

**CITY OF HIGHLAND HEIGHTS  
MINUTES OF PUBLIC HEARING  
JUNE 17, 2014**

Mayor Meyers opened the Public Hearing on June 17, 2014 at the City Building, 176 Johns Hill Road at 7:30pm.

**PRESENT:** Mayor Meyers. Council members Deborah Ball, Gary Chinn, Rene Heinrich, Larry Herfurth, and Jeanne Pettit.

**ALSO PRESENT:** City Attorney Steve Franzen, Ms. Laura Long and Mr. James Parsons.

**ABSENT:** Councilmember AJ Moermond.

**ANNOUNCEMENT:** Mayor Meyers announced the specific purpose for the Public Hearing is to receive public input and comments on the US 27 Development Plan. He further stated the Development Plan provides for a pledge of City and possibly County special district (not including school taxes, and State incremental revenues for a thirty year period, more specifically identified and set for the in the Development Plan to be used to fund projects costs and redevelopment assistances within the Development Area.

**NOTIFICATION:** Mrs. Rauf announced that notification of the Public Hearing was duly published in the Campbell County Recorder on June 5, 2014; notice was posted on the Campbell County Cable Media's message Board, notice was posted on the City's Web site and that notification of the meeting was posted on the front door of the City Building.

Mr. Parsons announced that this Development Plan was also filed with the County. He reported that a copy is on file for inspection, since the day the notice was published in the Campbell County Recorder.

Mayor Meyers also announced that this matter was presented to Planning and Zoning at their May meeting. He stated that City Planner Geohegan informed Planning and Zoning at the June meeting that the Development Plan is in accordance with the 2012 Comprehensive Plan.

**GUESTS/S:** Attorney James Parsons; Economic Development Coordinator Laura Long, and City Planner David Geohegan.

Mr. Parsons gave an in depth power point presentation regarding Calculating the TIF Incentive; the Project's Impact; the Tax Impact and the Incremental Tax Revenues. A copy thereof is attached to these minutes.

**CITY OF HIGHLAND HEIGHTS  
MINUTES OF PUBLIC HEARING  
JUNE 17, 2014**

Mr. Parsons recommended that the City pledge 80% of its incremental revenues for a 30 year period to be used to fund projects costs and redevelopment assistance within the Development Area.

Mr. Parsons informed Council of the procedures that would need to be followed if they would approve this project. Mayor Meyers announced that Council has a large packet of information in front of them, and he does think there would be a first reading of an ordinance until July 15, 2014.

**COMMENTS FROM ATTORNEY FRANZEN:** Attorney Franzen stated that it is important for the public to know that we have well known experts who are helping us with this project. He stated that Mr. Parsons is a state wide recognized expert on tax incremental financing; and that he has helped the city before. He also stated that Laura Long has expertise in local government and development; and she is assisting us with this process.

**COMMENTS FROM THE AUDIENCE:** Dr. Charles Voll. Dr. Voll asked what assurance the City has if this project would fail and could bonds be issued. Mr. Parsons explained that they could be, and that is the way it was handled in the past for TIF. He stated that today the more common way that this is being approached is the reimbursement approach. He explained this process puts the financing on the developers. He said this process is risk free for the City. He also stated this method is being used across the state.

Member Heinrich asked if Mr. Parsons would touch on how this piggybacks with other Local and County Wide Districts and State. Mr. Parsons gave an in depth explanation about this process.

Mr. Franzen stated that Northern Kentucky is a donor region; we are sending much more money to Frankfort, than what they send back to us. He said this is a great opportunity where we can have state involvement, so that money from Frankfort comes back to us. He also stated this is an attribute to the Tax Increment financing.

Member Pettit stated her concerns regarding if the incentives run out, and we are left with a huge development and no one in it. Mr. Parsons addressed her questions and further stated that we are actually offering incentives to the developer and that is a fixed improvement to the City.

**CITY OF HIGHLAND HEIGHTS  
MINUTES OF PUBLIC HEARING  
JUNE 17, 2014**

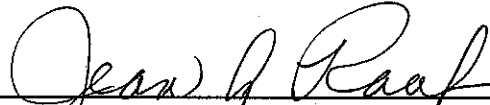
Economic Development Coordinator Laura Long addressed the audience. She said that she and Mr. Parsons have worked together for 30 years. She gave a brief overview of the work that she and Mr. Parsons have done to get this far in this process. She stated this would allow the City to generate new revenue and quality of life in the community. She expressed that it is important to have a smart plan and a marketing tool as this. She reiterated what Mr. Parsons previously stated that if we do not use this tool to get development in our community, someone else will.

Mr. Steve Crawford 423 Knollwood Drive. Mr. Crawford stated it is his understanding this is to lure development to our community. He asked if the timing of 30 years is across the footprint. Mr. Parsons responded that we could do this in less time, but once it is activated the timing is effective for the entire area.

There being no further comments, **MEMBER HEINRICH MOVED TO ADJOURN THE PUBLIC HEARING, SECONDED BY MEMBER PETTIT AYE, ALL. MAYOR MEYERS DECLARED THE MOTION PASSED UNANIMOUSLY.**

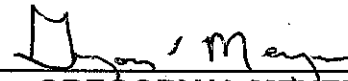
The meeting adjourned at 7:20 p.m.

SUBMITTED BY

  
\_\_\_\_\_

**JEAN A. RAUF, CLERK TREASURER CMC**

SIGNED BY:

  
\_\_\_\_\_

**GREGORY V. MEYERS, MAYOR**