

COUNCIL CHAMBER CITY OF BELLEVUE, CAMPBELL COUNTY, KENTUCKY

MINUTES OF THE PUBLIC HEARING THURSDAY AUGUST 18, 2016

A Public Hearing on the development plan for the Bellevue Improvement District Area began at 7:10 pm

PRESENT: Mayor Edward Riehl  
Council Members: Guidugli, Poynter, Slater and Salzman.

The City Clerk read the legal notice advertising the Public Hearing.

FOR THE RECORD: Administrator Spoelker provided an explanation of a TIF District. The Act allows a city to create a TIF district and use the increase in taxes from the development generated from the area to support development within the area. Incremental revenues are the net revenues from the taxes pledged to the area determined by subtracting from the new revenue the old revenue from the area prior to the time the TIF district was created.

FOR THE RECORD: Jim Parson Attorney with Keating, Muething & Klekamp addressed Council to provide clarity of the benefits of creating a TIF District as well as an explanation of what it is not intended for.

Establishing a TIF district does not change the way property or businesses are taxed, or how collected.

TIF does not increase taxes within the district.

TIF does not create any tax exemptions.

TIF does not create any restrictions on property within the TIF district.

TIF is simply a way to capture the incremental increase in taxes created by new development after the taxes are paid, and to use a portion of those taxes to promote development within the TIF district.

Urban Renewal would be the Agency of record for TIF District.

Mr. Parsons displayed a map of the area designated for TIF which included; Riverfront, Riviera, Covert Run, Donnermeyer, Industrial area on Colfax.

Other cities in Northern Kentucky that have already created a TIF District include; Dayton, Newport, Covington and Highland Heights.

FOR THE RECORD: Member Guidugli requested clarity from Attorney Parsons that a TIF District does not allow for eminent domain and does not raise property taxes.

FOR THE RECORD: Member Salzman requested clarity from Attorney Parsons on how a school district is effected by TIF – School Districts do not participate in TIF. Member Salzman asked for clarity as to how the district was chosen – Riverfront already developed but could use additional support for more intense development, other areas chosen as they could potentially see the most area of growth.

FOR THE RECORD: Jeff Gemmer, Liberty Plastics 624 Colfax addressed Council:

Questioned the development plan language and reference to area being 50% dilapidated. Concern over Eminent Domain. Will City use Eminent Domain authority to acquire properties – no. Why were those within the development plan not notified earlier about this?

FOR THE RECORD: Gina Poluck, 304 Covert Run

Concern over Eminent Domain as well as recent flooding issues on Covert Run. Hillside development noted in development plan – how would this effect Covert Run – any developer would have to meet with the City and SD1 for approval with storm water mitigation addressed. Is there a possibility that the City could buy out all the flood effected homes on Covert Run – No current discussion on this issue.

FOR THE RECORD: Marc Caudill, 727 Covert Run

Video of recent flooding on Covert Run from development that occurred years ago on Lincoln Road. Mr. Caudill also stated a large sink hole is on Covert by Trailer Park.

FOR THE RECORD: Member Poynter stated the City should notify anyone effected by the development plan of any potential change and questioned the following:

With Harbor Greene included how does this effect the current lawsuit – per Administrator Spoelker no impact on lawsuit.

Two sites were listed as brownfields, Gravetts Garage and Konens. Member Poynter stated that Konens Pittstop went through extensive remediation with the State and received letter from the State that no further action is needed.

Expressed concerns that the development plan stymies potential sales of structures due to references to blighted, contaminated, illegal dumping and abandoned cars. If area is of such concern why is the City not addressing?

Abandoned house is owned by the City.

City should be more open to the residents/ business owners.

FOR THE RECORD: Tammy Nolan, 520 Lafayette

No effect on taxes – correct.

FOR THE RECORD: Robb Pitts, 539 Lafayette

Questioned the development plan negative reference to the area. Mr. Pitts stated there are many thriving businesses in the area. Mr. Pitts was advised that this is a long range development plan extending over thirty years. The City does not want to see Konen's Pitt Stop go away just planning for the future of the area in question. Member Guidugli stated the discussion was never about how the City would take property away but instead the development plan was to provide incentives and as a way to capture State and County funds for the area. Member Salzman noted that TIF funds can support infrastructure improvements.

FOR THE RECORD: Carol Rich, Lincoln Road requested that the City put safeguards in place for transparency. All effected should have received a letter from the City. Everyone should be made aware what is going on.

FOR THE RECORD: Seth Cutter, Economic Development Director for Campbell County commended Council for using this tool for economic development. Mr. Cutter explained how County dollars and State dollars (over the 10million State threshold) will come back to the City. Campbell County works with other communities with a 60% pledge.

FOR THE RECORD: Bobby Polluck, 304 Covert asked if Covert Run was included as a connector to the Trailer Park – yes.

FOR THE RECORD: Vicky Poynter, 335 Locust Lane – With the 4% proposed tax increase and the TIF District would the City be changing the balance of services? Could funds be used to support the Fire Department – no however it is anticipated that revenues in general will increase with the tangible tax and insurance premium tax which are not a part of TIF.

There being no additional comments the Public Hearing adjourned at 8:20 p.m.

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Mayor, Edward Riehl

ATTEST:

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CITY CLERK, Mary H. Scott