



## LEXINGTON-FAYETTE URBAN COUNTY COUNCIL

### SPECIAL COMMITTEE OF THE WHOLE: UDAG OCTOBER 9<sup>TH</sup>, 2012

#### **SUMMARY**

*Council Members in Attendance:* VM Linda Gorton, CM Charles Ellinger, CM Steve Kay, CM Chris Ford, CM Tom Blues, CM Diane Lawless, CM Julian Beard, CM Kevin Stinnett, CM George Myers, CM McChord, CM Martin, CM Henson, and CM Lane.

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VM Gorton called the meeting to order at 10:30am.

#### **Urban Development Action Grant (UDAG)**

CM Stinnett asked Commissioner Jane Driskell for the UDAG account balance. Driskell came to the podium and said that the balance was \$1,153,397.00. She mentioned that the HOME match could top out at \$250,000 but said that the match could potentially come from another source.

#### *Senior Citizens Center - Kristy Stambaugh*

Stambaugh presented on her proposal to allocate monies to the Senior Citizens Center. She said that the current center cannot accommodate the large number of seniors and the necessary programming. She said that there is insufficient parking, limited restroom facilities and a faulty roof.

Myers asked Stambaugh for an update on the site selection process for a new Senior Citizens center. Stambaugh said that the consultants should be coming before Council in November of 2012. Henson asked if there would be one center or multiple satellite centers. Stambaugh said that there are currently satellite centers, but their plan is to have one large single center to accommodate the senior citizens in Fayette County.

### *Berry Hill – George Myers*

CM Myers presented on the Berry Hill skatepark. He asked for \$100,000 and illustrated the plan for the redesigned park on the projector. He reminded Council Members that they had closed the pool and said that there is a desire to build a large skatepark there. He mentioned that there are over 12 million skateboarders in the US and showed a video of interviews with skateboarders.

### *Gainesway Small Area Plan – George Myers*

CM Myers asked the Council to consider \$80,000 for a Gainesway Small Area Plan and \$250,000 toward Gainesway Small Area Plan projects. He mentioned the Gainesway Master Plan and said that the cost is approximately \$1.1 million. He went on to talk about food access in Fayette County. He told Council Members that the money would be used to get the small area plan started.

### *Old Courthouse Renovation – Jamie Millard*

Millard presented his proposal for renovations of the Old Courthouse. Millard spoke about the hazards in the Courthouse, specifically mold and lead. He said that it would cost \$373,100 to complete the project. He said that the specific projects would include box gutter permanent repair and replacement, weathervane replacement, exterior flood light replacement and lead cleanup and isolation abatement. He said the project would take a few weeks and would employ veterans. He emphasized the importance of using the structure and said that often closed buildings become candidates for demolition.

Foster Ockerman spoke about long-term funding and mentioned historic renovation credits, a commercial funding component and the Courthouse Square Foundation. He said that although they will do private fundraising, they will need to come back to the LFUCG at some point to discuss funding.

Commissioner Sally Hamilton came to the podium and said that she has been in discussions with Millard. However, after receiving a report from Air Source that the lead abatement would be \$250,000 and the mold abatement would be \$50,000, she consulted with the LFUCG's Division of Risk Management and concluded that the risk was too great to keep the building open in the current condition.

### *Chevy Chase Redesign Project – Bill Farmer*

CM Farmer presented on the Chevy Chase Intersection Improvement project. He said that if the Council allocated monies, it would add safety elements to the project. It would improve pedestrian crossings, restripe and add a wider painted median. He was requesting they consider allocating \$35,000 to the project.

*Shillito Park Lacrosse Fields – Bill Farmer*

CM Farmer said that the \$20,000 request is to install a fence between the LFUCG's property from that owned by Lexington Christian Academy. The fence that is currently in place is a chain link fence and is 150' inside the LFUCG property line. The Lexington Youth Lacrosse Association has expressed interest in partnering on the field development process.

*Local Match of Trail Grants – Doug Martin*

CM Martin asked the Council Members to consider allocating \$500,000 for local match on trail grants. He specified two projects: Pedestrian/multi-use bridge connecting Georgian Way to the Beaumont trail system and the trail connecting Dogwood Trace Park to South Elkhorn Village Shopping Center via existing tunnel under Harrodsburg Road.

CM Martin said that trails have been identified as key amenities by Commerce Lexington's economic development prospects and stressed that they improve the quality of life and health of our residents. He went on to say that his proposals would connect private investment to public infrastructure.

*21C Funding – Jeff Fugate*

Fugate presented Mayor Jim Gray's proposal to allocate \$1 million to the 21C Museum Hotel project as a loan, not a grant, which would be paid back within 10 years. Fugate said that it is complex project with many funding sources, listing private financing and equity, federal Historic and New Market Tax Credits, state Tourism incentives and local participation. The DDA is recommending the following: Local TIF, HUD 108 Loan application and the loan from UDAG repayment fund. The \$1 million loan would be no-interest with a lump repayment before the end of ten years. There would be no prepayment penalty due to the expectation it will be taken out at refinancing at the end of seven years.

The overall cost of the project is \$36.6 million. Fugate said that the project will bring 150 new low to moderate income jobs and VM Gorton told Council Members that the project would be the first downtown TIF.

VM Gorton noted that the money, once paid back, could be used again for projects in our community.

*Living Arts and Science Center Capital Campaign – Heather Lyons*

Lyons presented her proposal on the Living Arts and Science Center. She said that the LASC has seen significant growth in programming and said that over 7400 students from 30 Kentucky counties participated in their activities in 2011.

The Capital Campaign has secured a \$1 million grant from the Lucille Little Fund, a \$500,000 private foundation gift and \$410,000 in corporate, private and grant funds. The \$400,000 LFUCG investment would complete the match for the Lucille Little fund and would also complete phase one of the Capital Campaign which provides 100% of new construction and site improvement costs. It would also leverage \$1.2 million in potential grant awards and \$900,000 in additional local corporate, foundation, and private support.

Lyons said that the LASC has never requested capital or operating support from LFUCG.

*Discussion*

Motion by Farmer to recommend to the full Council the 21C loan of \$1 million to be paid back in 10 years or sooner. Seconded by Kay. Motion passed without dissent.

Motion by Farmer to approve the use of \$20,000 in UDAG funds for lacrosse fields at Shillito Park. Seconded by Myers. Motion passed without dissent.

Motion by Kay to place the discussion of the use of the remaining UDAG funds into the Budget and Finance Committee. Seconded by Lane. Motion passed without dissent.

Motion by Lawless to adjourn. Seconded by Myers. Motion passed without dissent.

*Submitted by Jenifer Benningfield, Council Administrative Specialist*