

Two Rivers Company Partners in Progress



Two Rivers Company
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Executive Director Message



Norman Quirion
Executive Director
Two Rivers Company

Your contributions to Partners in Progress enable the Two Rivers Company to continue our work to stimulate the economic development and growth that you are seeing in our Downtown today. Our Downtown and River District can and will continue to be the thriving heart of Clarksville-Montgomery County. For our community to be successful, the heart of our community must be successful.

There is a lot of excitement in the future of our community. Partners in Progress ensures our continued growth without any city or county tax dollars. Your donation secures the future development and progress of our Downtown and River District by helping the Two Rivers Company create an entertainment and lifestyle center attractive to residents, visitors, and employee recruits.

We continue to see growth and are excited to be part of what's next for our Downtown and River District. By becoming a Partner in Progress, you join the Two Rivers Company as we continue to work toward making Downtown and the River District live up to their full potential.

Thank you to the many people who have been supportive of the Two Rivers Company and the effort to revitalize our Downtown.

History of the Two Rivers Company

Clarksville, Tennessee, the county seat of Montgomery County and its only incorporated area was founded in 1785 and served the region for over 150 years as a transportation hub for the profitable tobacco trade which has created a rich cultural legacy. Clarksville continues to thrive and grow in economic strength and population that consistently outpaces national averages. Ft. Campbell and Austin Peay State University are two of its most important assets in addition to many viable industries.

However, this growth had not been evident in the downtown and river district ("District") areas.

Suburban shopping centers and the relocation of many governmental agencies, both city and county, weakened the District's health. Growth and renewal in the District has not kept pace with the balance of the community. The tornado of 1999 and the Flood of 2010, while creating opportunities have, on balance, also weakened the fabric and viability.

Responding to this, the Downtown District Partnership and the River District Commission proposed a merger in 2008 to combine the strengths of the organizations hoping to achieve a synergy that is greater than the sum of the parts, resulting in the formation of the Two Rivers Company. The Two Rivers Company is a 501(c)4 organization.

The Montgomery County Downtown Commons project along with a Tax Incremental Funding (TIF) District in the center of Downtown Clarksville has sparked new interest by private developers in the Downtown area.

Mission/Vision of the Two Rivers Company

The Two Rivers Company mission is to attract, retain, and promote investment that will stimulate economic growth and enhance quality living within Clarksville's Downtown and Riverfront areas.

The Two Rivers Company's vision is an economically thriving District that attracts investment, stabilizes, and strengthens the tax base, and supports vitality and diversity to reestablish the District as Clarksville-Montgomery County's entertainment, social, residential, and cultural center.



The Dude With a Camera

RJ Corman Bridge on the Cumberland River



David Smith Sr.

Jammin' in the Alley



David Smith Sr.

Historic Franklin Street

Downtown Commons

Downtown Commons began as a Two Rivers Company initiated project. Working closely with Two Rivers Company and Economist Randall Gross, Hodgson Douglas developed a Civic Space Master Plan that aimed to redefine the “core” of downtown, serving downtown retailers, restaurants, residents, and visitors alike. The plan took inspirations from ecologic, geologic, and cultural history to create an exciting, educational, and authentic gathering place to unify Downtown Clarksville and help create a “Civic Square District.”

Located at 215 Legion Street, Downtown Commons will enrich the community and its visitors by offering a gathering place that hosts a wide variety of events and activities that will provide a place for people to come together.

Located between Second and Third Streets in the center of downtown Clarksville, Downtown Commons is scheduled to open in the Spring of 2018.

Downtown Commons is an outdoor venue that will feature a seasonal ice rink, a performance stage, green spaces, water features, and more. Downtown Commons will be a family friendly attraction that will host art, music, and other events.



The Dude With a Camera

Downtown Commons Stage During Spirit Fest



Downtown Commons Site - Located at 215 Legion Street



Downtown Commons Rendering

Two Rivers Company - Partners in Progress

By becoming a Partners in Progress, you are ensuring the future growth of the Downtown and Riverfront areas through the Two Rivers Company. Your annual contribution will be part of changing and shaping our community for generations to come.

Partners in Progress Levels

Copper	\$500 - \$2,499
Bronze	\$2,500 - \$7,999
Silver	\$8,000 - \$14,999
Gold	\$15,000 - \$24,999
Platinum	\$25,000 - \$49,999
Diamond	\$50,000 - \$99,999
Legacy	\$100,000 and above

Partners in Progress at all levels will be listed under the Partners in Progress tab of the Two Rivers Company website along with a link to your business website or Facebook page in addition to being featured in the Two Rivers Company quarterly newsletter.

*Contributions to civic leagues or other section 501(c)(4) organizations generally are not deductible as charitable contributions for federal income tax purposes. They may be deductible as trade or business expenses, if ordinary and necessary in the conduct of the taxpayer's business. However, see Nondeductible Lobbying and Political Expenditures for more information. Also, the organization may be required to disclose that contributions are not deductible when it solicits contributions.

Visit www.irs.gov/charities-non-profits/other-non-profits/donations-to-section-501c4-organizations for more information.

*Disclaimer: The above paragraph is the Two River Company's understanding of the current IRS tax policy, it is recommended that you consult your contribution to Partners in Progress with your tax advisor.

If you or your business would like to be an Inaugural Partners in Progress* participant complete the following:

- Make check payable to the Two Rivers Company
- Complete and Detach the Business Information Section Below
- Write Partners in Progress along with the sponsorship level on the "for" line
- Mail your check and business information to:
Two Rivers Company
1 Millennium Plaza, Suite 104
Clarksville, TN 37040
- Email a .jpg of your current high resolution logo to Deanna@tworiverscompany.com
- Please direct any questions to the Two Rivers Company office at 931-245-3700.

*To be an Inaugural Partners in Progress participant, please send your monetary commitment and completed Business Information form before March 1, 2018.

Business Information

Business Name: _____

Number of Annual Commitments (One to Five Years) _____

Annual Contribution Amount: _____

Business Contact Person: _____

Business Address: _____

Business Telephone Number: _____

Business Website: _____

Business Facebook Page Name: _____

Other Business Information: _____



Downtown Commons Holiday Ice Rink

