

**NORTHERN KENTUCKY AREA PLANNING COMMISSION
MEETING MINUTES
JUNE 20, 2002**

Mr. Afton Kordenbrock, Chairman of the Northern Kentucky Area Planning Commission, called the meeting to order at 5:45 p.m. with all members present.

MEMBERS PRESENT:

Mr. Afton Kordenbrock, Chair
Mr. Paul Hahn, Vice Chair
Mr. Bill Goetz, Treasurer
Mr. Bill Bradford
Mr. Tom Kriege
Mr. Tom Litzler
Mr. Lou Noll

LEGAL COUNSEL PRESENT:

Mr. Garry Edmondson

NKAPC STAFF PRESENT:

Mr. William W. Bowdy, FAICP, Executive Director
Mr. Marshall D. Slagle, FAICP, Technical Services Coordinator
Ms. Gail H. Deatherage, Executive Secretary

GUESTS PRESENT:

Mayor John Link, Edgewood
Mayor Tom Holocher, Fort Mitchell
Mayor Paul Meier, Edgewood
Mayor Harold Parks, Fairview
Mayor Frank Smith, Lakeside Park
Commissioner Adam Koenig, Kenton County
Mr. Hal Ries, Edgewood
Mr. Bob Haake, Taylor Mill

Mr. Kordenbrock noted the purpose of calling this special meeting was to give the members of the Area Planning Council an update on the commission's progress in their consideration of purchase of a

building.

Mr. Kordenbrock stated the Mr. Litzler was Chairman of the Building Committee and asked Mr. Litzler to give the background on the committee's findings to date.

Mr. Litzler then gave some brief overview on the committee's investigation into the purchase of a building. He noted that previous commission's had investigated the purchase of a building and for various reasons had decided not to pursue a purchase of property. He noted it was this commission's desire to purchase a building and that Mr. Kordenbrock, Mr. Hahn, and Mr. Litzler were appointed to the Building Committee and also that Mr. Goetz had been involved as he is the Treasurer of the Commission.

Mr. Litzler then gave some background on the work they had done over the last several months which he noted included, among other things, hiring a space planning architect to determine exactly how much space was needed for personnel to conduct planning commission business, visiting several sites and buildings in the area, talking to the NKADD and visiting their new office building in Florence, and contacting local financial institutions and the KLC regarding financial arrangements,. He noted that they had met with the auditor from Rankin and Rankin and had also contracted with Mr. Bob Cooper, financial consultant for advice. Initially, their recommendation had been the commission could not afford to purchase a building with the numbers they were presented. Mr. Litzler noted that Mr. Goetz had obtained financial information from the KLC, and after reviewing that information and additional related information, Mr. Cooper noted he felt the commission could afford to buy a building for \$1.3 million considering the information he had been given. Mr. Litzler noted after many discussions and meetings, the Committee had reached a point where it felt it needed direction from the Council.

Mr. Kordenbrock stated that Mr. Huff had sent a letter to the Commission indicating that an offer to purchase the Executive 75 must be received by Friday, June 21, 2002, and gave some background on the the various aspects of their talks with Mr. Huff. He noted it was his sincere desire to purchase a building and he felt input and comments from the Council was important at this stage of their investigation. He noted that he felt it was going to be necessary to have a .01 cent tax increase in order to provide better service to the cities and to also cover some of the additional expense of owning a building would require.

Mr. Goetz noted that the Deters Company had presented another alternative by having a building built in the Chamber Office Park, but felt the price did not appear to be workable in the budget.

Mayor Link noted that he had in the past expressed his recommendation that the Commission purchase a building rather than continue to lease office space and that he felt they should decide what direction they want to go.

Mayor Holocher noted he felt he would need more information as far as the financial aspect is concerned before he would be willing to make any recommendation but that he could discuss this aspect with Mr. Goetz. Mayor Meier noted that at this time, he would not recommend buying the Executive 75 building

as he does not feel it is a good place to grow. Mayor Holocher concurred. Some discussion centered around the advantages/disadvantages of this building such as location, convenience, immediate availability, not having to move staff, etc., but that it is not convenient for staff and public interaction.

Mayor Holocher asked if such a move was made, when the tax rate would take effect. Mr. Kordenbrock noted that it could be as early as the 2002-2003 FY.

Commissioner Koenig asked about the fees that are being charged in regard to Campbell County and questioned whether they are paying their share. Some discussion centered around possibly looking at raising all fees being charged for services and Mr. Kordenbrock noted that this is being reviewed.

After some further discussion, Mayor Link noted he was in favor of the Commission raising the tax rate .01 cent and asked how much monies would be raised. Mr. Bowdy noted approximately \$700,000 per year. Mayor Link recommended that the Commission proceed to raise the tax rate.

Mr. Kordenbrock thanked the Commission for their continued support and for their comments regarding the purchase of a building. He noted he would continue to keep them informed on their decisions.

Mr. Kordenbrock called a short recess at 6:20 pm. Commission reconvened at 6:30 pm

Mr. Kriege noted he has never really liked the layout of the building and noted he would only agree to the purchase of this building if monies were committed to remodel and lay out the building so it functions more efficiently.

Mr. Noll noted he felt the Commission had four options:

Option One - Contact Mr. Huff regarding continue to lease space until January 1, 2003, and pay extra if necessary.

Option Two - Buy this building.

Option Three - Buy this building and then in 3-5 years, sell this building and building/buy a new building

Option Four - Buy/build a new building

Some discussion ensued regarding the various options with members offering their comments.

Mr. Goetz made a motion to make an offer to purchase the Executive 75 Building at the \$1.3 million asking price, contingent upon Mr. Huff leasing 2,000 square feet, at \$15.00 sq. ft., (South Pod, First Floor) for the next three (3) years and to have an annually renewable lease each year, agreed to by both parties. In the event that Mr. Huff does not accept the the contract under these conditions, we would pursue negotiations to lease the Executive 75 Building until we can find a new building. As long as Mr. Huff remains a tenant of the Executive 75 Building, he will have exclusive use of the pole sign and the

sign would have to be removed at Mr. Huff's expense; Mr. Litzler seconded the motion. Mr. Kordenbrock asked if there were any questions; there were none. He then asked for a roll call vote which found Mr. Goetz, Mr. Litzler, Mr. Bradford, Mr. Kriege, Mr. Hahn and Mr. Kordenbrock in favor. Mr. Noll voted against. The motion passed 6-1.

Mr. Kordenbrock noted that he would also like to have immediate access for staff to move into the center pod and instructed Mr. Bowdy to present this to Mr. Huff.

Mr. Kordenbrock asked if there were any other comments or business to come before the commission, there being none he adjourned the meeting at 7:15 pm. with unanimous consent.