

## **MINUTES OF THE OCTOBER 15, 2019 SPECIAL MEETING OF THE REDEVELOPMENT COMMISSION**

A Special meeting of the Redevelopment Commission was called to order on October 15, 2019 at 6:00 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building by Commissioner A. D. Stonecipher.

**Commission Members Present...** A. D. Stonecipher, Jennifer Voignier, John Gilkey and Paul Fetter arriving at 6:06 P.M. Commissions Members absent: Bill Wilson, and Bryan Wickens.

**Also, Present...** Redevelopment Director Dylan Fisher, Town Manager Kevin Baity Redevelopment Attorney Chris Sturgeon, , Assistant Redevelopment Director Nic Langford, and Human Resources Director Anita Needl.

**Gateway Crossing Public Improvement Development and Use Restriction Agreement (Addendum number two) 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 addendum #2 for temporary construction fencing.

**Approval of Interim Work with Raatz Fence Company for Temporary Fencing of the Construction Site...** The addendum for temporary fencing was presented in the amount of \$8,970.00. A motion was made by Commissioner Gilkey to approve the addendum as presented, seconded by Commissioner Voignier and carried by 3/0 vote.

**America's Best Inn & Suites – Demolitions Bids...** Redevelopment Assistant Nic Lawrence presented information on the bids that were submitted for the demolition of the America's Best Inn and Suites. Seven bids were received on this project:

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|---------------------|--------------|
| 1. Dan Cristiani    | \$349,850.00 |
| 2. Woolbridge       | \$189,471.00 |
| 3. HCL              | \$192,450.00 |
| 4. CCE              | \$465,000.00 |
| 5. Innovative       | \$274,768.00 |
| 6. Cardinal         | \$425,000.00 |
| 7. Dore & Associate | \$414,600.00 |

It was the recommendation of the Assistant Director Lawrence that the low bid from Woodbridge in the amount of \$189,471.00 be reviewed and a contract be issued for the demolition of the America's Best Inn and Suites. A motion was made by Commissioner Voignier to review the low bid from Woolbridge and approved a contract for the demolition, the motion was seconded by Commissioner Gilkey and carried by 4/0 vote.

**Resolution 2019-R-26 Approving Sale of Lease Rental Bonds of 20149...**Town Attorney Sturgeon presented Resolution 2019-R-26 approving sale of lease rental bonds of 2019 in the aggregate principal amount not to exceed \$32,000,000.00 for the financing of Redevelopment Commission projects. A motion was made by Commissioner Gilkey to approve resolution 2019-R-26, seconded by Commissioner Voignier and carried by 4/0 vote.

**Resolution 2019-R-27 Approving the Purchase Agreement for the Marathon/Ashland Property at 214 Center Street...**Town Attorney Sturgeon presented Resolution 2019-R-27 approving the purchase agreement for the Marathon/Ashland property at 214 Center Street. The Redevelopment Director informed the Commission of the details of the purchase agreement and reported the cost of the purchase to be \$3,859,200.00. A motion was made by Commissioner Gilkey to approve resolution 2019-R-27, seconded by Commissioner Voignier and carried by 4/0 vote.

**Amendment NO. 1 Lease of Real Property Between the Clarksville Redevelopment Authority and the Clarksville Redevelopment Commission...**The Redevelopment Authority entered into a lease agreement with the Redevelopment Commission on August 27, 2019 for economic development projects. The lease now needs to be amended to remove certain projects. The lease amends removing the Broadway District and Ring Road improvement projects. A motion was made by Commissioner Gilkey to approve amendment No. 1 with the Redevelopment Authority, seconded by Commissioner Fetter and carried by 3/1 vote with Commissioner Voignier abstaining.

**Adjournment**...There being no further business to come before the Commission at this time, the October 15, 2019 Special meeting of the Redevelopment Commission was adjourned at 6:16P.M.

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

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A.D. Stonecipher

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Jennifer Voignier

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Paul Fetter

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John Gilkey

Bryan Wickens

