

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

**November 28, 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=VIFUYXVXdjZ3aEt1L2IWRkFRSWhVUT09>

**Meeting ID: 810 2746 4536**

**Passcode: 702512**

**One tap mobile**

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**Attendance**

In-person: Kathy Zembrodt, Monty O'Hara (member), Marty Boyer (co-chair), Sarah Froelich (chair); Joe Daugherty joined at 6:32 PM, Pam Spoor and Tony Darin joined at 6:53 PM—these visitors were early for the Financial Oversight Committee meeting that followed.

Virtual: Mike Conway (member), Emily Sayers (member)

The meeting began at 6:08 PM.

1. Review of [October](#) minutes (5 minutes)
  - a. Minutes approved
  - b. Next meeting in January, no meeting in December
2. Ribbon Cutting Ceremony updates (5 minutes)
  - a. Good Spirits and The Lash Bar
  - b. Received some press coverage
  - c. 911 and Google entries to be added for Good Spirits
3. Z21 update (5 minutes)
4. Dixie update (5 minutes)
  - a. New city building update
    - i. Trees planted by Baeten's Nursery & Greenhouses, flagpole to come
  - b. New Park Hills entrance sign on Dixie Highway
    - i. Shared design
  - c. Szechuan Garden
    - i. Four or five offers, none accepted
  - d. Sisters of Notre Dame
    - i. Future is only for education, removing a wing of the building
5. Strategic planning with PDS: [Park Hills Parcel Analysis Proposal](#) would be first step. (5 minutes)

- a. Sarah asked the committee to review the proposal and think about which parcels to analyze in preparation for our January meeting.
6. Key data points of PDS [Park Hills Dixie Study](#) (Marty Boyer, 10 minutes)
  - a. Marty reviewed the document he shared with the committee by email titled Park Hills Data and Review Notes.
  - b. Marty suggested we use this as our roadmap now and adapt it with present-day and future-focused lenses.
  - c. Marty asked how much we can use this for strategic planning today.
  - d. Here are some highlights from Marty's assessment document
    - i. There are good starting points for us to plan with and react to within the document, including the defined boundaries of our commercial district.
    - ii. A worthy long-term goal is to better balance employment opportunities within the larger context market. Today's addition to this could relate to remote working and opportunities for remote workers.
    - iii. Connection to proposed objectives that include parking, a central median on Dixie Highway, character standards, street lighting, and improved walkability and bikability.
    - iv. The implementation plan is a good format, and can be strengthened with updates around property changes (like Gateway, NKU, etc.), Z21 changes, and input from our vision for the future.
  - e. Marty added that the areas of influence section needs some updates as well.
  - f. Sarah pointed out that Good Spirits has a sidewalk and curb cuts. We could encourage more businesses to do the same and consider adding more trees and greenery as we've done with the new city building.
7. Objectives and goals review from PDS [Park Hills Dixie Study](#) (Mike Conway, 10 minutes)
  - a. Mike reviewed the importance of making the commercial district more attractive for our current businesses and for future business development.
  - b. Mike shared a list of suggested priorities that includes:
    - i. Streetlights
    - ii. Sidewalks
    - iii. Curbs
    - iv. Green Spaces
    - v. Bike Paths
  - c. Mike pointed out that we have an opportunity with the Brent Spence Bridge project since it's likely going to greatly affect Park Hills when it comes to construction traffic and noise. Mike suggested that council:
    - i. Share our concerns, goals, and objectives with Judge/Executive Knochelman.
    - ii. Coordinate with PDS.
    - iii. Coordinate with state representatives and Governor Beshear.
    - iv. Coordinate these efforts with the Infrastructure Committee.
  - d. Mike also suggested that we highlight safety issues.
  - e. Mike described our goals and objectives as being a continuation of the sidewalk, curb cuts, and lighting from Reality Tuesday to Covington.

