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BOWLING GREEN

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HEALTHY INVESTMENT



PHOTOS BY GRACE MCDOWELL / THE DAILY NEWS

Southcentral Kentucky Community and Technical College board members and faculty, Glasgow and state elected officials and members of the community gather at the future site of SKyCTC's new Glasgow Health Campus off Veterans Outer Loop near Bob Lewis Road to break ground on the facility on Thursday.

Ground broken for new SKyCTC health campus

By Justin Story

The Daily News

GLASGOW — With the turning of a few shovels of dirt, the next dosage of what is anticipated to build up the region's health care sector was administered.

Southcentral Kentucky Community and Technical College officials and state and local elected leaders took part Thursday afternoon in a ceremonial groundbreaking for SKyCTC's Glasgow Health Campus, ushering in what many gathered at the site off Veterans Outer Loop said would provide much-needed, more modern facilities to educate future nurses and allied health workers.

"As the state's need for health care workers and enrollment in nursing and allied health programs con-



Barren County Judge-Executive Jamie Bewley Byrd speaks at a groundbreaking ceremony for Southcentral Kentucky Community and Technical College's new Glasgow Health Campus.

tinue to grow, it's time to invest in a space that reflects where we're headed, not where we've been," SKyCTC President and CEO Michelle Trawick said during remarks before an enthusiastic crowd.

The Kentucky Community

and Technical College System received \$90 million in the state budget last year for three capital projects to replace or consolidate aging facilities, of which about \$28 million will go toward building the new Glasgow facility on about 41

acres of land.

SKyCTC's nursing program, which is offered at its Bowling Green and Glasgow campuses, received the top ranking in the state last year from RegisteredNursing.org, which compiles annual rankings nationwide based on several criteria.

Students in Glasgow, however, have had to learn the trade at a site that formerly housed a hospital for tuberculosis patients, attending classes in the same facility that students in the Glasgow LPN Nursing School — a vocational program that preceded SKyCTC — began using in 1958.

Kentucky State Rep. Steve Riley, R-Glasgow, said he was "appalled" at the conditions that students and teachers faced in the aging facility when

See **GROUND**, 3A

Development district for Nashville Road OK'd

By Jack Dobbs

The Daily News

An economic development district is on its way to the southern end of Bowling Green to support the forthcoming Publix development and other businesses coming to that area.

Warren County magistrates approved a first reading of an ordinance creating the Nashville Road Local Development Area on Thursday and it will function similar to a Tax Increment Financing district where tax revenue is reinvested in an area.

Under the ordinance, the county will rebate 75% of property tax revenue to the developer, STNL Nashville Road, LLC. The rebates will support costs incurred from upgrading infrastructure in the area.

"This is maybe as much as a \$75-\$80 million investment in that area, and it will grow from there," Judge-Executive Doug Gorman said Thursday.

The upgrades will include additional roadway and traffic lights along with utility relocation, the costs for which will be picked up by STNL. After 15 years or once the developer receives \$4 million in rebates, the district will terminate, according to the ordinance.

Gorman said development areas like this are often used in the Kentucky Transpark with businesses that invest in Warren County.

"It is a way for a private company to make a significant investment and for the county to be able to incentivize them to do infrastructure improvements," he said.

The Nashville Road area

See **DEVELOPMENT**, 3A

WKU Regents approve student housing overhaul

Project dubbed 'WKU Elevate'

By David Mamaril

Horowitz

The Daily News

A wide-spanning development agreement to overhaul Western's student housing obtained approval from the university regents last month — to ultimately cost around \$350 million that'd be paid from student housing payments.

The public-private partnership comprises a web of affiliates:

Western Kentucky University — acquiring the properties from their longtime owner and operator, the nonprofit Student Life Foundation — will mainly lease the ground and property to an affiliate of the national nonprofit College Heights Foundation. This, similar to the previous SLF partnership, allows for tax-exempt financing, local counsel Mark Franklin said.

CHF would then own, operate, maintain, manage the facilities —

and for much of this, it'll contract with the Gilbane Development Company, which then contracts out for architecture and construction. The plan also has CHF contracting separately for management, and obtaining a loan agreement with the Kentucky Bond Development Corporation that the City of Bowling signed off on recently. (The city's approval was akin to a formality, and the city has no bond obligations for this project.)

Ahead of the WKU Board of Regents' approval, stakeholders discussed details such as

management, funding and more laid out in the 500-plus-page agreement for the project, dubbed "WKU Elevate" by the university. In a timeline that spans construction into 2030, the projects include building a six-story, state-of-the-art housing project comprising just north of 1,000 units at the site of Douglas Keen and Hugh Poland by fall 2028; renovating and stabilizing existing housing throughout the campus; and paying off SLF's current debt.

At the same time, it'll virtually eliminate traditional-style beds

from the university's portfolio in favor of what WKU President Tim Caboni has described as "hotel-style, suite-style, pod-style housing."

The initiatives follow the permanent closure (and upcoming demolition) of Hill-topper Hall due to structural flaws as well as temporary closures and needed repairs at Normal and Regents halls.

"... a big challenge requires an even larger solution," Caboni said. "And the opportunity that

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