

August 1, 2023

J.D. Chaney
Executive Director/CEO
Kentucky League of Cities
100 E. Vine Street, Suite 800
Lexington, KY 40507

Dear Mr. Chaney,

I am writing to bring your attention to the vital role that annexation plays in fostering the success of cities in Kentucky and its profound impact on the state's economic growth. A concrete example that highlights this point is the recent Marydale annexation in the City of Florence, a project that has the potential to revolutionize the region's economic landscape.

The decision by the City of Florence to annex over 270 acres, formerly known as the Marydale Property, presents a remarkable opportunity for economic development and prosperity in our state. This vast expanse of undeveloped land, strategically positioned northeast of Houston Road, southwest of Donaldson Road, and southeast of Turfway Road, holds immense potential to be transformed into a vibrant mixed-use development.

Under the vision of Eagle Realty, a subsidiary of the Western Southern Financing Group, this comprehensive project encompasses office buildings, restaurants, medical facilities, educational institutions, and more. The proposed development includes high-end office spaces and upscale commercial areas, fostering an urban environment that encourages residents to work and socialize in close proximity, thus enhancing the overall quality of life in Northern Kentucky.

The scale and scope of this project are unparalleled in the region, making it a true legacy undertaking for the City of Florence and the entire state of Kentucky. With an estimated value of \$800 million upon completion, this ambitious venture promises to create a substantial economic impact, generating employment opportunities, encouraging local business growth, and attracting further investment.

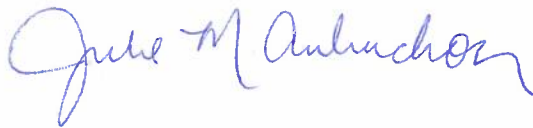
The significance of the Marydale annexation extends well beyond the boundaries of Florence; it has a far-reaching impact on Northern Kentucky as a whole. Representing the most substantial economic venture the region has witnessed, the diversity of opportunities within this mixed-use development, ranging from job creation to education and retail amenities, will undoubtedly contribute to Northern Kentucky's growth and foster a more prosperous and vibrant community.

The pivotal factor that brought this groundbreaking project to fruition was annexation. The ability of the City of Florence to provide utility services and essential amenities that only a full-service city can offer was crucial. It is undeniable that without this annexation, the \$800 million capital investment, \$36 million TIF District, and the planned future employment hub for approximately 8,000 employees would not have been possible. Granting cities the tools needed to initiate annexations, offer utility services, negotiate tax incentives, and attract capital investment is imperative for Kentucky's economic competitiveness.

In conclusion, the Marydale annexation in the City of Florence serves as a prime example of how annexation can act as a catalyst for economic growth and prosperity in cities throughout Kentucky. I urge our legislative body to recognize the significance of such endeavors and support policies that facilitate annexations. By doing so, we empower our cities to unlock their full potential and contribute to the overall progress and prosperity of our great state.

Thank you for your attention to this matter. I remain optimistic about continued efforts in ensuring the success and growth of cities across Kentucky.

Sincerely,



Julie M. Aubuchon
Mayor



FULTON-HICKMAN COUNTIES
ECONOMIC DEVELOPMENT PARTNERSHIP

To Whom It May Concern,

Annexation has been a powerful tool for economic development in Fulton County. In August 2006 the City of Fulton annexed a 124-acre tract of land, purchased the previous year by Bluegrass Bio-Energy for the purpose of constructing and operating an ethanol processing facility. That enterprise ultimately failed but it set the stage for the Fulton County Industrial Development Authority to purchase the property in 2019 for a future industrial park.

Currently, *Enterprise Park at Fulton* is under development and boasts Class 1 Rail service and proximity to Interstate 69. Additional future assets include municipal utilities, street and lighting maintenance by the City of Fulton and, more importantly, Fulton City's excellent ISO rating of '3'.

A contiguous 46-acre tract of land is optioned in partnership with the Hickman County Industrial Development Authority with the intention of developing it for additional industrial space to benefit both Fulton and Hickman Counties. Part of that phase 2 development will be asking the City of Fulton to annex most of that tract as well. We anticipate that future industrial development at this site will generate increased tax dollars for investments in important quality of life projects (i.e., parks and recreation, municipal infrastructure, etc.)

In this instance, annexation has a regional impact. Losing the ability to annex in the future is very concerning at the least and draconian at worst.

Sincerely,

Mark Welch, President
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