

AN ORDINANCE OF THE CITY OF DRY RIDGE, KENTUCKY  
 ADOPTING A RESIDENTIAL ANTIDISPLACEMENT AND  
 RELOCATION ASSISTANCE PLAN, DRY RIDGE VILLAGE OUTLET MALL PROJECT

WHEREAS, the City of Dry Ridge has received funds through the Housing and Community Development Act of 1974 as amended for the Village Outlet Mall Project; and

WHEREAS, the Village Outlet Mall Project will retain and increase jobs and housing opportunities for handicapped and low moderate income persons; and

WHEREAS, the City will ensure that there is no displacement of persons nor demolition or conversion of vacant or occupied units to a use other than as low and moderate income housing as a result of funding throughout the Community Development Act of 1974, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF DRY RIDGE, KENTUCKY AS FOLLOWS:

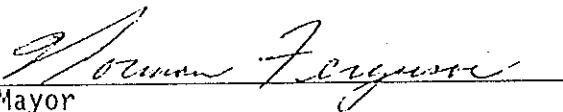
## SECTION 1

The elements of the Residential Antidisplacement and Relocation Assistance Plan under Section 104(d) or the Housing and Community Development Act of 1974 as required by all 1989 Community Development Block Grant recipients having been duly adopted by the Dry Ridge City Council on July 2, 1990, all of which is incorporated herein by reference as if herein fully set out, the same shall be and are hereby adopted and approved as the Dry Ridge Residential Antidisplacement and Relocation Assistance Plan, a true copy of the plan which is annexed here as Exhibit A.

The same shall be approved and adopted only when the City of Dry Ridge expends funds under the Housing and Community Development Act as amended or other federal funds related to the displacement of persons or demolition or conversion of vacant or occupied units to a use other than as low or moderate income housing.

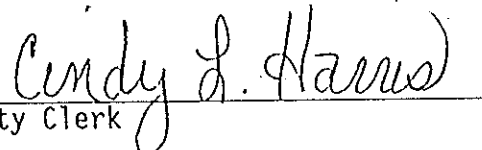
## SECTION 2

This ordinance shall take effect upon adoption and publication as required by law.


  
 Mayor

SUMMARY CERTIFICATION: I, the undersigned, do hereby certify that I am a licensed attorney at law, the attorney for the City of Dry Ridge, and that the foregoing constitutes a summary of the herein city ordinance, a full and complete text of which is of record and file at the Dry Ridge City Building where it can be reviewed in full.

ATTEST:

  
 City Clerk

First reading	<u>June 11, 1990</u>
Second reading	<u>July 2, 1990</u>
Publication	<u>JULY 12, 1990</u>

  
 Michael S. Mulvey, Esq.  
 City Attorney, Dry Ridge, Kentucky

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ADOPTING A RESIDENTIAL ANTIDISPLACEMENT AND  
RELOCATION ASSISTANCE PLAN, DRY RIDGE VILLAGE OUTLET MALL PROJECT

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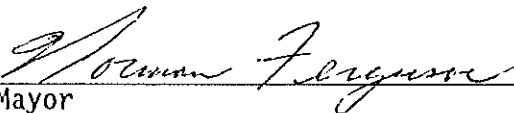
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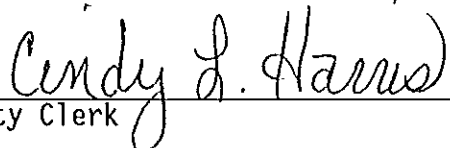
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This ordinance shall take effect upon adoption and publication as required by law.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

First reading June 11, 1990  
Second reading July 2, 1990  
Publication JULY 12, 1990

EXHIBIT A

DRY RIDGE RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN, SECTION 104(d), HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED.

The City of Dry Ridge, A 1989 CDBG grantee, intends to implement the Village Outlet Mall Project and wishes to comply with relocation certification and plan as required (even though the Village Outlet Mall Project will not result in demolition nor the conversion of a low or moderate income unit to a use other than low/moderate housing). Below are elements of the plan adopted by the City Council of Dry Ridge, Kentucky, and submitted to the Department of Local Government, Commonwealth of Kentucky.

1. A description of the proposed assisted activity (see attached page).
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than a low/moderate income dwelling units as a direct result of the assisted activity; NA.
3. A time schedule for the commencement and completion of the project; project starts June, 1990; project completion, December, 1990.
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units; NA - no replacement units in project.
5. The source of funding and a time schedule for the provision of replacement dwelling units; NA - no relocation or replacement of units in project.
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least 10 years from the date of initial occupancy. NA - no replacement of units in project.

The city will provide relocation assistance, as described in 570.606(b)(2), to each low/moderate income household displaced by the demolition of housing or by the conversion of a low/moderate income dwelling to another use as a direct result of assisted activities. N/A - no relocation, displacement in project.

Consistent with the goals and objectives of activities assisted under the Act, the (jurisdiction) will take the following steps to minimize the displacement of persons from their homes:

1. The City of Dry Ridge will ensure that there is no displacement.

**I. PROJECT PROFILE**  
**Economic Development**

*5/11/82*  
*mainline agreement*  
*to be done*

1. PROJECT TITLE: <u>Dry Ridge Village Outlet Mall Project.</u>	2. SIC NO. <u>NA</u>
3. LEAD APPLICANT:	
Legal Applicant: <u>City of Dry Ridge</u>	4. JOINT APPLICANT (IF APPLICABLE): <u>NA</u>
Street/P.O. Box: <u>P.O. Box 145, 31 Broadway</u>	
City & Zip Code: <u>Dry Ridge, KY 41035</u>	
County: <u>Grant</u>	

5. APPLICANTS AGENT: <u>N/A</u> (i.e. LDC, Industrial Authority, etc.)	6. APPLICATION PREPARER:
Name: <u>NKADD</u>	<u>Ken Palisin.</u>
Street/P.O. Box: <u>7505 Sussex Dr.</u>	<u>Richard Bragg</u>
City & Zip Code: <u>Florence, KY 41042</u>	
Telephone: <u>(606) 283-1885</u>	<u>( )</u>

7. BENEFICIARY(IES):	
A. Organization: <u>Glen Investors, Inc., Gen. Partner for MG-Dry Ridge Limited Partnership</u>	B. <u>/</u>
Street/P.O. Box: <u>1250 24th St. NW, Suite 220</u>	
City, State and Zip Code: <u>Washington, DC 20037</u>	
Contact: <u>Margaret M. Ernst</u>	
Address: <u>Same</u> (if different)	
Telephone: <u>(202) 223-9817</u>	<u>( )</u>
(NOTE: Provide separate sheet for additional beneficiaries.)	

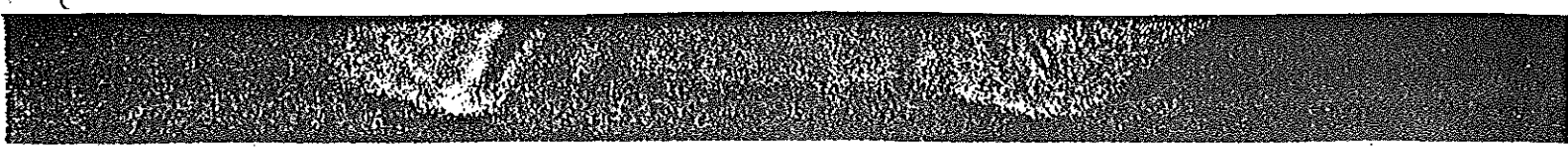
8. BRIEF DESCRIPTION OF PROJECT:

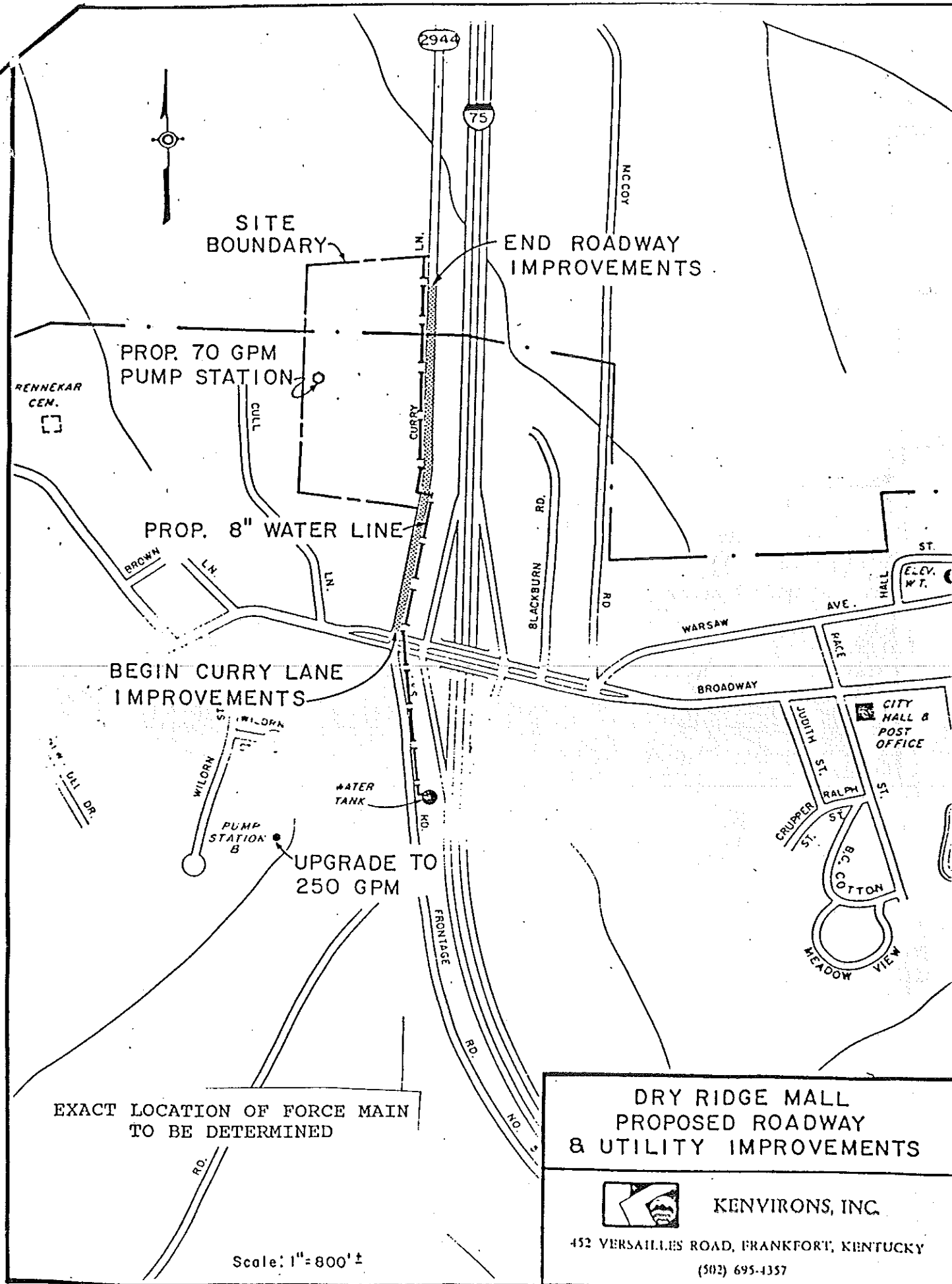
The City of Dry Ridge is requesting \$573,595 in Kentucky Community Development Block Grant funds to provide water and sewer service and access road for a proposed Village Outlet Mall project. CDBG funds will provide the utilities and access to shoppes crucial to the Mall's success.

The project proposed for development is a manufacturers outlet center where clothes, housewares and other merchandise is sold to consumers at 20 percent to 70 percent off retail prices. The center is developed, owned, leased and managed by the McArthur/Glen Group, Inc. and the manufacturers lease their stores from MGG and sell merchandise to consumers.

The Dry Ridge project will consist of approximately 26 stores in Phase I (91,000 SF) and 26 stores in Phase II (87,000 SF). The market area for this center falls within a 100-mile radius and will serve customers from Louisville, Lexington, Cincinnati and areas in between.

Total project cost is \$8,653,595. CDBG portion is \$573,595 or 6.6%; privately financed costs are 93.4% McArthur/Glen Investors will finance the construction costs through a loan of \$8,080,000. One hundred and fifteen (115) jobs will be created as a result of the project, of which at least 51% will be for LMI persons.





**DRY RIDGE MALL  
PROPOSED ROADWAY  
& UTILITY IMPROVEMENTS**



**KENVIRONS, INC.**

452 VERSAILLES ROAD, FRANKFORT, KENTUCKY

(502) 695-4357

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