

President Kevin Hardman called the Special Council meeting of July 26, 2006 to order at 7:03 p.m. Martha Cross Funk led Council in prayer. The Pledge of Allegiance led by Virgil Lovitt followed the prayer.

ROLL CALL

In attendance for Roll Call were Council Members: Kerry Rabe, Jim Dygert, Greg Pugh, Rob Tankersley, Vicki Hoppe, Bob Duerler and Janey Kattelman.

MINUTES

The Minutes from the previous meeting of July 11, 2006 were approved as distributed.

REPORTS AND COMMUNICATIONS

SAFETY/SERVICE DIRECTOR - AL LEDBETTER

NOTE LEGISLATION – The City of Sharonville had acquired the western town area on Chester Road to create an incentive to revitalize the previous Radisson property. This has assisted in stimulating the development in the area. Last year Council approved the creation of a Tax Increment Financing (T.I.F.) District. The receipts from that district are to be used specifically for improvements to the Chester Road Corridor area. The Mayor was instrumental in having this TIF District approved by the Princeton School District.

The legislation this evening is just one more step. This past April, Council gave Al Ledbetter the authorization to enter into a contract with C.D.S. to begin the redevelopment plans for Chester Road. However, the money needs to be in place to begin. There were concerns that the T.I.F. revenue projections previously given were overly optimistic. Projections have been studied with another company.

The Administration has been looking for the following:

- To understand the projected revenue stream from the T.I.F. District.
- To be sure that the design requested of C.D.S. is affordable.
- To make sure that no funds from the General Fund would be used to pay for the improvements.

Al Ledbetter identified that the summary of the T.I.F. funds that have been distributed to Council are honest, reliable and conservative estimates. While the estimates show that a project of up to \$20 million may be affordable, a project with a limit of \$14 million is being proposed. If some proposed developments come to fruition, the project may be revisited for additional improvements. Specifically, the design of the improvements will be conservative and driven by staying within the budget.

Al Ledbetter thanked President Hardman for calling the Special Council meeting due to the summer schedule of only one meeting a month. All Note legislation has been passed by emergency. This is due to the fact that loan rates will not be guaranteed for more than 30 days. Additionally, a rate increase is expected by the end of August. By bringing this Note legislation to Council at this Special Council meeting for review and discussion, Council has the option of passing this legislation this evening or considering it for further review until the August 8, 2006 Council Meeting. The Administration would appreciate the legislation to be approved as soon as possible. There are Hamilton County Budget Office issues that must be

addressed. Additionally, an emergency appropriation ordinance will need to be prepared for the August 29, 2006 Council meeting to get the money in place.

BUILDING AND PLANNING DIRECTOR – TED MACK

NOTE LEGISLATION – Ted Mack identified that the \$2,750,000 is the amount seen as necessary to begin the master planning and all of the professional services that will be involved with the overall project. These professional services include geotechnical services with borings that will be necessary along the street, testing requirements, purchase of right-of-way (based upon appraised values), etc. Ted Mack then introduced Fifth Third Bank representative Andrew J. Brossart.

Andrew J. Brossart, CPA, Vice President – Public Finance, reviewed with Council the Summary of Projected Annual Revenues from the T.I.F. District over the thirty years.

- The Known Revenues from the Existing Corridor include projects already constructed and collecting the benefit of the last reappraisal or any tri-annual update that has occurred since construction. They also include projects currently being constructed or starting construction soon with permits already filed. In response to questions, Andrew Brossart identified that the numbers are conservative, the debt has been matched up to the revenue stream to ensure that the General Fund will not need to contribute to this project and a 30-year borrow has been assumed.
- The Revenues from the Projects on the Board include the Water Park and the Comfort Inn improvements. The completion of construction on these projects is assumed for 2008. The first year that revenue would be seen on these is in 2010. Again, the numbers provided are conservative.
- The third section of the summary is in regard to Revenues from Projected Projects to Develop. Ted Mack addressed Council regarding properties that could be developed that are currently not developed. These areas include the thirteen acre site that Miller Valentine is current owner of in Crowne Point with development projected four years out. There are two out parcels at the Drury site. One is near Sharon Road with development projected two years out and a two plus acre site on the south side of the Drury with development projected four years out. There is a three acre site on Dowlin Drive between Burbank's and the Hilton Garden. There is the City of Sharonville property on Chester Road of which 1.6 acres may be developed that is projected four years out as well as the property to the north of the Comfort Inn also projected four years out. The numbers for these properties are conservative and reflect conservative development projections.
- In response to questions, Andrew Brossart identified that the numbers will change continuously over time as projects develop. He clarified that the model is based on the thirty-year T.I.F. from the date that it began in 2005 and the projections reflect the decreasing years on properties that are yet to be developed. Andrew Brossart also identified that the numbers are conservative and believes that the numbers will come in much stronger than projected in this summary.
- Mark Piepmeier noted that the City of Sharonville had already spent some money in that area prior to the creation of the T.I.F. District. He questioned if T.I.F. money could be used for money that was already spent in that area. Andrew Brossart identified that he believed the City could recoup T.I.F. dollars for personal services (ie. engineering). He believed that the I.R.S. only allows about 60 days for capital items.
- In response to questions, Andrew Brossart identified that T.I.F. dollars may be used for services (ie. police and fire) if the City is able to prove a benefit and a need from those new developments.

- Al Ledbetter clarified that the design work will take approximately one year to complete and be ready to go out for bid. When the total cost and scope of the project has been determined, Administration will return to Council for a large borrow which is anticipated to occur in November of 2007.
- Mark Piepmeier recommended the approval of the ordinance by Council this evening.

Mayor Lovitt requested to step down at this time and not participate as Mayor for the remainder of the meeting if Council is going to move forward on this legislation this evening. He identified that he is the owner of a business in that corridor. Mayor Lovitt clarified that he does not own the property but that family members do own the property. While Mayor Lovitt believed that this project would not have a dramatic effect on the property or his business, he wanted to avoid the appearance of a conflict.

With Kevin Hardman as Acting Mayor and Janey Kattelman as President Pro-Tem, the Council meeting continued following a brief recess.

RULE SUSPENSION MOTIONS

The motion for suspension of the regular rules of Council to allow Late Delivery on Ordinance 2006-39-E by Mr. Dygert was seconded. Voice Vote on passage. Motion approved unanimously (6-0).

The motion for suspension of the regular rules of Council to allow three readings on Ordinance 2006-39-E by Mr. Dygert was seconded. Voice Vote on passage. Motion approved unanimously (6-0).

UNFINISHED BUSINESS - None

NEW BUSINESS

ORDINANCE 2006-39-E – An Ordinance Authorizing The Issuance Of Not To Exceed \$2,750,000 Of Bond Anticipation Notes For The Purpose Of Financing Costs Of Acquisition Of Right-Of-Way And Design And Engineering Work For The Chester Road Improvement Project, And Declaring An Emergency. The Clerk of Council gave the three readings of this ordinance. The motion for passage by Mr. Dygert was seconded. Discussion: Jim Dygert noted that this project has been in the works for several years and recommended support for the project. Roll Call Vote on passage. Motion approved unanimously (6-0).

OTHER MATTERS TO BE HEARD BEFORE COUNCIL - None

ADJOURNMENT

The motion to adjourn the meeting by Mr. Tankersley was seconded. President Pro-Tem Janey Kattelman adjourned the meeting at 7:56 p.m.

ATTEST

Martha Cross Funk, Clerk of Council Date

Kevin Hardman, President of Council Date

07/26/2006