

# City will annex Kentucky 54 development

## 76-acre project to be affected

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The city is once again reaching into the Kentucky 54 development boom.

City commissioners will vote Tuesday on a municipal order to provide incentives for a nearly 76-acre development at the east corridor and the U.S. 60 bypass to become part of the city.

"We certainly want to grow the city with any opportunity we can," City Manager Bob Whitmer said.

In exchange for the annexation, the city would reimburse B & K Development for the cost of construction of public facilities up to the total ad valorem tax revenues, excluding school tax, the property is worth over five years.

Brad Anderson, managing partner for B & K, said the company is talking to movie theater chains, family entertainment companies and restaurants, but no announcements have been made about specific businesses at the site.

Next year "should be a good year for that Highland Pointe property," he said.

Farther east on Kentucky 54, B & K has also annexed into the city property on Fairview Drive that will become a 100,000-square-foot office facility, Anderson said. Construction could begin soon, he said.

Also on Kentucky 54, the city has annexed the Woodlands Plaza shopping center -- the future home of Kohl's -- and the Wal-Mart Supercenter property.

Owensboro can reasonably extend its services to property in the urban service area, which stretches two to three miles beyond the bypass, Whitmer said.

"We have those services nearby, and we feel like we provide excellent services to these other areas, whether they be police, fire, sanitation, transit or other," he said. "So we think it's a good decision for the businesses that will be located there."

Fire Station No. 2 is about half a mile west of the Highland Pointe development, and city buses already pass the site.

The site is also adjacent to the easternmost end of the David C. Adkisson Greenbelt Park at Yewell Heritage Park.

"It's likely that the city will be able to connect this area at some point to the Greenbelt," Whitmer said.

Annexations spread the cost of city services among a broader set of entities, Whitmer said. Retail and commercial annexations are more valuable than residential annexations because the city receives occupational license fees and net profits taxes, as well as property taxes after incentive agreements expire.

"The fixed costs (of city services) are spread between more entities" through annexation, Whitmer said. "So consequently, the existing city taxpayers benefit."