

**Economic Development and Business Committee Meeting Agenda and Minutes
City of Park Hills**

August 27, 2024

6:00 PM

**In Person at Park Hills City Building
1106 Amsterdam Road, Upstairs Council Chambers**

Virtual via Zoom:

<https://us02web.zoom.us/j/81027464536?pwd=VIFUYXVXdjZ3aEt1L2IWRkFRSWhVUT09>

Meeting ID: 810 2746 4536

Passcode: 702512

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In Attendance

In person: Sarah Froelich, Mike Conway, Josh Wice; Gary Huff and Joe Daugherty (6:54); Pam Spoor (6:55)

Virtual: Marty Boyer; Emily Sayers (6:10); Monty O'Hara (6:14)

The meeting began at 6:07 due some technical difficulties with the virtual link.

1. Park Hills Parcel Analysis

- a. Josh Wice, Community Development Manager at Planning and Development Services of Kenton County (PDS), shared a presentation of the parcel analysis he and his team, including Bryce Lakes, put together for Park Hills.
- b. Sarah will send the virtual presentation to the committee. (Sarah emailed the presentation to the committee on 8/28/24.)
- c. Josh recommends that the committee revisit the parcel analysis with PDS approximately every six months.
- d. Marty called out that the property values on Dixie Highway (slide 7) show us that the highest value in our commercial district is the new Good Spirits business.
- e. Josh add that among the 30 parcels, some older properties, the average value is about \$340,000 which indicates that we have a very strong business corridor.
- f. There was a question about one of the properties at the Sleepy Hollow intersection (slide 12) that indicates a property is commercial. Josh noted that it's important to be aware that the commercial and residential keying on the parcel analysis maps is about land use rather than technical zoning. This means that a property, like this property on Sleepy Hollow, is zoned residential, but the use in this context is considered commercial because it is a multifamily property or owned by an LLC.

- g. Sarah noted that the map of the Elberta Apartments District was incomplete and asked Josh to revisit this part of the analysis. (Josh and Sarah followed up on this on 9/4/24 and Josh is updating this part to share with us later.)
 - h. Josh posed the question to the committee: What's next? He suggested that having the average value information can trigger conversations with potential developers and can inform a strategic plan.
 - i. There were some questions about how the Brent Spence Bridge project will affect the Elberta Apartments District.
 - j. Mike added that the deforestation of Park Pointe has increased road noise on Cleveland Ave.
 - k. Mike recommends checking on noise issues with the Kentucky Transportation Cabinet (KYTC). (Note that in the last city council business meeting on 9/9/24 we now know that Mayor Kathy Zembrodt is the point person for Brent Spence Bridge updates with the KYTC.)
 - l. Josh finished his presentation, suggested that we might want to review the Highland Heights road diet project in Ft. Thomas, and exited the meeting at 6:49.
2. Review of [June](#) and [July](#) minutes
- a. Both sets of minutes were approved.
3. Dixie Highway project presentation
- a. Mike Conway presented the [Dixie Highway](#) presentation and asked to committee to "poke holes."
 - b. As part of the presentation, Mike shared that KYTC is supportive of the road diet concept and that there have been at least 14 traffic safety incidents on Dixie Highway in the last 6 months.
 - c. Marty shared that the benefits are clear and noted that the cost of the initial study could be what prevents advancement of the conversation. We'll need to make a case for the value of the cost of the initial study. We need to address the risks and consider questions like: What happens if we do the study and don't find it doable? Marty points out that the cost of the study isn't wasted even if we pursue the project later. Conducting (and paying for) this study can inform us more about what we can do in the future. The bottom line is that we need an initial study before we can make any decisions about what action to take. Plus, now we know that there's a potential value increase for new businesses in our corridor based on what we just learned from the parcel analysis. After we conduct the study, then we can figure out what other tools we can bring in to fund the future plan, whether it's working with the Catalytic Fund or using Tax Increment Financing (TIF) or something else.
 - d. Emily shared that it's a good presentation and pitch.
 - e. The committee asked Mike what his next steps are and he shared that he plans to visit Lexington and Louisville and have a conversation with KYTC to verify if there are any issues with a road diet. Sarah suggested that it would be best if she and Mike had this conversation with KYTC together.
 - f. Monty and Gary talked about traffic and upcoming Brent Spence Bridge traffic in particular.

4. Z21 update: Next working group session is on September 10. (Note that this meeting was canceled. The next meeting is so far yet to be scheduled.)

The meeting adjourned at 7:10 PM.

Next Meeting: Tuesday, September 24, 2024 at 6 PM.