

City of Cynthiana
Westside Redevelopment Project-Phase II
Amendment to the Community Development Plan
Flood Mitigation Revitalization project

PUBLIC HEARING MINUTES

January 29, 2008

Mayor James A. Brown opened the Public Hearing for the Amendment to the Community Development Plan and welcomed all those in attendance. The Mayor introduced Bryan Kirby of CEDA/WJL Associates, the project consultant. Mr. Kirby discussed the details of the amendment providing the following information on the proposed project and its relationship to the amendment:

The second phase of the Westside Redevelopment Project includes all or a portion of two blocks bounded by North Poplar Street to the west, West Keyhoe Alley to the south, North Locust Street to the east and an alley located between West Mill Street and West Pleasant Street to the north. The target area contains 23 parcels (5 standard structures, 16 substandard structures and 2 vacant lots). Two (2) vacant lots will be acquired and the 16 dilapidated structures will be acquired and demolished. CDBG funds will be utilized to purchase the properties, demolish substandard structures, relocate residents and complete redevelopment of this area. City Municipal Aid Funds will be used to construct curbs, sidewalks and streets.

After acquisition, relocation and demolition, 10 new single-family housing units will be constructed 1 foot above the 100-year flood plain. No new structures will be located in the floodway. Community Ventures Corporation and the Bluegrass Community Action Council have committed to building the 10 affordable housing units above the 100-year flood plain within 24 months. The average cost per home will be \$75,000 per unit. The project will provide the cleared lots to these two non-profits for \$1 each to allow affordability to LMI households.

A map was presented to people in attendance showing the impact from the project to each property. Mr. Kirby explained that the Community Development Plan and Revitalization Plan from 1998 and 2000, respectively, had different house numbers from the current house numbers due to a re-numbering process undertaken by 911 staff. In addition, some property ownership had changed so the amendment reflected these two alterations in the details. There was a question on the method used to determine if a structure was blighted enough to warrant their demolition. Mr. Kirby indicated that the aforementioned plans had already outlined the definition and location of blighted areas and this entire proposed area fell within this definition and location. As a clarification, he explained that if a structure had three or more structural defects, i.e. not in compliance with current building codes, then it was considered too expensive to renovate. These defects include but are not limited to plumbing, electrical, roof system, floor system, HVAC, fire codes, etc. There was question on how property owners would be notified and it was explained that addresses on record with the PVA's office would be used primarily. There was a question as to an appeals process if a property owner wanted to challenge the City's desire to acquire the property for redevelopment. Mr. Kirby explained that the area in question was defined as a blighted area as per KRS 99 and that there was not appeal process. He did note that, as a courtesy, a member of the Project Team would inspect the structure if requested. There were other question on project timing and all questions were answered in full.

There were no further questions or comments, so the hearing was adjourned.

Respectfully Submitted By Bryan Kirby, Consultant

Charleen McIlvain, City Clerk

James A. Brown, Mayor