



**CLARKSVILLE CITY COUNCIL  
SPECIAL SESSION  
OCTOBER 14, 2013, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**AGENDA**

- 1) CALL TO ORDER
- 2) PRAYER AND PLEDGE OF ALLEGIANCE
- 3) ATTENDANCE
- 4) PURCHASE OF PROPERTY
  1. **ORDINANCE 23-2013-14** (Second Reading) Amending the FY14 Capital Projects Budget for purchase of property at 808 Riverside Drive
- 5) MANUFACTURING COMPANY
  1. **RESOLUTION 18-2013-14** Supporting a local incentive for a major manufacturing company
  2. **RESOLUTION 19-2013-14** Approving an interlocal site location and development agreement for a major manufacturing company
- 6) ADJOURNMENT

ORDINANCE 23-2013-14

AN ORDINANCE AMENDING THE 2013-14 GENERAL FUND BUDGET AND CAPITAL PROJECTS BUDGET (ORDINANCE 91-2012-13) TO INCREASE FUNDING OF CAPITAL PROJECTS BUDGET IN THE AMOUNT OF \$225,000.00, AND AUTHORIZING PURCHASE OF WATERWORKS BUILDING PROPERTY LOCATED AT 808 SOUTH RIVERSIDE DRIVE FROM G & S CORPORATION

*WHEREAS*, certain real property known as the Waterworks Building property, located at 808 South Riverside Drive, Clarksville, TN and identified more particularly in Exhibit A attached hereto (hereinafter, the “Property”), lies upon the bank of the Cumberland River and is available for purchase from the owner, G & S Corporation;

*WHEREAS*, the United States Army Corps of Engineers has announced a project whereby it will stabilize land lying along the Cumberland River bank area;

*WHEREAS*, in order for the Corps to include the Property as a part of the bank stabilization project, the City of Clarksville must own the Property;

*WHEREAS*, the City of Clarksville seeks to purchase the Property from G & S Corporation for the purchase price of \$200,000.00, subject to an acceptable environmental report and appraisal; and

*WHEREAS*, the City estimates the total amount of costs relating to the purchase of the Property to be \$225,000.00, which includes the purchase price, appraisal, survey, environmental study **and other closing costs.**

*NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:*

That the following Budget Amendments be made:

Capital Project:

|                            |                |           |           |
|----------------------------|----------------|-----------|-----------|
| Property Purchase          | 404100004-4410 | Increase: | \$225,000 |
| Transfer from General Fund | 4041000-39150  | Increase: | \$225,000 |

General Fund:

|                              |               |           |           |
|------------------------------|---------------|-----------|-----------|
| Transfer to Capital Projects | 10470003-4914 | Increase: | \$225,000 |
|------------------------------|---------------|-----------|-----------|

*BE IT FURTHER ORDAINED* that the source of funding for this \$225,000 shall be from the fund balance of the General Fund.

*BE IT FURTHER ORDAINED* that the Clarksville City Council hereby authorizes the purchase of the Waterworks Building property, located at 808 South Riverside Drive, Clarksville, TN and more fully described in Exhibit A attached hereto, from G & S Corporation for total sum of \$225,000.00, which includes the purchase price, appraisal, survey, environmental study **and other closing costs.**

*FIRST READING:*                      October 3, 2013  
*SECOND READING:*  
*EFFECTIVE DATE:*

**RESOLUTION 18-2013-14**

**RESOLUTION OF THE CITY COUNCIL FOR CLARKSVILLE, TENNESSEE  
SUPPORTING A LOCAL INCENTIVE FOR A MAJOR  
MANUFACTURING COMPANY**

**WHEREAS**, the Montgomery County Industrial Development Board is an agency of Montgomery County Government, promoting industrial growth and development; and

**WHEREAS**, the Industrial Development Board owns certain land which, in the aggregate, comprises a total of approximately 880 acres of land which comprises the Clarksville Montgomery County Corporate Business Park (Business Park) located in the Northeast area of Montgomery County, North of State Highway 237 (Rossview Road), East of Interstate 24, West of Rollow Lane and South of U.S. Highway 79; and

**WHEREAS**, a major manufacturing company (Company) is in the process of making a decision to relocate and establish a major manufacturing facility at a location of its selection, and has shown interest in locating within the Park (Project) on a 468.49 acre tract; and

**WHEREAS**, the property is governed by a Tri-Party Interlocal Agreement between the Industrial Development Board of the County of Montgomery, the County of Montgomery and the City of Clarksville dated November 29, 2001 and amended September 20, 2007; and

**WHEREAS**, the City of Clarksville and Montgomery County Government agree to enter into an Internal Sale Agreement with the Industrial Development Board of the County of Montgomery (IDB) and the City of Clarksville for a 468.49 acre, more or less, parcel of the Business Park bounded on the North, by International Boulevard, bounded on the East by the existing T.V.A. electric transmission line easement, bounded on the West by Interstate Highway 24, and bounded on the South by Rossview Road (State Highway 237), at an incentive value of \$7,000.00 per acre for an internal sale agreement and further agree to allow proceeds from the future PILOT agreement to be used to pay a promissory note to the City of Clarksville in the approximate amount of \$2,951,487.00 payable in five (5) annual equal payments of \$590,297.40 with the first installment due when the Company pays its first “payment in lieu of tax” to Montgomery County, which is estimated to be in the year 2021; and

**WHEREAS**, the City of Clarksville and Montgomery County agree that this Internal Sale Agreement as described meets the requirements set forth in the Interlocal Agreement among Montgomery County, Tennessee, the City of Clarksville, Tennessee, and the Montgomery County Industrial Development Board dated November 29, 2001 as amended September 2007, and agrees that the IDB may offer the site as an incentive to the Company at no additional value, associated to the “Project”; and

**WHEREAS**, the Industrial Development Board and Montgomery County may be eligible for state and/or federal grants that can be applied to the cost of providing necessary infrastructure to enhance said property for site preparation, rail and utilities related to a Project valued at \$35,000,000; and

**WHEREAS**, it is vital in today’s competitive industrial recruitment environment to evaluate the economic impact of an Industrial “Project” and offer competitive incentives to attract our industrial based employment.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Clarksville, Tennessee, assembled in Regular Session on this 14<sup>th</sup> day of October, 2013, that this Council supports an Internal Sale Agreement between the County of Montgomery, the City of Clarksville and the Industrial Development Board of the County of Montgomery and to offer, upon expiration of a lease and a Payment in Lieu of Tax Agreement (PILOT), the site consisting of 468.49 acres, more or less, to the Company as a local incentive to attract the decision to locate their facility in Clarksville Montgomery County, Tennessee, subject to Performance Standards to be agreed upon and set out in a Memorandum of Understanding with the Company.

**Duly passed and approved this 14<sup>th</sup> day of October, 2013.**

**Sponsor** \_\_\_\_\_

**Commissioner** \_\_\_\_\_

**Approved** \_\_\_\_\_

**Kim McMillan**  
**Mayor City of Clarksville, TN**

**Attest** \_\_\_\_\_

**City Clerk**

RESOLUTION 19-2013-14

A RESOLUTION APPROVING AN INTERLOCAL SITE LOCATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CLARKSVILLE, TENNESSEE; MONTGOMERY COUNTY, TENNESSEE; THE MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT BOARD; THE STATE OF TENNESSEE; AND A MAJOR MANUFACTURING COMPANY TO LOCATE AND ESTABLISH A MAJOR MANUFACTURING FACILITY WITHIN THE CLARKSVILLE – MONTGOMERY COUNTY CORPORATE BUSINESS PARK

*WHEREAS* the City Council desires to promote economic development and the creation of jobs for the local community; and

*WHEREAS* the City Council finds it to be in the best interests of the City to enter into an interlocal site location and development agreement by and between the City of Clarksville, Tennessee; Montgomery County, Tennessee; the Montgomery County Industrial Development Board; the State of Tennessee; and a major manufacturing company to locate and establish a major manufacturing facility within the Clarksville – Montgomery County Corporate Business Park.

*NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:*

That the Clarksville City Council hereby authorizes and approves the City to enter into an interlocal site location and development agreement by and between the City of Clarksville, Tennessee; Montgomery County, Tennessee; the Montgomery County Industrial Development Board; the State of Tennessee; and a major manufacturing company to locate and establish a major manufacturing facility within the Clarksville – Montgomery County Corporate Business Park, said agreement being attached hereto and incorporated herein as Exhibit A.

*ADOPTED:* October \_\_\_\_, 2013