

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

Tuesday, April 25, 2023

6:00 PM

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

Virtual via GoToMeeting: <https://meet.goto.com/642420197>

You can also dial in using your phone.

Access Code: 642-420-197

United States: +1 (408) 650-3123

Attendance

In-person: Monty O'Hara (member), Nick Dew, Sarah Froelich (chair)

Online: Marty Boyer (member), Emily Sayers (member), Rebecca Brunner (Link NKY)

The meeting began at 6:05 PM.

1. Review of [February](#) and [March](#) minutes (5 minutes)
 - a. Committee voted in favor of approving meeting minutes for both months.
2. Review of [Economic Development and Business Committee Mission and Priorities](#) (5 minutes)
 - a. Sarah read the mission and priorities statements. No objections or suggested updates.
3. Updates for [Park Hills: What We're About—Version 2](#) Google Doc for more details (5 minutes)
 - a. Keeping this in mind as we continue to plan.
4. Continue discussions about:
 - a. TIF district planning (10 minutes)
 - i. If we had a TIF district, we'd probably have tens of thousands to work with. Before we make a recommendation, it's a good idea to figure out what we'd want to do with the funds.
 - ii. Ideas about what we could use TIF funds for:
 1. Median with trees (Sarah)
 2. Road diet idea (Monty)
 3. Walking and exercise path connecting Old State and Park Pointe with Dixie Highway, behind Ft. Mitchell Garage (Sarah)
 4. More clarity in transition and arrival points—where does our commercial district start and end? Could we create a mural? Ft. Mitchell garage makes the sense of place confusing (Nick)
 5. More Park Hills-centric banners (Sarah)
 6. Commemorative plan for our upcoming centennial year—2027 (Monty)

7. More sidewalk on Dixie (Monty)
8. Pedestrian amenities (Marty)
- iii. General TIF topics
 1. Input from current businesses—make sure they have a seat at the table (Marty)
 2. Viability of TIF—borrowing today on future assets (Marty)
 3. Do we meet the requirements (Marty)
 - a. This is TBD, based on potential legal assessment, which we can pursue if we recommend a TIF (Sarah)
 4. If it serves as a catalyst for improvement or growth, then it's worth pursuing (Marty)
 5. TIF idea may not support the desire for a restaurant or hospitality business that many residents say they want. (Marty)
- b. Design standards for Z21 (20 minutes)
 - i. Reviewed the Character Standards descriptions
 - ii. Discussed what the districts are and looked at the maps on the table and online on the GIS
 - iii. Questions included:
 1. In the prohibited section in the last paragraph of section 4
 - a. How do we measure for the term “flimsy”?
 - b. Do we want to keep vinyl siding?
 2. Can residents live in the residential commercial or highway commercial districts?
 - c. Kentucky League of Cities (KLC) range of [Community & Economic Development](#) services (5 minutes)
5. Resources and ideas for future meetings and activities (5 minutes):
 - a. Another meeting with Josh Wice about design standards or TIF districts
 - b. Look into strategic planning with KLC
 - c. Meet with [Catalytic Fund](#) president Jeanne Schroer
 - d. Business visits, including a walkabout in the Dixie Corridor
 - i. Suggested that we explore meeting with Jeanne Schroer at the Catalytic Fund and meeting at a different city business at our next meetings. We can try for both at our next meeting.

Meeting adjourned at 7:07 PM.

Next Meeting: Tuesday, May 23, 2023, at 6 PM