

**CITY OF MASON
SPECIAL COUNCIL MEETING
AUGUST 30, 2021
4:30 P.M.**

The meeting was called to order at 4:30 p.m.

ATTENDANCE

The following members of Council were present: Diana K. Nelson, Ashley Chance, Tony Bradburn, Joshua Styrcula, T. J. Honerlaw, and Kathy Grossmann. Michael Gilb arrived at 4:35 p.m.

All those present recited the Pledge of Allegiance.

STAFF REPORT

Eric Hansen provided a project overview for the mixed-use proposal for Downtown Mason. The current development agreement includes mutual obligations, provides steps on how to develop the property in the future, and what is anticipated for development. On November 17, 2020 Council made a motion to begin negotiations. Staff interests have been consistency, how to secure long-term quality, direct benefits to Downtown, and ways to make the agreement more favorable to the City by adding, removing, and modifying items. The process begins with a development agreement, then goes to Planning Commission, then to Council for legislation with contingencies that would include items such as tax abatement, terms of the Downtown Development Fund, etc.

PRESENTATION BY JIM COHEN WITH KYSTONE LOT, LLC

Jim Cohen thanked Council and stated he wants to work with local business partners. His passion is to revitalize downtowns. He provided a background on his downtown projects in Loveland, Hamilton, and Lebanon. Jim presented a visual for the proposed development project and a rendering for the site plan. He said this revitalization and investment will thrive in an environment of unity. In return for the City contributing property, this project includes over \$20 million of private investment in Downtown. He reviewed the community reinvestment area property taxes, tax abatements, and tax incentives. He said this community wants its Downtown to come alive.

ADJOURN

A motion to adjourn was made by Councilmember Nelson, seconded by Councilmember Honerlaw. VOTE: ALL YEAS. TIME: 4:55 p.m.