

**City of Crescent Springs  
Public Hearing  
Local Development Area No. 1  
October 14, 2019 - 7:00 pm**

Mayor Lou Hartfiel called the meeting to order at 7:00pm. Roll call showed the following council members present – Bob Mueller, Patrick Hackett, Vince Albanese and Chad Longbons. Joel McMonigle and Christie Arlinghaus were not present for the meeting.

Also present were City Clerk April Robinson, City Attorney Mike Baker, George Ripberger- Zoning Administrator and City Administrator Mike Daly.

**PRESENTATION OF LOCAL DEVELOPMENT AREA NO 1**

Jim Parsons with KMK Law presented details of the proposed Local Development Area No. 1. Mr. Parsons spoke about the creation of a development area. He said there was approximately 134 acres of substantially undeveloped parcels and a few parcels which already contain structures. The specific area is not for the use of private development but to encourage and develop better road access basically through relocation and update of Eubanks Road.

The Local Development Area does not impact the individual property owner, create restrictions or change the way property is utilized. It is not a zoning document. The taxes from the properties within that district, as they develop and increase their tax base, will be used to fund specific projects as outlined in the Local Development Area agreement. The agreement has the City pledging 65% of its incremental real estate taxes for the Local Development Area. Once the project has been funded the Local Development Area can be terminated. In addition to the City's pledge, based on other districts in Kenton County, it is anticipated that Kenton County and PDS will participate in pledging a portion of their revenues to the project as well. The public hearing is the first step in creating the Local Development Area. Adopting the ordinance and Local Development Area Agreement will be the next step. Mr. Parsons and the Economic Development Committee will be working with PDS and Kenton County to seek their participation in the agreement.


**COMMENTS**

There were no comments or questions.

**ADJOURNMENT**

Patrick Hackett made a motion to adjourn. Vince Albanese seconded the motion. All were in favor. **Motion passed.** The meeting was adjourned at 7:06pm.

**ATTESTED BY:**

  
April C. Robinson, City Clerk/Treasurer

  
Lou Hartfiel, Mayor

Approved: November 11, 2019