

**CITY OF HIGHLAND HEIGHTS
PUBLIC HEARING
JANUARY 16, 2018**

On Tuesday, January 16, 2018 Mayor Meyers called the Public Hearing to order at 7:00 p.m. at 176 Johns Hill Road.

Mayor Meyers stated the Purpose of the Public Hearing is for the expansion of the Tax Increment Financing (TIF) and the First Amendment to the Development Plan for US27 Development Area.

NOTIFICATION OF THE PUBLIC HEARING: Mrs. Rauf reported the Public Hearing was published in the Campbell County Recorder on January 4, 2018; notice was posted on the front door of the City Building and notice was posted on the City's web site.

COMMENTS FROM MAYOR MEYERS: Mayor Meyers announced that this is a great opportunity for the City of Highland Heights to lure a first class Professional Medical Facility for a gateway into the University and a Town Center into our City.

Mayor Meyers introduced Gerard St. Amand, Interim President of NKU for his comments and to introduce his team. Interim President St. Amand thanked the Mayor and Council for the opportunity to speak on behalf of NKU.

Interim President St. Amand reported that plans were introduced last month to develop a Campus Gateway at the entrance to NKU, Nunn Drive and US 27. He reported the NKU Foundation has owned the property for a while but was always prepared to work towards increasing the economic development and social vitality to the area. He reported they made the decision to implement the visions that would be best for the University and the residents of the City of Highland Heights. He reported that following the most Comprehensive Plan process, they selected Fairmount Properties as their development partners to develop their visions for the Gateway to the University.

Interim President St. Amand reported they are looking forward to the partnership with Fairmount Properties, the City of Highland Heights and Campbell County to create a walkable mixed use dynamic development. He reported that when completed it will contain apartments, restaurants, a hotel, parking retail and a gathering place for all. He reported there is a plan for a Professional Medical Facility. He thanked the Mayor and Council for their cooperation.

Mr. Adam Branscomb, Fairmount Properties, shared his visions to turn the development into a reality. He gave a presentation on mixed use development to the goals of environment and quality of life.

Mr. Branscomb reported the phasing of the construction would be the north side first, then the Town Center. He said this will last eighteen (18) months to twenty-four (24) months.

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Mr. Branscomb reported they are planning natural bearings and landscaping buffers for the Faren Drive section to ease in the transition. He reported they will continue to work with all the partners to continue to get feedback on how to make this project the best for all. He stated that Economic Development will grow revenue. He further stated construction will begin in the spring of 2019 and the construction for the second phase in late 2019.

COMMENTS FROM COUNCIL MEMBERS: NONE.

COMMENTS FROM: Mr. James Parsons, Attorney with Keating, Muething & Klekamp. Attorney Parsons explained the process of what the Tax Increment Financing (TIF) means. Mr. Parsons stated he works exclusively in the area of incentives for developments.

Mr. Parsons explained the TIF District from how it was started to what it does to help the City with economic development and revenue from taxes. He reported that the expansion would add the property owned by NKU to be incorporated in the TIF District. Mr. Parsons also explained that Campbell County would create an Ordinance approving the participation agreement with the State.

Member Ball asked what would be the impact of the traffic. Mr. Branscomb addressed the question and stated a traffic study would be conducted in the next 60 to 90 days which would cover the impact on US 27 and Nunn Drive.

Member Ball asked about the traffic impact on Faren and Sunset Drive. Mr. Branscomb stated that was part of the study. Member Pettit asked about the traffic impact and the construction on Marshall Lane. Mr. Branscomb stated that is also included in study.

Member Ball asked about the how the gully on Faren Drive is going to be handled. Mr. Branscomb explained that the topography will be addressed.

Member Ramler asked about the sanitary sewer line. Mr. Branscomb addressed the sewer issue with an explanation of federal and state mandates.

COMMENTS FROM THE AUDIENCE: Questions were asked that ranged from the quality of life for the residents on Faren Drive for the year and a half during construction, why the Medical Office Building was not discussed with the residents on Faren as stated in the past. Residents asked about the firm, where they are based, what they could expect from Fairmount Properties and where are the projects they have completed? Mr. Branscomb stated he covered and answered these questions during his presentation.

ACTION TAKEN: MEMBER PETTIT MADE THE MOTION TO ADJOURN THE PUBLIC HEARING, SECONDED BY MEMBER MOERMOND. DISCUSSION: NONE. AYES: ALL. MAYOR MEYERS DECLARED THE MOTION CARRIED.

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The meeting adjourned at 8:25 p.m.

SUBMITTED: 
JEAN A. RAUF, CITY CLERK/TREASURER

SIGNED: 
GREGORY V. MEYERS, MAYOR

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