

Clarksville Redevelopment Commission
September 26, 2023 7:00 pm
Executive Conference Room, Clarksville Town Hall
2000 Broadway St, Clarksville, IN 47129

Virtual Access to the meeting will be available using Microsoft Teams:

Meeting ID: 251 937 895 549 Passcode: DCuCXa

1. Call to Order M. Mustain

2. Public Hearings and Appointments
 - a. Appointment to fill the vacant board Secretary position
 - b. Amending the Declaratory Resolution and the Original Allocation Area of the Clarksville Commercial Economic Development Area
 - c. Disposal of Real Property in South Clarksville Redevelopment Area

3. Approval of Meeting Minutes
 - a. 08/29/23 Regular Meeting Minutes
 - b. 08/29/23 Executive Session Meeting Minutes

4. Project Updates
 - a. Jacobi, Toombs, and Lanz Engineers - Project Updates J. Darby
 - b. RW Moore Engineers - South Clarksville Street Construction R. Moore
 - c. United Consulting - Montgomery Avenue Bike/Ped Route R. Stein
 - d. CMT Engineers – Riverside Drive Construction N. Batta
 - e. Lochmueller Group - Blackiston Mill Road Construction M. Hill
 - f. Strand Associates - Broadway/River Falls Mall Storm Water Project S. Winslow

6. Business
 - a. Resolution 2023-R-08 Amending the Declaratory Resolution and the Original Allocation Area of the Clarksville Commercial Economic Development Area
 - b. Resolution 2023-R-09 Eminent Domain Progress Way
 - c. Resolution 2023-R-10 For the Disposal of Real Property in South Clarksville Redevelopment Area
 - d. Approval of Easement to Indiana American Water

7. Staff and Legal Reports
 - a. Legal Report C. Sturgeon
 - b. Staff Report K. Baity and T Gibson

8. Approval of Claims
9. Adjournment

TOWN OF CLARKSVILLE
2000 Broadway
Clarksville, IN 47129
812-288-7155

CLARKSVILLE REDEVELOPMENT COMMISSION
EXECUTIVE SESSION NOTICE

The Clarksville Redevelopment Commission will hold an Executive Session on
Tuesday, September 26, 2023, at 7:30 p.m.

Pursuant to for the following:


1. Collective Bargaining [I.C. 5-14-1.5-6.1 (b)(2)(A)]
2. Litigation [I.C. 5-14-1.5-6.1 (b)(2)(B)]
3. Security Systems [I.C. 5-14-1.5-6.1 (b)(2)(C)]
4. Property (purchase, lease, transfer, exchange or sale) [I.C. 5-14-1.5-6.1 (b)(2)(D)]
5. Economic Development [I.C. 5-14-1.5-6.1 (b)(4)]
6. Human Resources [I.C. 5-14-1.5-6.1 (b)(5)(6) and (9)]

Tammi Gibson
Economic Development Director

September 22, 2023

Request for Redevelopment Commission Action

Date: September 26, 2023

Agenda Section: Public Hearings No: 2	Originating Department: Economic Development Director
Item: Amending the Original Allocation Area of the Economic Development Area No: 2.b	Approved by: 

Background and Summary:

The Clarksville Redevelopment Commission desires to enter into an Agreement with a developer to induce the redevelopment of the property located within the former Marathon Minor Plat. The inducement will come through the removal of certain parcels identified in Exhibits A & B from the current Economic Development Area and placing them into a new Economic Development Area and the creation of Two new Tax Increment Financing (TIF) areas.

At the August 29th, 2023 RDC meeting, the Commission approved a Resolution beginning the process in the creation of Two new TIF Districts to serve the future development of the area to be known as the South Clarksville Allocation Areas #2 and #3. Area #2 is generally bounded by Main St., Gibson St., York St., and Court Ave. Area #3 is generally bounded by Main St., Court Ave., York St., and Expedition St.

On September 6th, the Plan Commission passed a resolution by the vote of 5-0 indicating the Redevelopment Commission resolution conformed to the plan of development for the Town.

On September 19th, the Town Council passed a resolution by the vote of 7-0 approving the action of the RDC and the Plan Commission and amending the Allocation Area of the Clarksville Commercial Economic Development Area.

The next step is for the Redevelopment Commission to hold a Public Hearing providing the public with an opportunity to speak in favor of or in opposition to Amending the Declaratory Resolution and the Original Allocation Area of the Clarksville Commercial Economic Development Area and Creating a new Gateway Allocation Area.

Recommended Action:

The RDC is requested to hold a Public Hearing.

Finance Approval	Legal Approval	_____ Approval	Manager Approval
------------------	----------------	----------------	------------------

Council Action:

Motion by: _____ 2nd by: _____ to: _____