

**City of Park Hills Economic Development Committee
Minutes for Wednesday, February 28, 2019
City Building, 2nd Floor**

Chair: Wesley Deters **Co-Chair:** Sarah Froelich

Members present: Kevin Theissen, Joe Nienaber

Members absent: Bill Gregg, Ron Stamm, Ron Nolting, Kent Wessels, Robert Schoborg

Guests: Pam Spoor, Phil Ryan

Meeting convened at 6:33 PM.

Council Member Pam Spoor suggested that the Economic Development Committee look at creating a Tax Increment Financing (TIF) district for development and redevelopment in the commercial district along Dixie Highway in Park Hills. She pointed out that Ft. Wright has two TIF districts. She recommended that the committee learn more about TIFs by contacting Jim Parsons at KMK Law, to ask him to come and address the committee. Ms. Spoor provided Mr. Parsons' phone number.

Ms. Spoor and Mr. Nienaber discussed what kinds of development they think is appropriate for the Dixie Highway corridor in Park Hills. Ms. Spoor suggested a bank. Mr. Nienaber suggested boutiques.

Ms. Spoor asked about whether the city could use TIF money for eminent domain.

Mr. Nienaber spoke about the properties on Dixie Highway that he has wanted to purchase.

Ms. Spoor mentioned that she wants to get the TIF right away.

Ms. Spoor and Mr. Theissen left the meeting at 6:56 PM for another city meeting.

Ms. Deters stated that she would invite Jim Parsons to a future meeting of the Economic Development Committee.

Mr. Nienaber asked whether a TIF could help the city create a park on the south side of Dixie Highway. He said he is going to reach out to Ft. Wright's city administrator to get information about Ft. Wright's TIF zones. He added that TIFs are typically for commercial use, but can draw on residential areas.

Mr. Ryan suggested putting together a meet and greet for Park Hills businesses to talk about the TIF program. He suggested that it is important to have open communication with businesses and property owners in the commercial district, to keep them informed. He said this might help avoid confusion and concerns about any future zoning changes. He spoke about an earlier small area study that was done some years ago. He mentioned that the study revealed that median strips are not possible along Dixie Highway, but mixed-use zoning is possible.

Ms. Deters mentioned that Z21 could be helpful for future zoning changes.

Mr. Nienaber spoke about hillside restrictions and the challenges the Dixie corridor faces when it comes to parking. He continued to talk about the future of the Sisters of Notre Dame building and whether it could be purchased by Covington Catholic High School. He spoke about the potential grant stimulus for Lewisburg in Covington and potential grants for sidewalks from the Congestion Mitigation and Air Quality Improvement (CMAQ) program. He also described an idea he had around creating a walking path along the closed portion of Old State Road that comes down the hillside and meets Dixie Highway.

Ms. Deters and Ms. Froelich asked about creating a business association. Mr. Nienaber mentioned that former Council Member Jason Reser asked him to create one, but he just didn't have the time and he thinks it's difficult to get the business owners together.

Mr. Nienaber said he thinks it's important to reach out to property owners in the business district to share details about Z21.

Mr. Ryan suggested that the committee and city be cautious when sharing details, so owners don't overreact and buy up properties to prevent zoning changes. He mentioned that mixed-use zoning is attractive and allows lots of different kinds of uses—and that mixed-use zoning isn't very well defined.

Mr. Nienaber said he is interested in getting together with property owners to talk about their long-term vision for Park Hills.

Ms. Froelich suggested that the committee and city consider a two-prong approach that includes both property owners and business owners.

Ms. Deters announced that there would not be a March meeting, due to Z21.

Meeting adjourned at 8:46 PM.

Proposed Next Steps:

- Focus on Z21 in March and bring the Z21 draft to the next meeting in April.
- Invite Jim Parsons to the April meeting to talk about TIFs. Find out how much it costs to create a TIF district.
- Determine whether to recommend creating a TIF district.
- Initiate a business association.