

MINUTES OF THE DECEMBER 17 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 December 17, 2019 at 6:18 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building.

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

Also, Present... Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Associate Director Nic Langford, Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Utility Director Brittany Montgomery, Planning Director Jacob Arbital and Human Resources Director Anita Neeld.

Approval of Minutes: Commissioner Voignier made a motion to approve the minutes of the special meeting held on November 19, 2019, a regular meeting held on November 21, 2019 and an executive session held on 11/21/19, seconded by Commissioner Gilkey and carried by 4/0 vote.

Approval of Memorandum of Agreement with CUD Land LLC for Bolt and Tie Project Agreement... Director Fisher presented a Memorandum of Project Agreement with CUD Land LLC for the Bolt and Tie Apartment project located on Woerner Avenue. This project agreement is for the development and construction of a mixed use project consisting of multi family dwelling and some commercial sites. Following discussion a motion was made by Commissioner Voignier to approve the Memorandum of Project Agreement and allowing Director Fisher to sign all documents related to this project. The motion was seconded by Commissioner Fetter and carried by 4/0 vote.

Update on Eastern Boulevard Gateway Sports Complex RFP... Director Fisher reported that the RFP's that were issued for the lease and development of a Sports Complex along the Easter Blvd corridor had no response. Director Fisher is requesting that a new unrestricted RFP be issued for qualified developers to submit proposals to be accepted by the Commission to lease and develop this property for the best use for this location. A motion was made by Commissioner Gilkey to proceed with the unrestricted RFP for the best use possible and allowing the next Council to evaluate. The motion was made by Commissioner Fetter and carried by 4/0 vote.

Update on the 2019 TIF Lease Rental Bond Issuance... Director Fisher announced that the 2019 TIF Economic Development Rental Bonds in the amount of \$13,255,000 closed today at a rate of 2.95%. These bonds are will be used for the

Woerner Avenue construction, the Discovery Trail project and the Wooded View Golf Course irrigation project.

Approval of Resolution 2019-R-31 for Transfer of Real Property at 125 E. Stansifer Avenue... Attorney Chris Sturgeon presented Resolution 2019-R-31 transferring real property at 125 E Stansifer to a new owner with specific conditions for the redevelopment of the property. Appraisals of the property were obtained and RFP's were solicited with (2) responses which the Commission rejected in its meeting on August 20, 2019. The Commission has received a new proposal for the property now transferring the property to a new owner. A motion was made by Commissioner Gilkey to transfer property located at 125 E Stansifer to a new owner. The motion was seconded by Commissioner Fetter and carried by 4.0 vote.

Approval of Claims... Upon the recommendation from Redevelopment Director Commissioner Gilkey made a motion to approve the register of claims in the amount of \$1,518,375.06 seconded by Commissioner Voignier and carried by 4/0 vote with

Adjournment...There being no further business to come before the Commission at this time, the December 17, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 6:52 P.M.

Minutes Approved by the Clarksville Redevelopment Commission January 28, 2019.

Ryan Ramsey

John Gilkey

Mike Mustain

A. D. Stonecipher

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Bob McEwen