

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

Tuesday, July 25, 2023

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=VIFUYXVXdjZ3aEt1L2lWRkFRSWhVUT09>

Meeting ID: 810 2746 4536

Passcode: 702512

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Attendance

In-person: Monty O'Hara (member), Marty Boyer (member), Sarah Froelich (chair)

Online: Emily Sayers (member), Mike Conway, Mayor Kathy Zembrodt

The meeting began at 6:01 PM.

1. Review of [April](#), [May](#), and [June](#) minutes. (5 minutes)
 - a. All minutes approved
2. Engaging with Park Hills businesses (15 minutes)
 - a. Goal: To find at least 3 business or business property owners to serve on this committee
 - b. Questions asked to help us learn more about Park Hills businesses: Who's growing? Who's leaving? Who's coming?
 - c. Review updates:
 - i. Marty Boyer committed to contacting Permakil, Tapestry on the Ridge, Reality Tuesday, Park Hills Animal Hospital, and Finke's.
 1. Marty spoke with folks from Finke's and Reality Tuesday—they are interested. Commitment is TBD, pending our followup with details and dates.
 2. Mark Collett at Park Hills Animal Hospital hasn't yet replied.
 3. Marty spoke with someone internally at Tapestry Ridge. May be interested in contributing a voice. They're based in Louisiana: [Arlington Properties](#).
 4. Permakil is on vacation; Marty followed up by email.
 5. Question: What would their commitment be, frequency-wise? Quarterly? Every other month?
 6. While at Finke's Marty chatted with some residents who shared these thoughts:

- a. They're interested in a food truck food court like Ft. Wright has done in the past.
- b. They want a place to walk in the summer to get ice cream or something similar, like Kona Ice.
- c. There were some concerns about the changes in payroll taxes and how it relates to remote workers.
- d. Some shared thoughts about how they enjoy how low key and walkable the Devou Golf Club is for Park Hills residents.
 - i. Kathy and Sarah addressed the payroll tax changes. Park Hills employee withholding rate is 1.5% with no cap. The removal of the cap occurred in 2021. Note that Kenton County rates have increased to 0.9097% with no cap for folks earning \$80,100 or less per year from 0.7097% for folks earning \$25,000 or less per year starting in the fiscal year 2023. The second tier rate of Kenton County taxation remains the same at 0.1097% with the FICA cap for folks earning more than \$80,100 per year. References: Kenton County [2023 Tax Rates](#) and [ORDINANCE NO. 2, 2021](#)
 - ii. Mike Conway committed to contacting Ron Stam at Ft. Mitchell Garage, Ron at Loschiavo's, Bob Niehaus, and possibly Pat Flannery to see if he's interested in working with this committee.
 1. Ron at Loschiavo's is very interested in participating. He's been asked before. Asked about time commitment.
 2. Bob Neihaus of the strip can't participate, but his business partner, Patrick Hughes, is willing to serve.
 3. Ron at Ft. Mitchell Garage said yes. He appreciates our asking and has been involved in the past.
 4. Mike suggested a quarterly meeting for the business community so they're not committed to a monthly meeting.
 - iii. Sarah Froelich committed to contacting Granite World, Good Spirits liquor store (via Mayor Zembrodt, also asking for current/final design), and Edward Jones.
 1. Sarah emailed Joe at Granite World and Elijah at Edward Jones and didn't hear back from either of them yet.
 2. Kathy shared that Good Spirits hadn't replied yet.
 - iv. Sarah asked about whether we should reach out to other businesses.
 - v. Mike suggested including businesses beyond our city borders.
 - vi. Marty suggested that we need to define what those boundaries are and noted that our sister cities are also likely asking for involvement from business and property owners outside of Park Hills.

- vii. Sarah suggested reaching out to Sisters of Notre Dame, Covington Catholic, Notre Dame Academy, and Julie Learning Center.
 - viii. Mike made a motion to form a Dixie Highway Business committee to meet quarterly, for businesses along Dixie Highway from Kyles Lane to Tapestry Ridge, to meet quarterly so we can gain their insights to create a master plan.
 - ix. Marty summarized the three pillars of Mike's idea:
 - 1. Boundaries: Tapestry Ridge to Kyle's Lane on Dixie Highway
 - 2. Quarterly meeting
 - 3. All businesses invited
 - x. Sarah asked whether these boundaries were inclusive of enough business owners along Dixie. She suggested considering businesses in the curve in Covington. She also mentioned that this sounds like a shift in our already agreed upon plans and it also sounds like a different committee than we have today.
 - xi. Mike suggested that a specific agenda should be created for this group with specific questions. He suggested a larger group for the first meeting and prefers personal asks rather than emails.
 - xii. Emily agreed to contact all four Diocese organizations: Sisters of Notre Dame, Covington Catholic, Notre Dame Academy, and Julie Learning Center.
 - xiii. Mike shared that he doesn't think our original plan to add 3 members to the committee is enough. He suggested having a large committee meeting in the fall.
 - xiv. Sarah shared that she won't be available for the September Economic Development and Business Committee meeting.
 - xv. Marty agreed to lead the September Economic Development and Business Committee meeting.
 - xvi. Mike said he wants to plan a meeting for the corridor, to have a strong purpose, and set a date to create input.
 - xvii. Monty said that he hears that the Dixie corridor is ugly and wants to know what we can do.
 - xviii. Mike agreed with Monty and said he would never develop in Park Hills. He wants to know how we attract the right businesses. He wants to hear residents' voices to form our priorities.
3. Sarah prepared to close the meeting and said we'd cover the other important items on the agenda in our next meeting. Note that we didn't cover the following agenda items.

Meeting ended at 7:07 PM

- 4. Opportunities along the Dixie Highway corridor (20 minutes)
 - a. New city building update
 - b. Liquor store update
 - c. New Park Hills entrance sign on Dixie Highway

- d. Szechuan Garden
- 5. Next step suggestions from Josh Wice at PDS (3 minutes)
 - a. Parcel analysis in the business district. This is something PDS could assist with.
 - b. KLC strategic planning—Josh Wice has agreed to reach out to KLC to see if that is a complimentary service or if they charge for it.

Next Meeting: Tuesday, August 22, 2023 at 6 PM