking of the Southeast Building at Gateway Crossing... The addendum for the land surveying and site staking was presented in the amount of \$5,000.00. A motion was made by Commissioner Fetter to approve the addendum as presented, seconded by Commissioner Voignier and carried by 4/0 vote.

America's Best Inn & Suites Asbestos Inspection Agreement with Asbes Tech, Inc. Redevelopment Assistant Langford presented an agreement from Asbes Tech, Inc.in the amount not to exceed \$80,000.00, for the asbestos building inspection and sampling procedure which is required by IDEM and to be completed before proceeding with demolition of the America's Best Inn and Suites at 442 Kopp Lane and outbuildings at 460-462 Kopp Lane. A motion was made by Commissioner Fetter to approve the agreement as presented, seconded by Commissioner Voignier and carried by 4/0 vote.

Discovery Trail Eastern Boulevard Crossing Design... Matt Gallo representing Luckett & Farley Architects came before the commission presenting a new intersection design for the Discovery Trail project. The previous design had an archway for the intersection and now the new change is eliminating the archway and installing monuments and implementing lighted hawk signals. This change will be a more cost effective design for the project. A motion was made by commissioner Voignier to approve the new design and work with MAC Construction on

implementing and coordinating the change. The motion was seconded by Commissioner Fetter and carried by 3/1 vote with Commissioner Wickens abstaining.

I-65 Alternate Route Directional Signage Agreement with HMB Professional Engineers, Inc... Director Fisher presented information on plans for directional signage along Veteran's Parkway showing alternate route to US 31 and subsequently I-65 North and South. An agreement from HMB Professional Engineers, Inc. was presented in the amount not to exceed \$6,000.00 for assistance providing design and shop drawing services. A motion was made by Commissioner Voignier to approve the agreement as presented, seconded by Commissioner Wickens and carried by 4/0 vote.

Reconstruction of Stansifer Avenue – Conceptual Design Service Agreement with OK4... Rob Huckaby representing QK4 Engineering came before the commission presenting a proposal for the development of preliminary plans for the Stansifer Avenue Streetscape Project in the amount of \$57,125.00. The project will evaluate functionality and beautification alternatives to facilitate the safe, effective movement and usage of vehicles and pedestrians in the area. A motion was made by Commissioner Fetter to approve the proposal as presented, seconded by Commissioner Wickens and carried by 4/0 vote.

Approval of Resolution 2019-R-23 Additional Appropriation for Bonding... Attorney Sturgeon presented Resolution 2019-R-23, a Resolution authorizing bonding for additional appropriations for projects located in the Clarksville Redevelopment District. A motion was made by Commissioner Voignier to approve Resolution 2019-R-23, seconded by Commissioner Fetter and carried by 4/0 vote.

Approval of Resolution 2019-R-24 for Disposal of Real Property at 342 Eastern Blvd and 420 Eastern Blvd... Attorney Sturgeon presented Resolution 2019-R-24, a Resolution authorizing the disposal of real property located at 342 Eastern Blvd, 420 Eastern Blvd and adding an addendum to the minutes to include 441 Auburn Ave. A motion was made by Commissioner Fetter to approve Resolution 2019-R-24, seconded by Commissioner Voignier and carried by 4/0 vote.

Approval of Resolution 2019-R-25 Authorizing the Acquisition of Property Through the Tax Sale by Clark County Government... Attorney Sturgeon presented Resolution 2019-R-25, a Resolution authorizing the acquisition of property through the tax sale by Clark County Government. A motion was made by Commissioner Voignier to approve Resolution 2019-R-25, seconded by Commissioner Fetter and carried by 4/0 vote.

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

Approval of Estoppel Certificate for Parking Agreement with Hogan Holding 50, LLC... A parking agreement between Hogan Holding 50, LLC and Bond Street Advisors Group LLC was presented for discussion with the Commission. The Commission is named in the covenants of the original Parking agreement recorded August 4, 2017. Certain parcels of the Hogan Holding 50, LLC development are being sold to Bond Street Advisors Group LLC. The certificate is for information only to the Commission. A motion to approve the letter of agreement was made by Commissioner Voignier, seconded by Commissioner Wickens and carried by 4/0 vote.

Redevelopment Director Dylan Fisher provided a written outline of activities

REDEVELOPMENT ASSOCIATE'S REPORT: SEPTEMBER, 2019

Activities from 8/27/2019 to 9/20/2019

. America's Best Demolition – Project Manager

- Created and advertised request for bids, bids due Oct 11th
- Contractor inspections to be held Sept 30th and Oct 1st
- Building will be demolished by New Year's Eve at the latest
- Three contractors have confirmed interest
- Asbestos testing complete, ready for abatement

2. EPA Brownfields Assessment Grant – Project Manager

- Working with EPA, SME (environmental consultant), RHC and other property owners/buyers to carry out this environmental testing program
- Conducted outreach by mail, received several responses from parties interested in program – currently prioritizing properties

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: 5:30 to 7pm on Monday, Oct 7th at the Clarksville Public Library - 1312 Eastern Blvd, Clarksville, IN 47129

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
- Currently working through drainage issues that will likely affect project scope, should have more updates by next RDC meeting

5. Property Improvement Program – Program Manager

- Fleshing out program details
- Will launch a partially-funded program for residential-only applicants in early October (will require TC appropriation from EDIT)
- Will launch full program, for residential and commercial property owners, in January of next year

6. Economic Development

- Fire Station (125 E Stansifer)
 - Previous offers rejected
 - Currently entertaining other offers and preparing to advertise to broader audience
- My Scratch and Dent Appliance
 - Open for Business – vast improvements to interior/exterior
 - Grand Opening should be in October
 - Accessory structure (hair salon) has been demolished
 - Will award forgivable loan upon completion of exterior

7. Miscellaneous & Updates

- Updated and submitted Town's Economic Development Needs Assessment for River Hills Economic Development Agency
- Submitted 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
- Revolving Loan Fund: hope to approve before end of year, will bring draft to next RDC executive session, program has potential funding from EPA's Brownfields Revolving Loan Fund Grant Program

Graveyard Auto Salvage Yard Property – Tax Certificate Property

- U.S. EPA has indicated they will be turning over possession of the site the week of October 7, 2019.

River Falls Mall Acquisition

- Director Fisher continues coordination with the Seller and Commission's hired sub-consultants to complete the necessary due diligence tasks on the project.
- A second amendment to the Purchase Agreement was executed on 9/23/19 by Director Fisher. This amendment extended the original due diligence period by an additional 30 days.

Lewis and Clark Pkwy and Broadway District Master Plan

- Director Fisher, Planning Director Jacob Arbital, and Planning Associate Neal Turpin have been working with Rundell Ernstberger Associates (REA) to start the master planning efforts. Most of the current tasks are related to sharing data, past plans, and setting up a project schedule.
- REA will be attending the October Redevelopment Commission meeting for a kick-off and coordination meeting with the Commission members. A full project schedule and timeline will be presented at that meeting.

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.

Approval of Claims... Upon the recommendation from Redevelopment Director Commissioner Fetter made a motion to approve the register of claims in the amount of \$575,665.73, 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 September 24, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 8:46 P.M.

Minutes Approved by the Clarksville Redevelopment Commission October 22, 2019.

 A.D. Stonecipher

John Gilkey

 Paul Fetter

Jennifer Voignier

 Bryan Wickens

