



## **FREQUENTLY ASKED QUESTIONS**

### **Community Revolving Investment Fund**

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#### ***What is the CRIF Board?***

The Board was established by the DDP Board of Directors to oversee the Fund. The Board is comprised of five community volunteers representing the following mix: two (2) at-large individuals, two (2) individuals with a financial background, and one (1) with development experience. The current members of the Board are:

Mr. Lawson Mabry	Mr. Nelson Boehms
Ms. Jane Olson	Mr. Billy Atkins
Rev. David Allen	

#### ***What is the Board's responsibility?***

Much like the Loan Review Committee of a bank, the Board will identify properties for purchase, accept and review proposals, and put “the proposal” together. The Board will then take “the proposal” to the DDP Board of Directors for final approval or disapproval.

#### ***What about conflict of interest?***

Great care and thought was given to the composition and membership of the Board. Each of the current members is guided by canons of ethics within their professional lives that prohibit conflict of interest. These members will be very sensitive to any real or perceived conflict of interest in any transaction before the CRIF, so not to jeopardize their professional livelihoods. If a conflict arises, the member will disclose that conflict and not vote or be involved in the transaction. Since the DDP Board is the final arbiter of any pending proposal, the conflict of interest issue is mitigated.

#### ***How will development opportunities be promoted or advertised?***

The CRIF Guidelines establish a minimum requirement that request for proposals are being sought for a specific piece of property in The Leaf Chronicle. The Board will also mail RFP's to those individuals or firms who request to be placed on a vendor list. It is in the best interests of the Fund to receive as many qualified, competing proposals for a project site as possible.

#### ***Who will develop the Request for Proposal?***

The Board will seek legal assistance as each RFP is developed.

***How can we be sure the property is developed according to the approved proposal?***

The Board will move to place restrictions on the deed to the property. There are also safeguards in place within the District that will make the development consistent with the plan. For example, the Design Review Board must review and approve any commercial or residential construction within the District prior to a building permit being issued.

***Will commissions be paid to real estate companies for properties purchased for the Fund?***

If a parcel of property to be purchased by the CRIF were legally listed with a real estate firm, the seller of the property would be responsible for paying a commission to the listing broker. The Board, collectively or individually, cannot receive commissions from the sale of property to the developer. The Board will receive payment for the property. No commissions will be paid when a property is sold through the RFP process.

***What happens to the money when a piece of property is sold?***

The proceeds will go back to the CRIF to use to purchase another piece of property. That is why we are calling this effort a “revolving investment fund”.

***What are the priorities of the Fund?***

The initial push will be on developing housing within the District. The two city owned properties are uniquely positioned for residential development. The South Second Street property is ideally suited for a multi-family development with rents in the “affordable housing” range, consistent with the Mayor’s Affordable Housing Task Force priority of developing affordable rental housing. The Franklin Street property will be ideal for a row of townhouses or condominiums that front Franklin Street, and have basement garages.

***Who is accountable for the funds of the CRIF?***

The CRIF Board will have an annual audit of the financial records of the Fund. The audit will be forwarded to the DDP Board of Directors, who will incorporate the Fund audit into the annual DDP audit, which is a part of the City of Clarksville audit. If the CRIF ceases business any remaining funds will be transferred to the City of Clarksville.