

**MINUTES of SPECIAL MEETING
of the BOARD of COMMISSIONERS
of the CITY of BOWLING GREEN, KENTUCKY
held JULY 31, 2007**

The Board of Commissioners of the City of Bowling Green, Kentucky met in special session in the Commission Chamber of City Hall, Bowling Green, Kentucky at 5:00 p.m. on July 31, 2007. Mayor Elaine N. Walker called the meeting to order. Assistant City Manager/City Clerk Katie Schaller called the roll, and the following members were present: Commissioner Joe W. Denning, Commissioner Brian "Slim" Nash, Commissioner Brian K. Strow, Commissioner Bruce Wilkerson and Mayor Elaine N. Walker. Absent: none. There was a full quorum of the Board of Commissioners.

PUBLIC HEARING

Mayor Walker began the public hearing for the purpose of discussing the proposed ordinance establishing a development area and tax increment financing (TIF) district for the redevelopment of an approximately 40-acre site in downtown Bowling Green in cooperation with Warren County and Western Kentucky University with Alliance Corporation acting as the master developer. Attorney James Parsons, legal consultant for the City regarding economic development, provided an overview of the proposed downtown redevelopment plan involving a comprehensive mixed use economic redevelopment area comprised of residential, office, hotel, restaurant and other commercial components, with certain public elements that include a baseball stadium, parking garage, a performing arts center and other public infrastructure improvements. He outlined the steps required in establishing a TIF district to financially support the development and the requirement to apply to the state for its participation along with the City and County.

Amy McGowan, a principle owner of historic Taylor's Chapel located at 314 East 7th Avenue, expressed concern with the Chapel being surrounded by, but not included in, the proposed development. She suggested that the property be purchased and included in the redevelopment plan. Comm. Denning recommended that Ms. McGowan contact the developers directly to have such discussions.

Professional Sculptor Donnie Firkins of 238 Freestone Court, representing forty local artists, asked if any funds would be set aside for the public arts with this project. Mayor Walker indicated that she was not aware of anything included in the documents, but stated that it could be discussed. Mr. Firkins stated that he would like to see a percentage of funds, such as 1% of the TIF, set aside for visual arts as part of the development. Mayor Walker suggested that Mr. Firkins contact the developer regarding such involvement in the project.

REGULAR AGENDA

ORDINANCE NO. BG2007 - 33

(Second Reading)

**ORDINANCE ESTABLISHING DEVELOPMENT AREA TAX INCREMENT FINANCING
DISTRICT**

ORDINANCE ESTABLISHING A DEVELOPMENT AREA IN DOWNTOWN BOWLING GREEN RELATING TO A COMPREHENSIVE MIXED USE REDEVELOPMENT AREA COMPRISED OF RESIDENTIAL, OFFICE AND COMMERCIAL COMPONENTS AND INCLUDING CERTAIN PUBLIC ELEMENTS, INCLUDING A BASEBALL STADIUM, PARKING GARAGE AND OTHER INFRASTRUCTURE IMPROVEMENTS; APPROVING A LOCAL PARTICIPATION AGREEMENT WITH WARREN COUNTY, KENTUCKY; ESTABLISHING A SPECIAL FUND; DESIGNATING AN AGENCY FOR THE OVERSIGHT, ADMINISTRATION AND IMPLEMENTATION OF THIS ORDINANCE; AND TAKING OTHER APPROPRIATE ACTIONS

Title and summary of Ordinance No. BG2007 - 33 was read by the Assistant City Manager/City Clerk. Motion was made by Strow and seconded by Denning for second reading of said Ordinance. Attorney James Parsons reiterated that there was no financial risk to the City and that the City was only pledging a portion of the incremental revenues received from the TIF district. Comm. Wilkerson noted that with the TIF structure, 80% of state generated revenues in the district would stay in Bowling Green. Mayor Walker commented about the ability to speed up the redevelopment of downtown with this project. With no further discussion, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Strow, Wilkerson and Walker
 Voting Nay: None

Ordinance No. BG2007 - 33 was adopted by unanimous vote.

MUNICIPAL ORDER NO. 2007 - 237

MUNICIPAL ORDER AUTHORIZING AND ACCEPTING BID #2007-73 FOR CIRCUS SQUARE PARK, PHASE ONE FROM SCOTT & MURPHY, INC. OF BOWLING GREEN, KENTUCKY IN THE AMOUNT OF \$2,146,687

Summary of Municipal Order No. 2007 - 237 was read by the Assistant City Manager/City Clerk. Motion was made by Strow and seconded by Nash for consideration of said Municipal Order. DeFebbo reviewed the bid process, the involvement of the Downtown Redevelopment Authority and the recommended the bid award to construct a center piece to downtown. Mayor Walker asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Nash, Strow, Wilkerson and Walker
 Voting Nay: None
 Abstaining: Denning

Municipal Order No. 2007 - 237 was approved by majority vote. Comm. Denning abstained since he is employed by Scott & Murphy, Inc.

MUNICIPAL ORDER NO. 2007 - 238

MUNICIPAL ORDER DIRECTING CITY STAFF TO INITIATE THE PROCESS TO CLOSE A PORTION OF CENTER STREET AND

**AUTHORIZING THE TEMPORARY CLOSING OF THE 300 BLOCK
OF CENTER STREET**

Summary of Municipal Order No. 2007 - 238 was read by the Assistant City Manager/City Clerk. Motion was made by Denning and seconded by Wilkerson for consideration of said Municipal Order. DeFebbo reviewed the request to proceed with closing a portion of Center Street as part of the new Community Center development. Comm. Strow inquired if there was anyone present at the meeting who opposed the street closing and there was no response. Comm. Wilkerson expressed interest in maintaining ease of access to Napa Auto Parts. DeFebbo stated that he was working on that issue. Mayor Walker asked for additional discussion, and with none, a roll call vote was taken.

ROLL CALL: Voting Yea: Denning, Nash, Strow, Wilkerson and Walker

 Voting Nay: None

Municipal Order No. 2007 - 238 was approved by unanimous vote.

ADJOURNMENT

Once all discussion concluded and there being no further business to come before the Board of Commissioners, at approximately 5:35 p.m., Mayor Walker declared this meeting adjourned.

ADOPTED: _____

APPROVED: _____
Mayor, Chairman of Board of Commissioners

ATTEST: _____
City Clerk

Minutes prepared by Assistant City Manager/City Clerk Katie Schaller