

February 4, 2008

Dear Property Owner,

Recently there has been much controversy surrounding the Clarksville Center Redevelopment Plan Ordinance that the City Council passed in October. I believe the controversy stems from misinformation about the plan that has been circulated by several groups over the past few weeks.

As you may or may not be aware, the Clarksville Center Redevelopment Plan is an initiative developed by the Downtown District Partnership and has been under review for the past three years. Newspaper articles from the Leaf Chronicle about this redevelopment plan date as far back as 2005.

I first became involved with the plan in February 2007 when the Downtown District Partnership leaders asked me to put it on the City Council agenda for a second reading. It was passed by the City Council on first reading in March of 2006, prior to me becoming Mayor. The City Council postponed the second reading so that the DDP and the property owners could meet to discuss some concerns that were raised by those that would be affected by the plan. Several meetings were held to reach an agreement by all parties involved on the details of the ordinance. When the leadership of the DDP approached the City Council about bringing the redevelopment plan before the city council for second reading again, we were assured by them that this plan had the full support of the property owners and any concerns they may have had were resolved.

Recently, a group calling itself the **Clarksville Property Rights Coalition** has been distributing a flier that has **false and misleading information** about the redevelopment plan. I am particularly concerned with the allegation that the City desires to take property from business owners and residents and sell it to developers as part of eminent domain.

The flier states: "Your property can be condemned by a majority vote of the City Council and then resold to private developers."

Please **do not be frightened** into believing what the Clarksville Property Rights Coalition is misrepresenting about the plan. The City of Clarksville has **no intentions** of taking your property. The redevelopment plan ordinance actually makes it **harder for any government to exercise eminent domain**. There are many layers of protection for property owners built into the ordinance that are not being revealed to you in these fliers distributed by the Clarksville Property Rights Coalition.

The Clarksville Property Rights Coalition has been going door to door telling residents and business owners that the City of Clarksville is going to take your property and you will have 30 days to vacate the property. This scare tactic used by the CCRP is completely **FALSE. This will not happen!**

I want you to know that I am concerned about the controversy that has overshadowed the good intentions of the plan, but equally concerned that there were some procedures that were not followed properly in accordance with Tennessee law when developing the plan.

For Example: Tennessee law is very clear in stating that a public hearing should have been held and every property owner in the affected area should have been notified of the public hearing.

This did not happen and I can assure you that as we move forward with this issue a public hearing will be held and you will be notified in writing as to the date and location that the public hearing will be take place. I want to give you, the property owners in the affected area, the opportunity to hear about the plan and the opportunity to make comments and ask questions about it. I also believe that some of the language in the ordinance was inappropriate and should be changed.

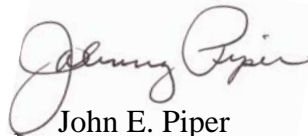
For Example: The ordinance says, "it is a blighted area."

To label the entire area as blighted was improper and this will be addressed in any future ordinance that is put forth. I will not support an ordinance which designates an entire area as blighted under any circumstances. In addition, the city council will be looking at the size of the redevelopment district. I plan to make a recommendation that the size of the district be reduced.

Over the next month, you will see a lot of action by the City Council and myself in regards to the Clarksville Center Redevelopment Plan. I will propose to the City Council at the February City Council meeting that we establish a whole new ordinance that addresses this issue. Additionally, a group of community leaders and representatives from the affected neighborhoods will be traveling to Knoxville on February 6th to meet with representatives from the Knoxville Redevelopment Corporation (a group that has extensive experience with similar redevelopment plans) to discuss how their redevelopment plans were created.

Please visit the City of Clarksville website at www.cityofclarksville.com to get more information about the Clarksville Center Redevelopment Plan. I will be seeking your input as we move forward with this initiative and I hope you will participate in the process.

Sincerely,



John E. Piper