

**SEPTEMBER 10, 2024
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MINUTES OF COUNCIL WORK SESSION
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

ROLL CALL: MAYOR BRIAN TRAUOGOTT PRESIDED OVER THE MEETING. ALSO PRESENT WERE COUNCIL MEMBERS LAURA DAKE, GARY JONES, AND ANN MILLER. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT.

DEPT. HEADS: MIKE MURRAY AND ELIZABETH REYNOLDS WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

Mayor Traugott noted that while there is not a quorum of the council, they are still able to continue with discussion only.

Downtown TIF

Mayor Traugott stated that the owners of the old Community Trust building are renovating the building to become a hotel and they requested the City create a downtown TIF to benefit the community development with a new market tax credit. He noted that Planning Director Steve Hunter had suggested adding the two corner properties at the Rose Hill/South Main intersection as they are distressed and/or underutilized. He stated that a TIF is typically used for infrastructure and has to be for a public purpose. The proposed TIF would be for the construction of a parking structure in the location of the Head Start building.

Mayor Traugott distributed copies of the Kentucky Revised Statutes relating to the creating of TIF areas.

Council member Dake read an excerpt from an online article that provides general information on a TIF.

Mayor Traugott noted that county participation is not necessary and he doesn't think they would opt in.

Council member Dake expressed concern that the area they are discussing is not an impoverished area by definition. Mayor Traugott responded that the statute only states that there are currently inadequate public improvements and that any combination allows the Council to be creative.

Mayor Traugott noted that there are no other potential properties to be considered for a parking structure.

Council member Jones agreed, stating that it is a good location that is not obvious on Main Street but easily accessible. Mr. Jones and Council member Miller both expressed their support for a parking garage.

Mayor Traugott noted that a parking structure plan will continue whether the Council moves forward with a TIF or not.

The Council further discussed the impact of creating a TIF on the City, with the only financial cost being ordinance publication and surveying. Mayor Traugott recommended that any surveying costs be passed on to the owners of the hotel as they would benefit from several million dollars in tax credits.

Mayor Traugott explained the timeline for creating a TIF which would require a hearing as well as first and second reading of an ordinance.

Council member Miller stated that there is a community benefit from the hotel getting extra financing and being able to put more money into their downtown project.

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Police Chief Murray noted that with the opening of the Versailles Downtown Market and Entertainment District, they are issuing so many more event permits and that additional parking is always needed downtown.

Mayor Traugott left it to the Council to determine whether they are interested in moving forward with creating a TIF.

Mayor Traugott adjourned the meeting without objections.

APPROVED:

BRIAN TRAUGOTT, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK