

**MINUTES of SPECIAL MEETING  
of the BOARD of COMMISSIONERS  
of the CITY of BOWLING GREEN, KENTUCKY  
held OCTOBER 13, 2008**

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 3:30 p.m. on October 13, 2008. 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.

**ORDINANCE NO. BG2008 - 54  
(Second Reading As Amended)  
ORDINANCE EXPANDING DEVELOPMENT AREA TAX INCREMENT FINANCING  
DISTRICT**

**ORDINANCE EXPANDING AND READOPTING THE WKU GATEWAY TO DOWNTOWN BOWLING GREEN DEVELOPMENT AREA, WHICH WAS ORIGINALLY ESTABLISHED BY ORDINANCE NO. BG2007-33 AND AMENDED BY ORDINANCE NO. BG2007-38, WHICH WAS ADOPTED TO ESTABLISH 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 AN AMENDED AND RESTATED LOCAL PARTICIPATION AGREEMENT #2 AMONG THE CITY OF BOWLING GREEN, COUNTY OF WARREN KENTUCKY AND THE WARREN COUNTY DOWNTOWN ECONOMIC DEVELOPMENT AUTHORITY, INC.; ESTABLISHING A SPECIAL FUND FOR THE COLLECTION OF INCREMENTAL REVENUES; DESIGNATING AN AGENCY FOR THE OVERSIGHT, ADMINISTRATION AND IMPLEMENTATION OF THIS ORDINANCE; AND TAKING OTHER APPROPRIATE ACTIONS**

Title and summary of Ordinance No. BG2008 - 54 was read by the Assistant City Manager/City Clerk. Motion was made by Nash and seconded by Strow for second reading of said Ordinance. City Attorney Gene Harmon explained that since the last meeting, there were two requested changes to the TIF area description and map which were part of the expanded area and had a slight affect to Exhibit E of the Amended and Restated Local Participation Agreement (LPA) #2. He further explained that the Historic L&N Depot, which housed employees of Graves Gilbert Clinic, and Warren County Maintenance facilities were included in the expanded area; however, as public facilities, their incremental revenues had previously been excluded from being counted. He opined

that adding these properties back in and removing them from being considered exclusions would not constitute a substantive change. Mayor Walker pointed out that Warren County Judge Executive Michael Buchanan requested inclusion of the Warren County Maintenance facility because the property may change ownership in the future and become privately owned.

With regard to the inclusion of the City's Central Fire Station which was discussed at the previous meeting, City Manager Kevin DeFebbo indicated that he preferred all public facilities be considered exclusions and not be counted as part of the incremental revenues. However, it was his understanding that the Fire Station was being included to count its approximate \$2 million planned capital improvement toward the Signature TIF public infrastructure investment.

Chief Financial Officer Jeff Meisel replied to a couple questions regarding the establishment of the base for Graves Gilbert Clinic and Medical Center expansion projects as of 2007. He also explained that the City would look to the State to determine how Western Kentucky University (WKU) expansion projects in the TIF district would be counted regarding its base revenues and incremental impact.

Attorney Kevin Brooks, representing Warren County Downtown Economic Development Authority, Inc., responded to questions regarding whether there were any other infrastructure improvement plans included in Phase II. He also explained the method of using property assessments, with consent of the developer and/or subdeveloper, on commercial properties within the development area to assist with paying the bond debt if there was not enough revenue generated from the TIF.

Once all discussion ended and with no objections regarding the revisions to the TIF area description and map (Exhibits A and B of the Ordinance), a roll call vote was taken.

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

Ordinance No. BG2008 - 54 was adopted by majority vote. Comm. Wilkerson abstained due to a potential business conflict within the expanded TIF development area.

ADJOURNMENT

This being a special meeting and with no further business to come before the Board of Commissioners, at approximately 3:50 p.m., Mayor Walker declared this meeting adjourned.

ADOPTED: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Mayor, Chairman of Board of Commissioners

ATTEST: \_\_\_\_\_  
City Clerk