



**Florence City Council  
Business Meeting  
Tuesday, April 13, 2021  
6:00 p.m.**

**MINUTES**

The City Council of the City of Florence, Kentucky, met in regular session on Tuesday, April 13, 2021, at 6:00 p.m. at the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, with Mayor Diane E. Whalen presiding as chair.

**CALL TO ORDER & WELCOME:**

Mayor Diane E. Whalen called the regular meeting to order and declared the regular session open for the presentation of all city business.

**ROLL CALL:**

The roll was called, and the following five (5) members of council were present: Dr. Julie Aubuchon (Vice-Mayor), Mel Carroll, J. Kelly Huff, David Osborne, and Gary Winn. Absent was Josh Walton (present at 6:02 p.m.).

Staff members present were: City Attorney, Hugh O. Skees; CFO/HR, Linda Chapman; Business & Community Development Director, Joshua Hunt; Fire/EMS Chief, Scott Knoll; Chief of Police, Tom Grau; Public Services Director, Eric Hall; City Engineer, Bill Viox; City Clerk, Melissa Kramer; Videographer, Spencer Foreman; and Police Officer, Dustin Zink.

The following were also present: Trisha Scheyer, The River City News; Thomas Judd, observer; James E. Parsons, Attorney; Tom Stapleton, President of Eagle Realty Group; Patrick Merten, Eagle Realty Group; and Seth Cutter, Cincinnati Northern Kentucky International Airport.

**PUBLIC HEARING – MARYDALE LOCAL DEVELOPMENT AREA:**

Mayor Whalen called the Public Hearing to order and read the following notice which was published on April 1, 2021:

To all interested citizens of Florence, Kentucky:

A public hearing on the establishment of the Marydale Local Development Area (the “Local Development Area”) will be held as required by KRS 65.7047 by the City of Florence, Kentucky (the “City”) at 6:00 P.M. on April 13, 2021, at the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky.

The City plans to annex with consent the property comprising the Local Development Area, and will establish the Local Development Area in accordance

with the provisions of KRS 65.7041 to KRS 65.7083 (the “Act”). The City will pledge redevelopment assistance to support the development of the Local Development Area, being planned by the Vinings Trace, LLC, the owner of the property within the Local Development Area, through a pledge of 75% of the incremental increase in the City’s occupational and real property taxes from the Local Development Area. Vinings Trace, LLC or its assigns, plans a significant mixed-use development of the Local Development Area. The Local Development Area is an approximate 269 acre area site located along Houston Road and Donaldson Road, more particularly shown on maps available to review at the Florence Government Center. The City anticipates a pledge of incremental taxes from the County of Boone, Kentucky, to the Local Development Area, to support the development of the Local Development Area.

Mayor Whalen asked if anyone in the audience wished to comment on the Public Hearing. There was no response.

Mayor Whalen asked if the City Clerk had received any written comments from citizens. City Clerk, Melissa Kramer, stated that she had not received any written comments from citizens.

Mayor Whalen then declared the Public Hearing regarding the Marydale Local Development Area closed with the time being 6:03 p.m.

**APPROVAL OF MINUTES:**

Mayor Whalen called for a motion to approve the minutes of the March 23, 2021, business meeting. Councilmember Aubuchon motioned to approve the minutes with a second from Councilmember Huff. **All councilmembers present voted aye.**

**DISCUSSION AND POSSIBLE ACTION ORDINANCE O-2-21:**

Mayor Whalen read Ordinance O-2-21. An Ordinance annexing certain territory consisting of a parcel of approximately 272.025 acres located in Boone County, Kentucky, lying on the northeast side of Houston Road, the southwest side of Donaldson Highway, and the southeast side of Turfway Road, adjacent to the city limits. (Vinings Trace, LLC Property)

This Ordinance annexes and makes a part of the City a tract of approximately 272.025 acres located in Boone County, Kentucky, lying on the northeast side of Houston Road, the southwest side of Donaldson Highway, and the southeast side of Turfway Road, adjacent to the city limits.

This annexation is in response to a request by Vinings Trace, LLC, the owner, to have the property become part of the City. The annexation will be complete upon second reading and publication of this Ordinance.

After annexation the property will remain subject to the same land use restrictions as applied prior to annexation.

Mayor Whalen called for a motion to approve the first reading of Ordinance O-2-21. Councilmember Huff motioned to approve, with a second from Councilmember Winn. **All councilmembers present voted aye.**

**DISCUSSION AND POSSIBLE ACTION MUNICIPAL ORDER MO-2-21:**

Mayor Whalen read Municipal Order MO-2-21. A Municipal Order of the City Council of the City of Florence, Kentucky, authorizing the execution of an Infrastructure Agreement between the City and Vinings Trace, LLC, relating to the installation of a sanitary sewer line; and approving other matters related to the voluntary annexation of property by the City of Florence, Kentucky and authorizing other action to implement the Infrastructure Agreement.

Mayor Whalen called for a motion to approve Municipal Order MO-2-21. Councilmember Aubuchon motioned to approve, with a second from Councilmember Huff. **All councilmembers present voted aye.**

**DISCUSSION AND POSSIBLE ACTION ORDINANCE O-3-21:**

Mayor Whalen read Ordinance O-3-21. An Ordinance establishing a Local Development Area for Economic Development Purposes within the City of Florence, Kentucky to be known as the Marydale Local Development Area (the “Local Development Area”); Approving a Local Development Area Agreement among the City, the Finance Department of the City of Florence, Kentucky, and other local taxing districts that may agree to be a party to the Local Development Area Agreement; Establishing an incremental tax special fund for payment of redevelopment assistance; Designating the Finance Department of the City of Florence, Kentucky, as the agency responsible for oversight, administration, and implementation of the Local Development Area; and Authorizing the Mayor and other officials to take such other appropriate actions as are necessary or required in connection with the establishment of the Local Development Area.

The Ordinance establishes the Marydale Local Development Area (the “Local Development Area”), pursuant to the provisions of KRS 65.7041 to KRS 65.7083 (the “TIF Act”), to encourage the development of a mixed-use project with an estimated \$400 million in new capital investment (the “Project”) within the approximate 272.025 acre Local Development Area. The Ordinance authorizes the execution of a Local Development Area Agreement (the “Agreement”) among the City, the County of Boone, Kentucky, Vinings Trace, LLC (the “Developer” of the Project); and the Finance Department of the City of Florence, Kentucky (as the “Agency” designated by the City in the Ordinance to oversee, administer and implement the Ordinance and Local Development Area). The Ordinance and Agreement pledges seventy-five percent (75%) of the City’s incremental revenues as defined in the Agreement, and in accordance with the TIF Act, for up to thirty (30) years to reimburse or pay for Developer’s Public Infrastructure Costs (as defined in the Agreement), up to a maximum recoverable amount from City and County incremental revenues of \$44 million, related to the Project.

Mayor Whalen called for a motion to approve the first reading of Ordinance O-3-21. Councilmember Winn motioned to approve, with a second from Councilmember Osborne. **All councilmembers present voted aye.**

Mayor Whalen introduced Attorney, James E. Parsons, representative of the city with regard to the TIF Agreement. Mayor Whalen also introduced Tom Stapleton, President of Eagle Realty Group, and Patrick Merten with Eagle Realty Group.

Mr. Stapleton stated he appreciated working with the Mayor, her staff, and also how persuasive and persistent she had been since the property was purchased. He is looking forward to developing the property within the City of Florence and the benefits of the economic development to the community as a result.

Mayor Whalen was appreciative of Mr. Stapleton's remarks and stated the project "has been a long time coming". Mayor Whalen was pleased with the agreement between the City of Florence, Vinings Trace, and Eagle Realty with regard to the Marydale Property. She anticipates the property will be a great development and addition to the city. Mayor Whalen thanked Mr. Stapleton and Mr. Merten for attending the meeting and stated she is looking forward to the development.

### **PRESENTATION – CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT (CVG)**

Mayor Whalen introduced Seth Cutter, Director of Communications and Government Affairs with the Cincinnati/Northern Kentucky International Airport.

Mr. Cutter thanked Mayor Whalen and the councilmembers for allowing him to provide an update on the developments at the airport. Mr. Cutter stated passenger traffic at CVG has decreased tremendously as a result of the pandemic. Presently, the airport is at 50% capacity of travelers which was seen pre-pandemic in 2019. Prior to the pandemic, approximately 12,000 passengers a day passed through the Transportation Security Administration (TSA) checkpoint. Currently, approximately 8,000-9,000 are passing through the checkpoints each day.

Since the pandemic, business travel has decreased tremendously and leisure travel has increased as restrictions have been lifted. Mr. Cutter announced two new airlines will begin operations at CVG in May, Sun Country Airlines and Alaska Airlines. Also, current airline Allegiant will be adding flights to Key West, Florida.

CVG has implemented key measures to prevent the spread of COVID-19 with new cleaning practices. CVG was recognized by the Airport Health Accreditation for following best public health practices.

Throughout the pandemic, the cargo sector of the airport helped CVG and also set records. CVG is North America's 7<sup>th</sup> largest cargo airport. Mr. Cutter stated DHL has continued to hire and sustain operations. Amazon is working toward completion of phase one of their hub which began in the spring of 2019. Upon completion, the hub will be approximately three million square feet and add two thousand jobs to the region.

Mr. Cutter presented a map of the runways and hubs at CVG. Currently, Runway 9/27 is undergoing a restoration and expected to be completed by the end of 2021. Runway 9/27 is the longest and most utilized runway for cargo operations. As a result of its rehab and closure,

communities north and south of CVG may notice an increase in aviation noise between the hours of 10:00 p.m. and 7:00 a.m. until fall. Mr. Cutter recommended residents utilize CVG's website at [CVGairport.com/Noise](http://CVGairport.com/Noise) for tracking flight activity and current events at CVG.

Every three years, CVG updates their economic impact including direct and indirect spending related to airport operations expenditures, capital construction projects, and visitor spending. Mr. Cutter stated the last study was completed in 2018 and at that time the economic impact of CVG was \$6.77 billion dollars. Mr. Cutter stated the growth of CVG's economic impact is a result of smart business investments and strategic growth with the help and support of the local communities.

Mayor Whalen thanked Mr. Cutter and reiterated the increase in noise for the planes will be temporary as a result of the projects identified. Mayor Whalen asked Mr. Cutter if he had a total number of jobs which will be created at the Amazon facility. Mr. Cutter stated approximately 2,000 jobs at the initial opening and the number could fluctuate over time. Once the Amazon Hub opens, Amazon will move out of the DHL facility, which they have been using since 2017.

Councilmember Osborne thanked Mr. Cutter for attending and questioned with regard to where the employees would reside. Mr. Cutter stated the job applicants would reside all throughout our area. Based on current employees at CVG, approximately 50-55% of the 13,000-14,000 badge holders are Kentucky residents; 38% are Ohio; and remaining reside in Indiana and commute.

Councilmember Osborne inquired with regard to housing for the workforce being developed on airport property. Mr. Cutter stated housing located on the airport property is not permitted per the FAA (Federal Aviation Administration).

Councilmember Carroll inquired whether the airlines would be requiring a COVID vaccine passport. Mr. Cutter stated that was a timely question, however, encouraged passengers and travelers to be aware of the restrictions and requirements for their destinations.

Councilmember Walton questioned whether DHL would expand their business once Amazon moves into their own hub. Mr. Cutter stated the partnership between Amazon and DHL, allowed Amazon to use the DHL hub during the day, and DHL switched to overnight operations. DHL will have better usage of their own space once the Amazon Hub is completed. The CVG DHL facility is the second largest hub after Germany and before Hong Kong.

Mayor Whalen stated she believed the biggest issue companies will encounter will be the pay scale which continues to be driven upward. She also stated the ability to keep and maintain good employees could be a challenge as well. Mr. Cutter agreed and stated CVG is committed to continuing to work with the community and local partners. Mayor Whalen thanked Mr. Cutter for attending the meeting and providing an update on the projects at CVG.

**MAYOR'S REPORT:**

- Spring cleanup week is scheduled for Monday, April 19, 2021 through Sunday, April 25, 2021. Florence residents may bring unwanted trash and debris, excluding hazardous waste, to the Public Services Facility located at 7850 Tanners Lane for disposal. Must show proof of residency. Contact our Public Services Department for additional information.
- Florence Y'all's Opening Night is scheduled for Saturday, May 29, 2021. Promotional schedule has been released. The facility will be following the guidelines as recommended.

**RECOGNITION:**

Mayor Whalen asked if any of the following desired recognition:

Department Heads:

Fire/EMS Chief, Scott Knoll:

Chief Knoll did not desire recognition.

Chief of Police, Tom Grau:

Chief Grau did not desire recognition.

Public Services Director, Eric Hall.

Mr. Hall did not desire recognition.

Members of City Council:

Councilmember Osborne stated the annexation reminded him of the visionaries who have all become before and commended the workmanship of the staff at the city between all of the departments and how well they all work together. He commended Mayor Whalen and all of the individuals involved in the project and enjoyed seeing the efforts of their labor.

Mayor Whalen thanked Councilmember Osborne for the kinds words. She stated it was a group effort and if not for the strong staff and support of employees, the project would not have happened. Mayor Whalen stated the project was "a 15 year overnight success and we are very pleased to welcome the Marydale property into the city".

Councilmember Carroll believed it was a great a project and appreciated the persistence of the Mayor. Mayor Whalen stated she still had the original correspondence sent to Eagle in 2006 when the property was purchased. Mayor Whalen thanked Eric Hall, Linda Chapman, Bill Viox, Joshua Hunt, and Hugh Skees. She was appreciative of all of their remarkable effort and work.

Audience:

No recognition request from the audience.

**ADJOURNMENT:**

There being no further business to come before the Council, Mayor Whalen called for a motion to adjourn. Councilmember Huff so moved, with a second from Councilmember Winn. **Councilmembers present voted aye**, the time being 6:41p.m.

**APPROVED:**

/s/ Diane E. Whalen  
Diane E. Whalen, Mayor

**ATTEST:**

/s/ Melissa Kramer  
Melissa Kramer, City Clerk

