

**LUDLOW COUNCIL MEETING**  
**MINUTES**

**November 10, 2022**

Mayor Josh Boone called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. City Clerk Laurie Sparks called the roll, which showed the following council members present: Steve Chapman, Brie Banks, Chris Wright, Vanetta Davis, and Julie Terry Navarre. Tiffany Grider was absent.

*ALSO ATTENDING:* City Attorney Steven Taylor, City Administrative Officer/Police Chief Scott Smith, City Clerk Laurie Sparks, Public Works Director Shane Hamant, Code Enforcement Officer Jamie West

**Presentation by Rob Porter on the Paint the Town Project**

Rob Porter, project coordinator for Paint the Town, which is organized by Give Back Cincinnati. The organization selected Ludlow-Bromley for the location of the 2023 project, where they hope to paint twelve to twenty-four houses for those who qualify. Qualified candidates must own their home and be on a fixed income. Discussion on the process, which begins with reviewing applications early next year, interviews with candidates in March, and the painting project in the second week of June. Paint the Town uses mostly corporate volunteers to complete the project, but welcomes local volunteers as well.

**Presentation by Matthew Pesler Regarding the Middendorf-Bullock Building**

Matthew Pesler is the owner of a property management company who specializes in buying dilapidated buildings and fixing them up for use as short-term rentals. Mr. Pesler is interested in purchasing the Middendorf-Bullock property at 461 Elm Street to renovate the two existing apartments, and create eight to ten additional one bedroom, one-bathroom units on the lower level and in an addition on the side of the building. Mr. Pesler owns a franchise of a company that deals with rentals to traveling nurses. Mr. Pesler advised that he has contacted Planning and Development Services of Kenton County (PDS) and was advised the City would need to approve a zoning change to allow the renovation. Mr. Chapman advised that he would like to see plans of the renovation before making a decision. Mr. Pesler advised that he could send photos of similar renovations he has completed in the past. Mr. Pesler advised that the building would operate similar to a hotel. Chief Smith advised that if Council agrees to move forward, an application would be submitted to PDS at a cost of \$250.00 and the issue would go before the Kenton County Planning Commission for review. Discussion on concerns about the quality of the renovation and with turning an existing business space into a multi-family.

**Motion by Ms. Terry Navarre, second by Mr. Chapman, to approve the minutes from the council meetings on September 6, 2022, and September 8, 2022. Following a voice vote, motion carried: all ayes.**

**STAFF REPORTS**

**Fire Department**

Chief Steward's report was included in the council packet.

### Public Works

Mr. Hamant advised that the replacement light posts for the downtown have been ordered and should arrive within 10-12 weeks. Discussion on the status of installing the lights at Ludlow Park. Public Works will continue curbside leaf collection.

### Code Enforcement

Mr. West discussed the status of open and closed cases. A certificate of appropriateness application for 58 Kenner Street was approved by the Urban Design Review Board. The property at 268 Park Street has been purchased and the new owners are in the process of renovating it.

### **MAYOR'S REPORT**

Mayor Boone congratulated the incumbents and newly elected council members.

### **COUNCIL COMMITTEE REPORTS**

*Finance* – Mr. Chapman advised that the Committee did not meet.

*Public Works* – No report.

*Safety* – No report.

### **CITY ADMINISTRATIVE OFFICER'S REPORT**

Chief Smith advised that the staff has been busy sending out tax bills and collecting taxes. Chief Smith has been working with Southbank on a rendering of the riverwalk from Ludlow Park to the Devou Trails and should have it for the next council meeting. The riverwalk will eventually connect to Covington. Discussion on a recent pursuit through the city that began in Cincinnati and involved about twenty police cars. No one was hurt and the driver and passenger were apprehended.

### **CITIZENS WISHING TO ADDRESS MAYOR AND COUNCIL**

Derek Gaiser, 304 Poplar Street, addressed the industrial revenue bond (IRB) issue and concerns about the proposed Fischer Homes project.

Abigail Miller, 141 Highway Avenue, introduced herself as a newly elected council member and discussed the facts and her opinions on the IRB issue. Ms. Miller requested that Council table the vote on the IRB to allow more time for public input and to wait until the new mayor and council are in office. Chief Smith advised that discussion on the proposed Fischer development began eighteen months ago and the public has had the opportunity to attend previous meetings, but generally they did not. Chief Smith advised that under the IRB, the City, Ludlow Schools, and Kenton County would receive 75% of the tax money collected from the Fischer development and Fischer would receive 25% over the next thirty years. Fischer cannot build the development without the IRB and if the development is not built, the City would not receive any tax money. Discussion on whether the decision to approve the IRB should be made by the current council or the incoming council next year.

Lori Davenport, 109 Deverill Street, expressed concern about why Fischer is building the development if they can't do it without the IRB. Ms. Davenport advised that thirty years is a long time to commit to an IRB and requested that council table the vote.

Cindy Jones, 143 Highway Avenue, inquired why the City would give Fischer 25% of the tax money. Chief Smith advised that there are several developments in Newport and Covington that were funded with an IRB that gives the developer 80% or 100% of the taxes collected on the development. An IRB is common when a developer needs to cover the rising costs of construction in order to complete a development. Once the properties are built, the City will collect taxes on them whether Fischer sells them or not. Mayor Boone advised that construction on the development should begin in the spring of 2023. The City will begin collecting revenue from the payroll taxes as soon as they break ground on the project. The City will likely begin to collect tax revenue on the properties in 2024.

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

#### **Resolution 2022-7**

Mr. Taylor read Resolution 2022-7 *A Resolution of the City of Ludlow, Kentucky Approving an Amendment to the Interlocal Agreement Creating the Bluegrass and Central Kentucky Unified Police Protection System (BACKUPPS) and Authorizing the Mayor to Sign All Relevant Documents.* **Motion by Mr. Wright, second by Mr. Chapman, to approve Resolution 2022-7. Following a roll call vote, motion carried: all ayes.**

#### **First Reading of Ordinance 2022-10**

Mr. Taylor completed the first reading of Ordinance 2022-10 *An Ordinance of the City of Ludlow, in Kenton County, Kentucky, Amending Ludlow's Zoning Ordinance to Include Museums as a Conditional Use in All I-1 (Industrial-One) Zones.*

#### **Resolution 2022-8**

Greg Fischer, Chairman of Fischer Homes, introduced Jeanne Schroer, President of the Catalytic Development Fund. The Catalytic Fund has worked with many projects that are good for the river cities. Ms. Schroer advised that she was contacted by Mr. Fischer to review the project to see if an IRB would be necessary and, after review, they determined that the project is deserving of an IRB. Mr. Fischer advised that they are planning on building a high quality project with views similar to those of River's Breeze. Mr. Fischer discussed the details of the Cityview Station project and the proposed development costs. The general inflation cost has increased 28% since Fischer began planning the project, so they hope to offset the costs through a 30-year IRB. Jim Parsons, the bond counsel, advised that he drafted the IRB documents that were also reviewed by the City Attorney before being presented to Council. Mr. Parsons advised that he has drafted hundreds of IRBs and that they are a very common financing tool used by many cities in the area. Mr. Parsons explained how an IRB works and advised that they are critical in the construction of a project and creates no debt or liability to the City. Mr. Fischer discussed how Ludlow Schools' 25% loss in tax revenue will be made up by SEEK funding through the State. The City will still receive 100% revenue from the Fire & EMS tax, payroll tax, auto tax, rental licenses, and insurance premium tax. Mayor Boone opened the floor for comments. In response to Ms. Davenport's question, Mr. Fischer advised that Fischer Homes has been in business since 1980. Mr. Wright advised that there are currently three IRBs in the Dayton School district and discussed how they work.

Mr. Taylor read Resolution 2022-8 *A Resolution of the City Council of the City of Ludlow, Kentucky (the "City"), Authorizing the Execution of a Memorandum of Agreement Between the City and Grand Communities, LLC (the "Company") Relating to the Acquisition, Construction, Equipping and Installation of a Residential Development (the "Project"); Agreeing to Undertake the Issuance of Industrial Building Revenue Bonds at the Appropriate Time to Pay the Costs of Acquiring, Constructing, Equipping and Installing Said Project and Facilities; Approving an Agreement in Lieu of Taxes with the Company; Taking Other Preliminary Action; and Authorizing the Mayor to Execute Any and All Documents in Furtherance of This Resolution.* **Motion by Ms. Terry Navarre, second by Mr. Chapman, to approve Resolution 2022-8. Following a roll call vote, motion carried: all ayes.**

**ANNOUNCEMENTS**

Ms. Terry Navarre advised that the Christmas Parade will be on December 3, 2022, beginning at 5:45 p.m. and end with a party at the Plaza where there will be activities and vendors. Mr. Wright congratulated everyone who was elected to council and thanked Mayor Boone for his twelve years of service to the City as council and mayor. Mr. Chapman congratulated everyone who was elected to council.

**Motion by Mr. Wright, second by Ms. Banks, to adjourn the meeting at 8:40 p.m. Following a voice vote, motion carried, all ayes.**

Respectfully submitted,

\_\_\_\_\_  
Laurie Sparks, City Clerk

Attest: \_\_\_\_\_  
Josh Boone, Mayor