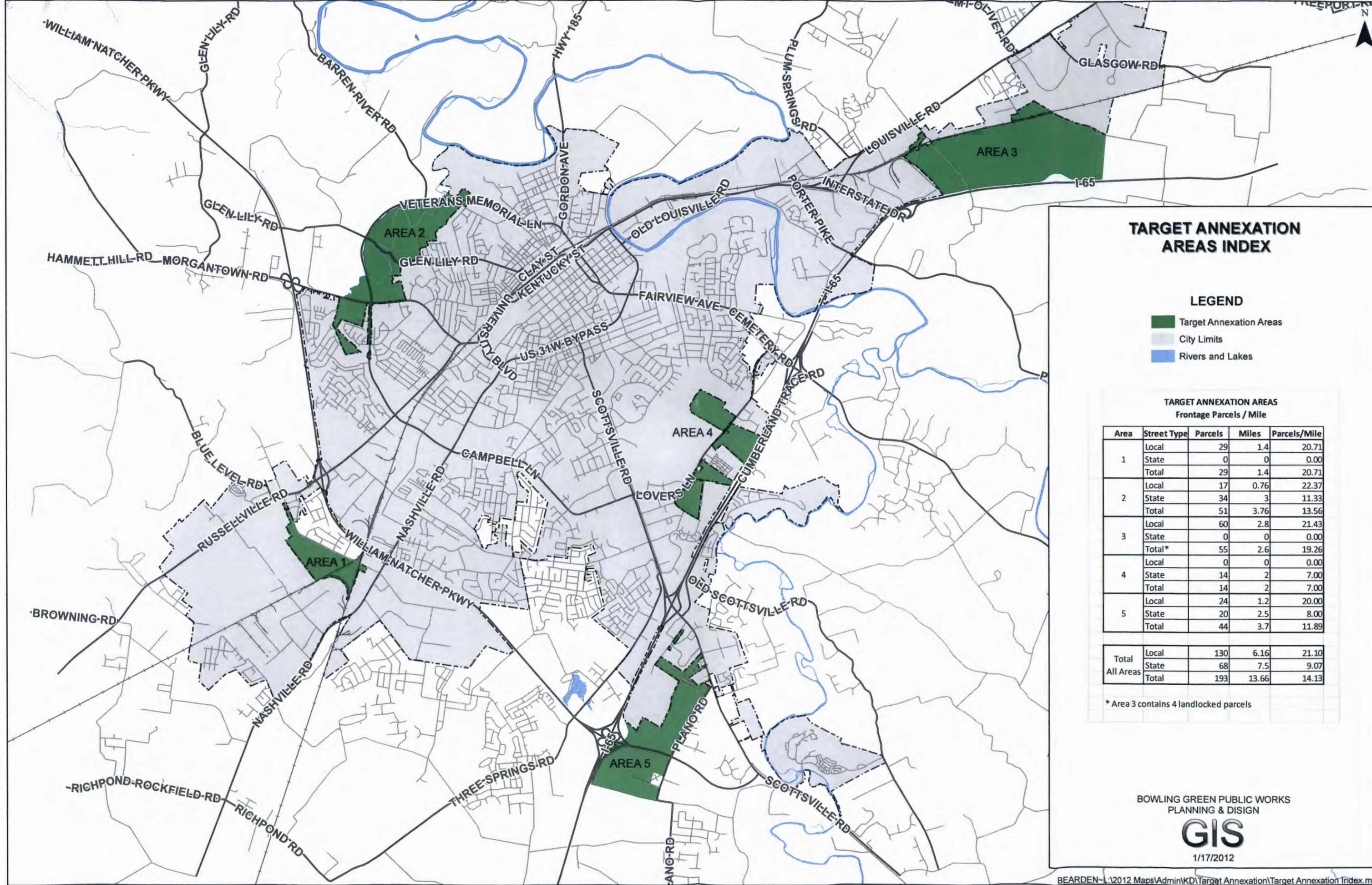


**CITY OF BOWLING GREEN
ECONOMIC DEVELOPMENT ANNEXATION
INCENTIVE POLICY**

1. The City may offer incentives in order to encourage voluntary annexation of vacant or partially developed property adjacent to the city limits. The focus shall be on properties where development will likely result in job creation. The City may agree to escrow any portion of future City property tax revenues once development starts, for an agreed upon period of time, not to exceed five years, to aid in covering development costs. The City may negotiate with the property owner/representative as to the effective dates of the refund period since vacant property would result in a small tax bill compared to developed property. The refund period shall start within five years of the effective date of the agreement, unless otherwise approved by the Board of Commissioners.
2. The incentives shall apply to five specific target areas adjacent to the current city limits as identified on the Target Annexation Area maps dated January 17, 2012, as prepared by the City of Bowling Green Public Works GIS Office. Due to their size, the five target areas could include multiple focused annexation areas.
3. The Board of Commissioners may add other target areas to this incentive policy at its discretion, including residential properties.
4. The Board of Commissioners will consider non-consensual annexations where multiple property owners are involved and at least 66% of the property owners or registered voters in a focused annexation area consent to annexation.
5. Developed properties within the target area being annexed may also be offered the tax refund incentive in order to facilitate their annexation along with adjacent undeveloped properties.
6. City staff will develop procedures and guidelines to outline the tax refund agreement and process, and administration of refunds if the annexed property changes ownership during the period covered by the agreement.
7. City staff will develop a public information effort to inform target area property owners about this policy as well as the benefits of annexation into the city limits, and to solicit interest in annexation.



TARGET ANNEXATION AREAS INDEX

LEGEND

- Target Annexation Areas
- City Limits
- Rivers and Lakes

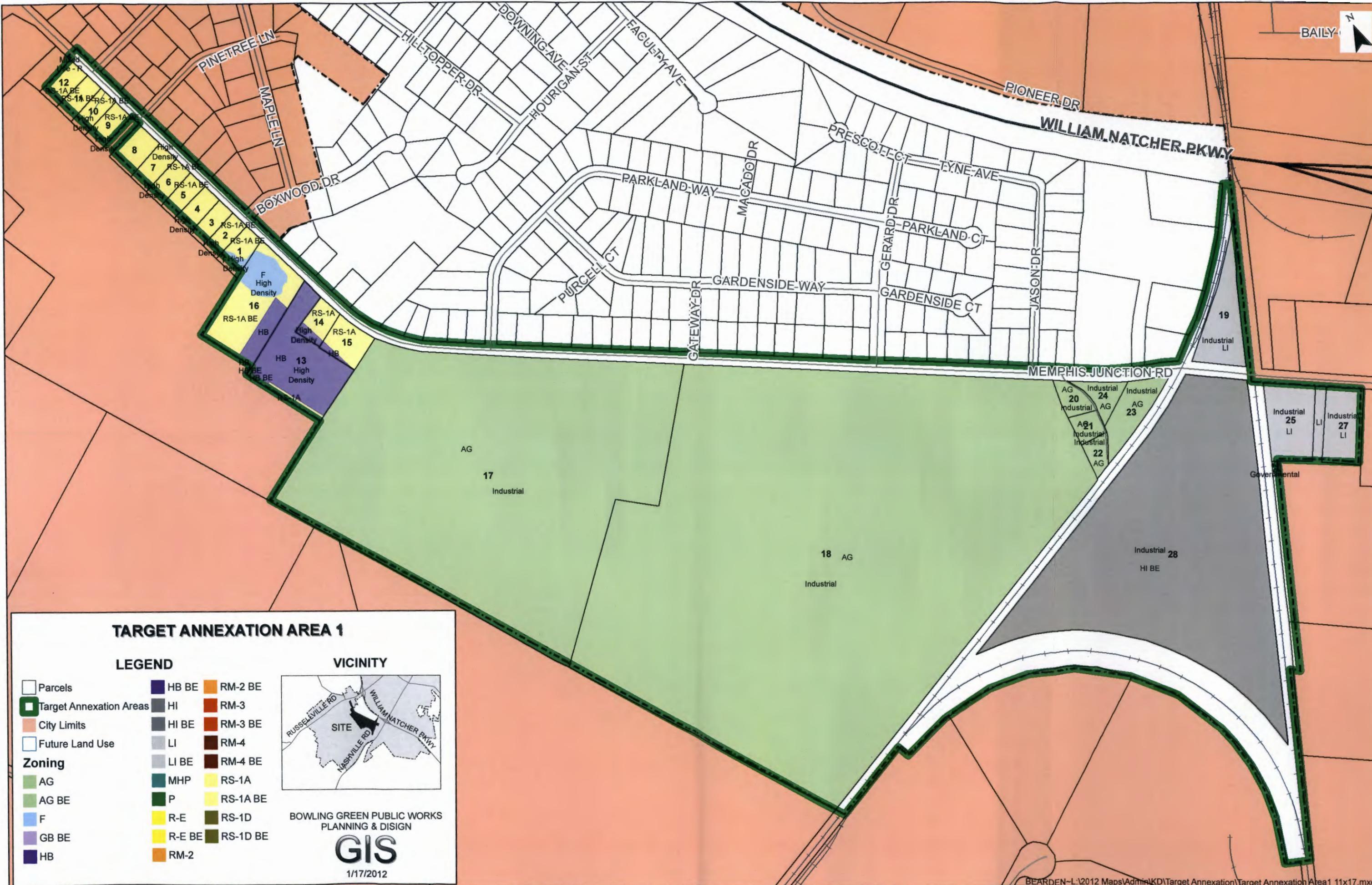
TARGET ANNEXATION AREAS Frontage Parcels / Mile

Area	Street Type	Parcels	Miles	Parcels/Mile
1	Local	29	1.4	20.71
	State	0	0	0.00
	Total	29	1.4	20.71
2	Local	17	0.76	22.37
	State	34	3	11.33
	Total	51	3.76	13.56
3	Local	60	2.8	21.43
	State	0	0	0.00
	Total*	55	2.6	19.26
4	Local	0	0	0.00
	State	14	2	7.00
	Total	14	2	7.00
5	Local	24	1.2	20.00
	State	20	2.5	8.00
	Total	44	3.7	11.89
Total All Areas	Local	130	6.16	21.10
	State	68	7.5	9.07
	Total	193	13.66	14.13

* Area 3 contains 4 landlocked parcels

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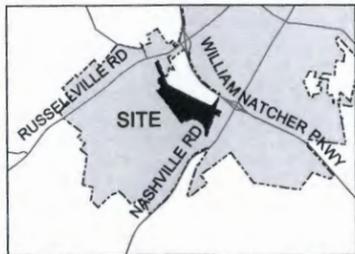


TARGET ANNEXATION AREA 1

LEGEND

-  Parcels
-  Target Annexation Areas
-  City Limits
-  Future Land Use
- Zoning**
-  AG
-  AG BE
-  F
-  GB BE
-  HB
-  HB BE
-  HI
-  HI BE
-  LI
-  LI BE
-  MHP
-  P
-  R-E
-  R-E BE
-  RM-2
-  RM-3
-  RM-3 BE
-  RM-4
-  RM-4 BE
-  RS-1A
-  RS-1A BE
-  RS-1D
-  RS-1D BE

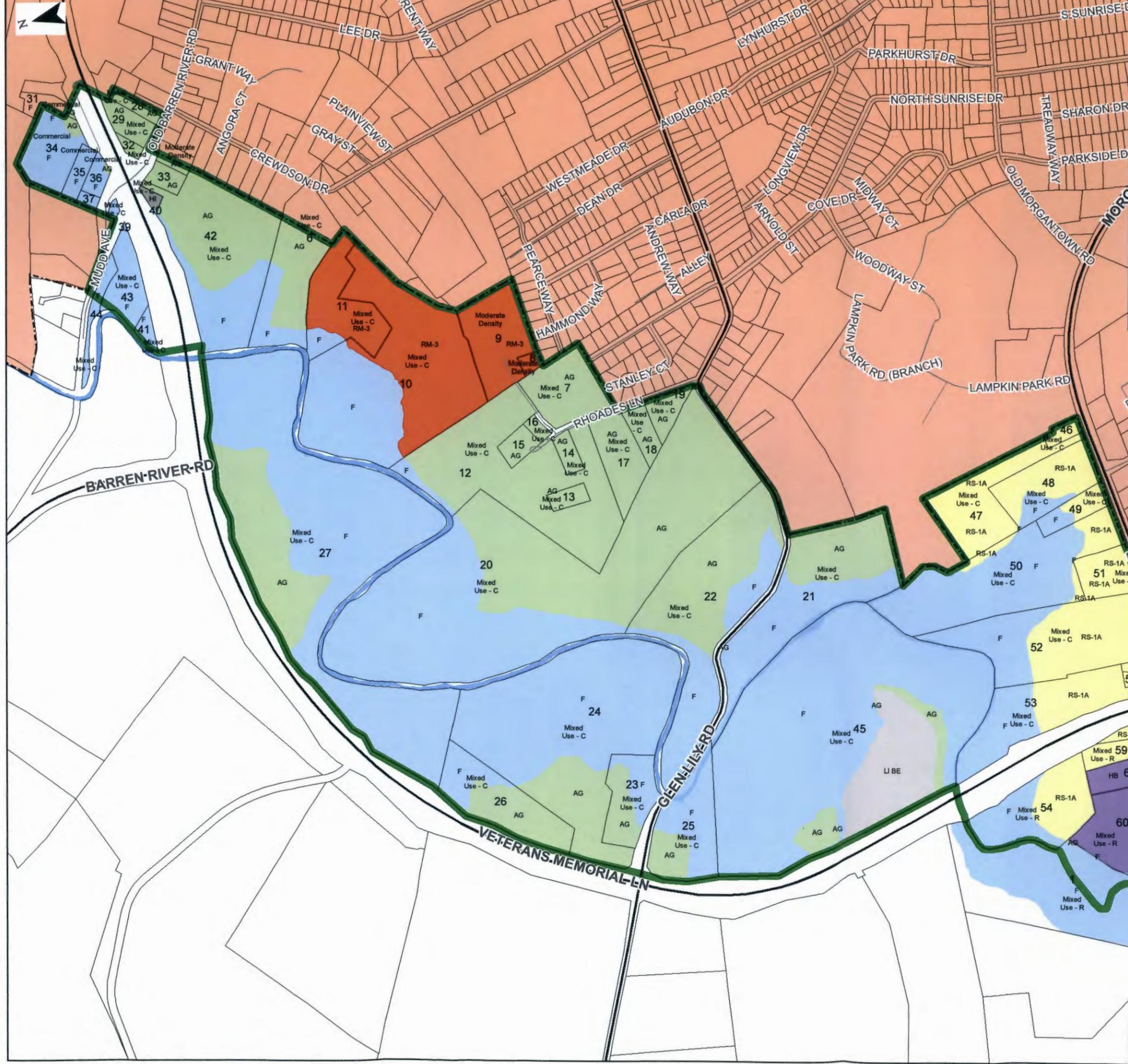
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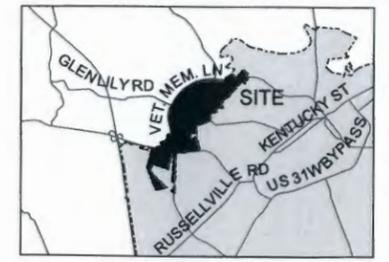


TARGET ANNEXATION AREA 2

LEGEND

- Parcels
- Target Annexation Areas
- City Limits
- Future Land Use
- Zoning**
- AG
- AG BE
- F
- GB BE
- HB
- HB BE
- HI
- HI BE
- LI
- LI BE
- MHP
- P
- R-E
- R-E BE
- RM-2
- RM-2 BE
- RM-3
- RM-3 BE
- RM-4
- RM-4 BE
- RS-1A
- RS-1A BE
- RS-1D
- RS-1D BE

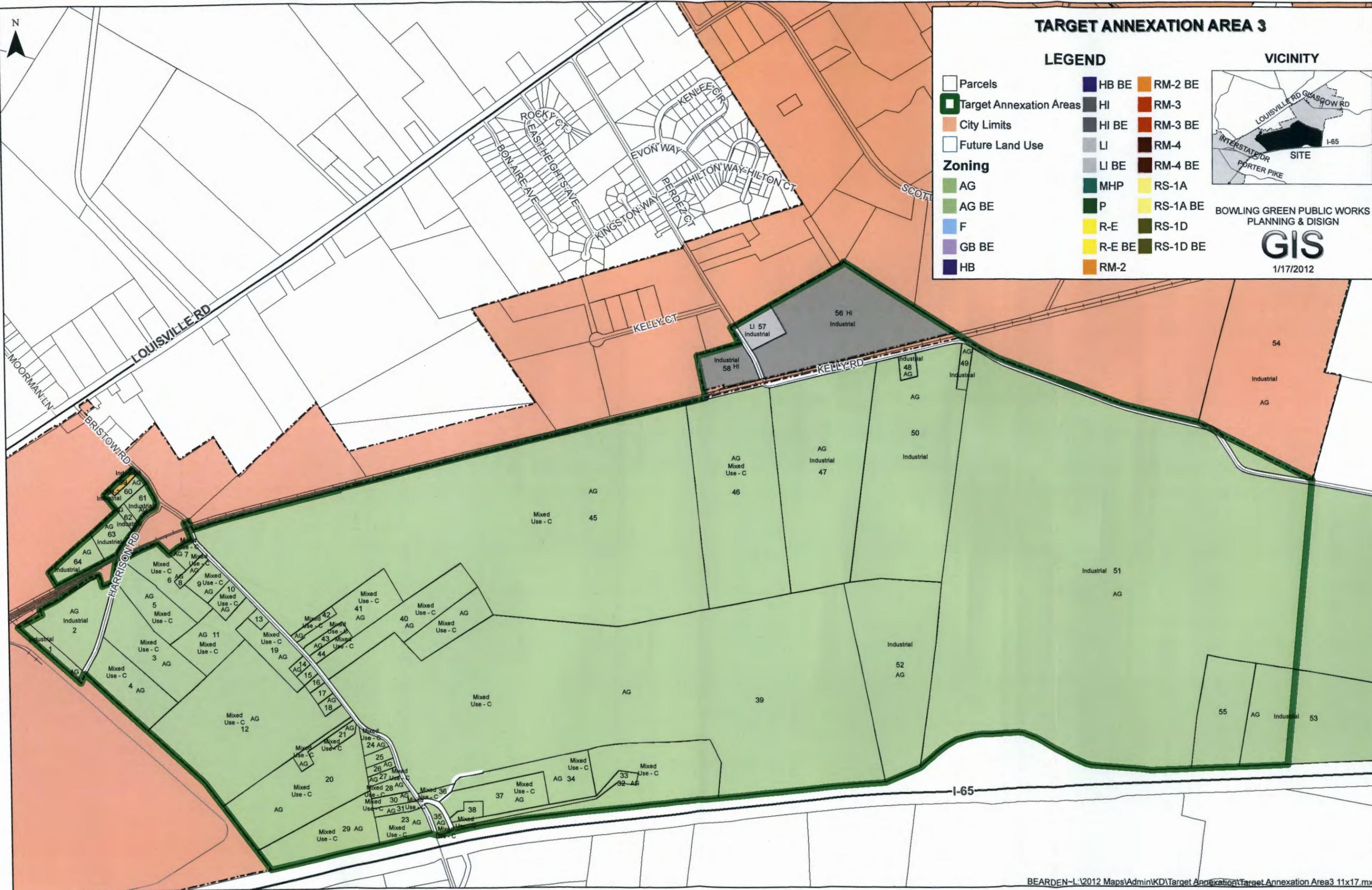
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TARGET ANNEXATION AREA 3

LEGEND

- Parcels
- Target Annexation Areas
- City Limits
- Future Land Use
- Zoning**
- AG
- AG BE
- F
- GB BE
- HB
- HB BE
- HI
- HI BE
- LI
- LI BE
- MHP
- P
- R-E
- R-E BE
- RM-2
- RM-2 BE
- RM-3
- RM-3 BE
- RM-4
- RM-4 BE
- RS-1A
- RS-1A BE
- RS-1D
- RS-1D BE

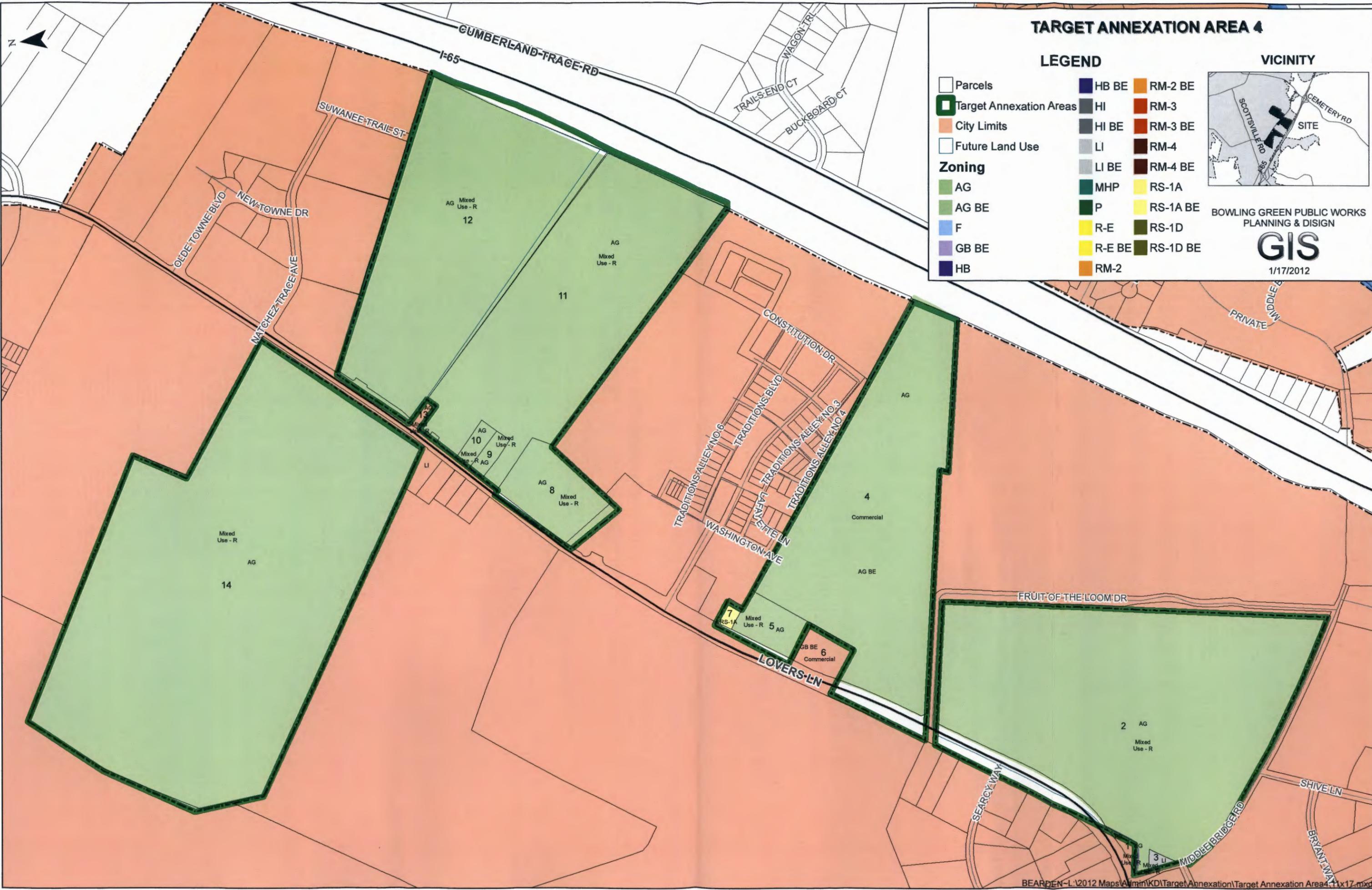
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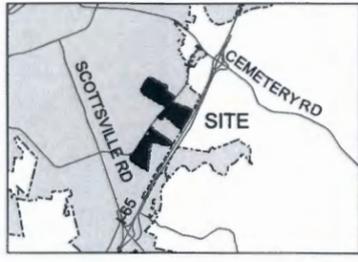


TARGET ANNEXATION AREA 4

LEGEND

- Parcels
- Target Annexation Areas
- ▭ City Limits
- ▭ Future Land Use
- Zoning**
- AG
- AG BE
- F
- GB BE
- HB
- HB BE
- HI
- HI BE
- LI
- LI BE
- MHP
- P
- R-E
- R-E BE
- RM-2
- RM-2 BE
- RM-3
- RM-3 BE
- RM-4
- RM-4 BE
- RS-1A
- RS-1A BE
- RS-1D
- RS-1D BE

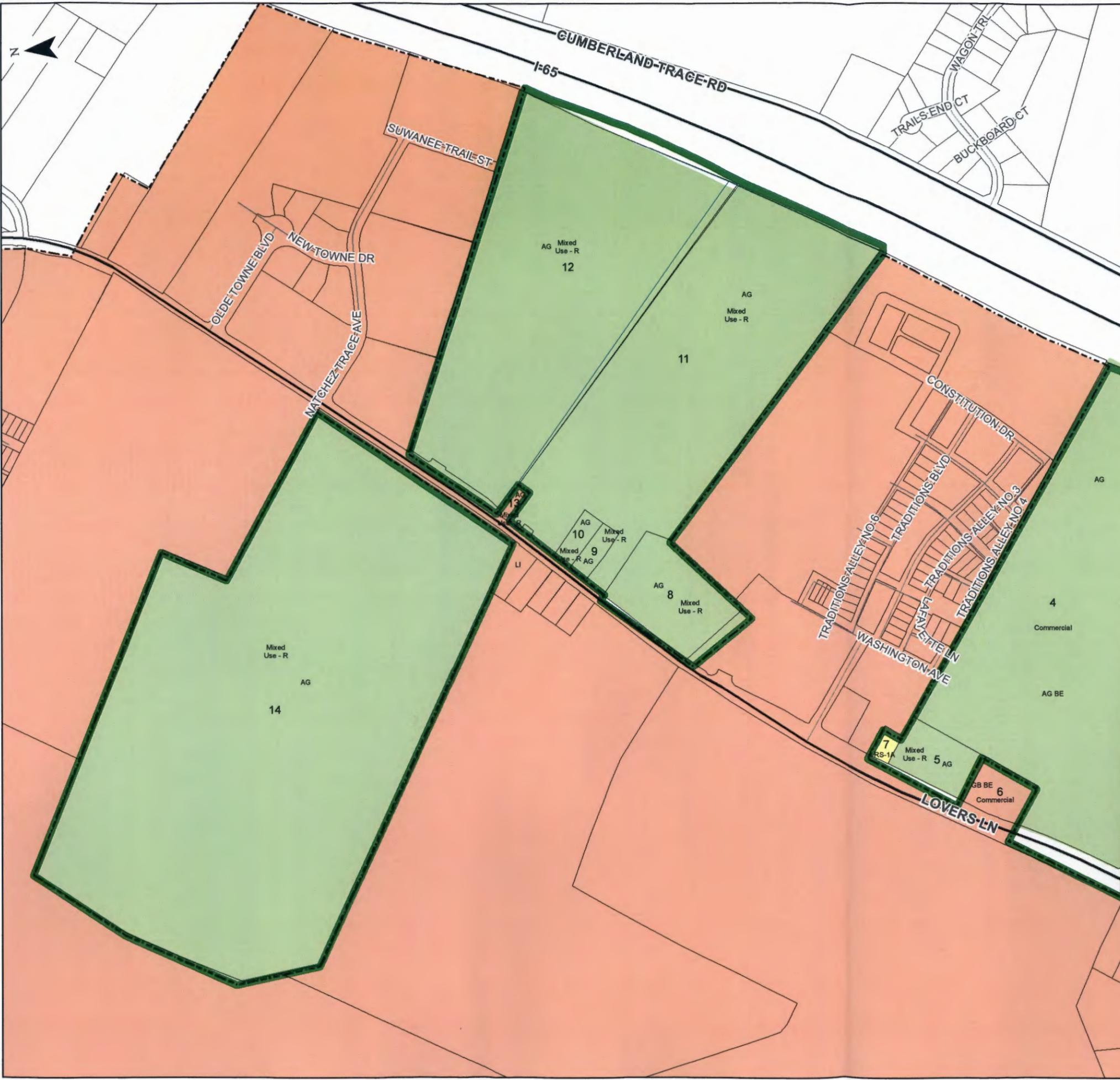
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FRUIT-OF-THE-LOOM DR

LOVERS LN

SHIVE LN

BRYANT WAY

MIDDLEBRIDGE RD

SEARCY WAY

WASHINGTON AVE

LEFTE LN

TRADITIONS ALLEY NO 3

TRADITIONS ALLEY NO 4

TRADITIONS BLVD

CONSTITUTION DR

TRADITIONS ALLEY NO 6

WAGON TR

BUCKBOARD CT

TRAILS END CT

GUMBERLAND-TRACE RD

I-65

SUWANEE-TRAIL ST

NEW-TOWNE DR

MITCHEZ-TRACE AVE

OLDE-TOWNE BLVD

14

12

11

10

9

8

4

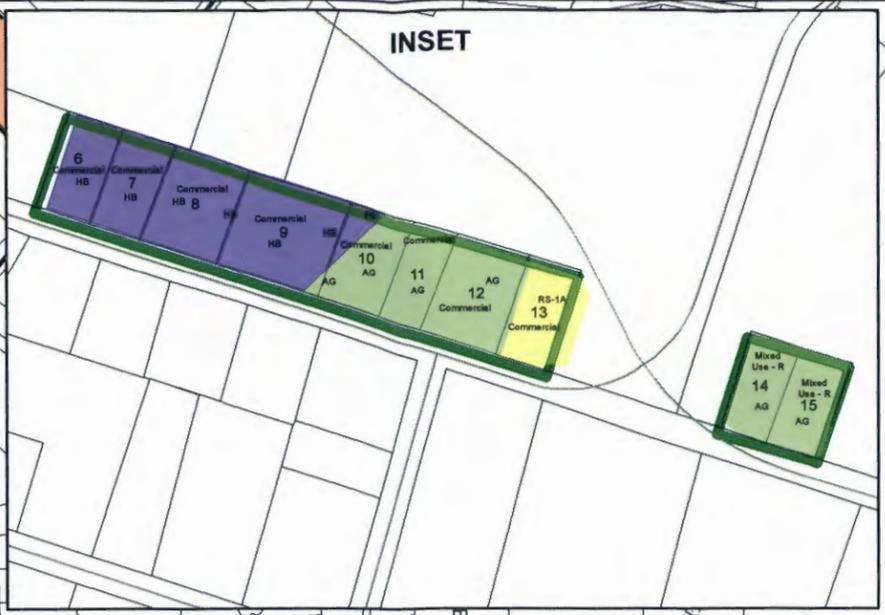
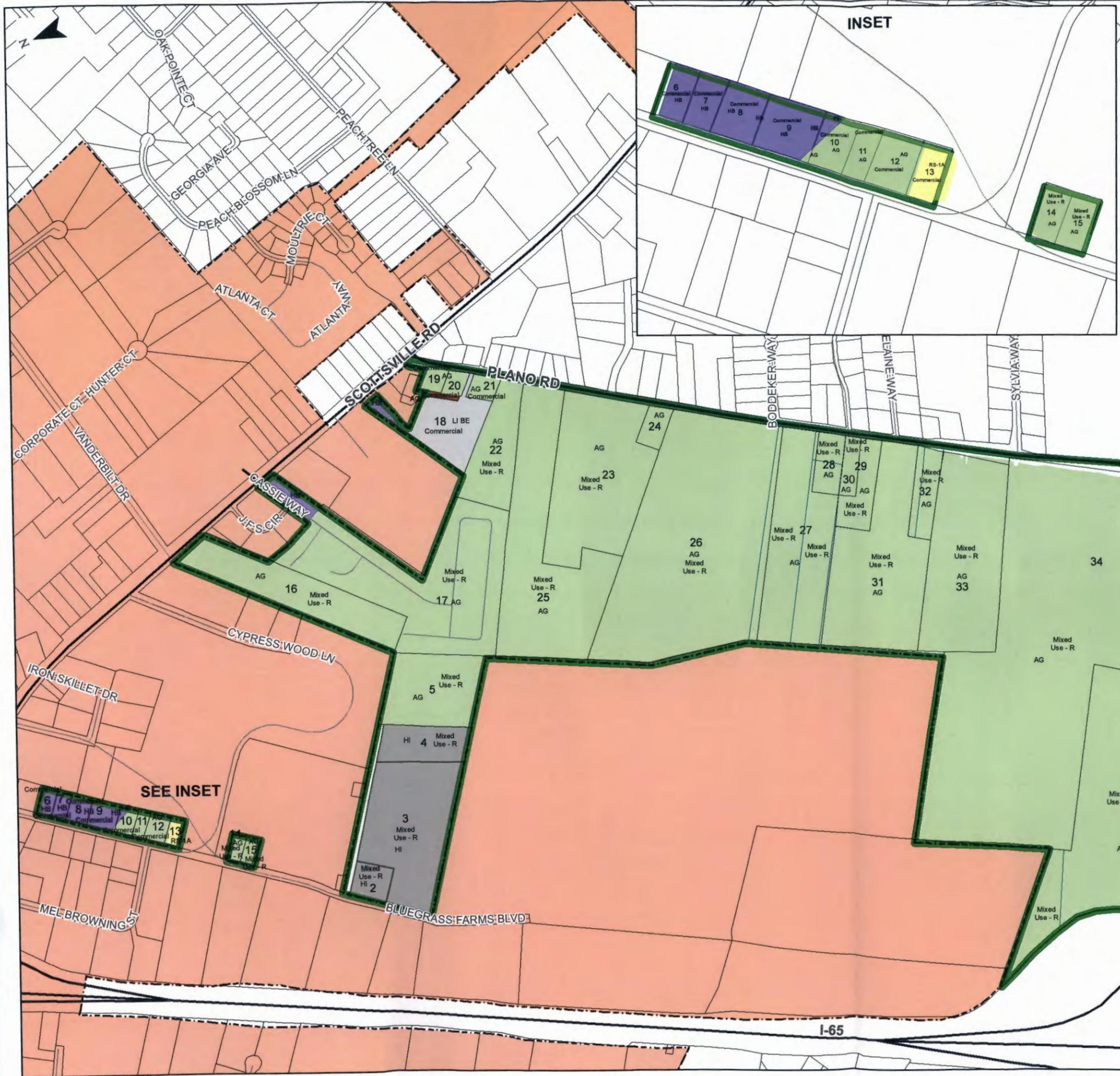
7

5

6

2

3



TARGET ANNEXATION AREA 5

LEGEND

- Parcels
 - Target Annexation Areas
 - City Limits
 - Future Land Use
- Zoning**
- AG
 - AG BE
 - F
 - GB BE
 - HB
 - HB BE
 - HI
 - HI BE
 - LI
 - LI BE
 - MHP
 - P
 - R-E
 - R-E BE
 - RM-2
 - RM-2 BE
 - RM-3
 - RM-3 BE
 - RM-4
 - RM-4 BE
 - RS-1A
 - RS-1A BE
 - RS-1D
 - RS-1D BE

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SEE INSET

I-65