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City to add office complex First building on target for '07

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FORT MITCHELL - Grandview Drive is getting another office complex.

Florence-based B.O.L.D. Homes Inc. plans to build Grandview Office Centre, a 108-unit office condominium complex at 260 Grandview Drive, during the next four years, said Mike Kegley, the company's co-owner.

The first of seven buildings should be ready for occupancy after the first of the year, Kegley said. The two-story buildings will have brick, siding and stone exteriors, and some will have basements.

During the past week, crews have been clearing a 12-acre site between the Mitchel's Park apartments and Paul Hemmer Companies' Park 75 office park. Five acres will be left for a wildlife habitat and passive recreation, Kegley said.

"When completed in four years, Grandview Drive Office Centre would increase the property tax base for Fort Mitchell and Kenton County by over \$16 million," Kegley said. "Once final site plans are complete and approved (by area planners), (construction of streets will start) immediately, and building construction will follow within 45 days."

Because no zone change is required, the developer does not need city approval.

"Certainly we welcome the new tax benefits with the news that we're going to lose Columbia Sussex," city Administrator Steve Hensley said.

Fort Mitchell will lose between \$100,000 and \$200,000 in annual tax revenues when the owner of 83 hotels and eight casinos across North America moves to a larger, 110,000-square-foot building in Crestview Hills in 2007. Fort Mitchell's share of tax revenues from the Grandview Office Centre have not been determined.

Kegley said the units, which will start at \$135,000 for 1,000 square feet, will be similar to his company's Plantation Pointe complex under construction on U.S. 42 in Florence.

Because Grandview Drive offers only one way in and out, at one time there was a suggestion that an access road be connected to Maple Lane by the Best Western Fort Mitchell Inn, Hensley said.

"As far as any other points of entry, there's nothing on the table right now," Hensley said.

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