

THE PARK HILLS CITY COUNCIL HELD A CAUCUS MEETING ON MONDAY, FEBRUARY 26, 2024, AT 7:00 P.M. STREAMED LIVE THROUGH TBNK WITH MAYOR KATHY ZEMBRODT PRESIDING. COUNCILMEMBERS PRESENT: MONTY O'HARA, DR. JOE DAUGHERTY, SARAH FROELICH, PAM SPOOR, JOE SHIELDS, AND STEVE ELKINS.

Call to Order

Pledge of Allegiance

Roll Call

I. Z21 discussion:

An email was sent to Council from PDS regarding some changes to the Z21. Mayor Zembrodt asked that Council look it over so that everyone is on the same page when it comes to voting on the Ordinance.

Discussion regarding some of the proposed changes to the Zoning Ordinance was discussed. It was recommended that they be taken back to the Z21 working group to go over the details.

II. Parcel discussion

Mr. Josh Wice with PDSKC, was present for the discussion. Ms. Froelich, unfortunately, wasn't able to share her screen so she went over her presentation verbally. During the last council meeting, Ms. Froelich shared a proposal put together by Mr. Wice regarding a parcel analysis. The presentation is attached to the back of these minutes.

There is no cost to the city for the analysis and Ms. Froelich believes it will serve as an educational tool to gather support for new economic development goals. Mr. Wice stated that it is up to council to choose the parcels and property owners would not be engaged unless council wants them to be. The mayor inquired about TIFs and IRB's. Mr. Wice said that the analysis would provide data for that and there are certain parameters you must meet. They are spelled out in KRS.

Ms. Froelich would like to have Council agree tonight to move forward as the economic development & business committee has recommended. Council believes the areas outlined in the presentation would be good areas to study. Mr. Wice would like to look further into the area near Devou Park. Council agreed and would like to move forward with the plan especially since there is no cost to the city.

8:02 Motion to adjourn from the Caucus meeting was made by Dr. Daugherty, seconded by Mr. O'Hara.

Mayor, Kathy Zembrodt

ATTEST:

City Clerk



Park Hills Parcel Analysis

Suggested by PDS

Recommended by the Economic Development and
Business Committee





Park Hills Parcel Analysis

Purpose

Before a community can develop an economic development plan or identify development priorities, it is informative to have an understanding of the existing economy.

A parcel analysis is one way to complete this assessment when looking at a specific area.

A parcel analysis is a local economic assessment on a smaller scale.

Parcel analyses are often used when looking at specific business districts or study areas.



Park Hills Parcel Analysis

What a Parcel Analysis Can Do

A parcel analysis can serve as an educational tool to gather support for new economic development goals.

Documenting the existing conditions, like the factors below, assists in identifying local assets but also challenges in the area.

Parcel analyses are often the first step in neighborhood development because the findings can help organize for change.

Parcel analyses can help create a strategic plan by establishing which strategies are needed for the area. The findings from a parcel analysis could shape what kind of business-oriented or place-based strategies are needed.

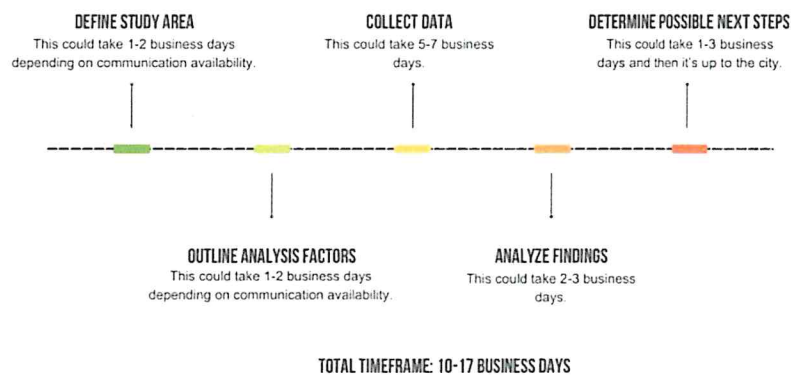




Steps in a Parcel Analysis

Timeline

1. Define the study area. Determine where the starting point and ending point is.
2. Outline the factors and elements needed for the analysis.
3. Collect data and information.
4. Analyze what those findings indicate about the study area, including local assets and challenges.





Factors in Analysis

Overall Area

- Total Number of Parcels
- Average Parcel Size
- Average Value
- Top Building Uses
- Info on Shopping Habits or Preferences
- Market Demand
- Land Use
- Zoning

Individual Buildings

- Business Name
- Owner
- Improvement Value
- Taxable Value
- North American Industry Classification System (NAICS) Codes
- Vacant or Not
- Building Conditions
- Year Built

Park Hills Parcel Analysis



Summary

As indicated previously, this analysis can serve as an educational tool or guide for city staff, administrators, or committee members to begin to formulate development strategies or recommendations. Documenting the existing conditions of an economy and neighborhood through analyses of the overall area and individual buildings is the first step in gathering support for change within the community and enables the creation of strategic plans and revitalization projects.



Parcels to Study

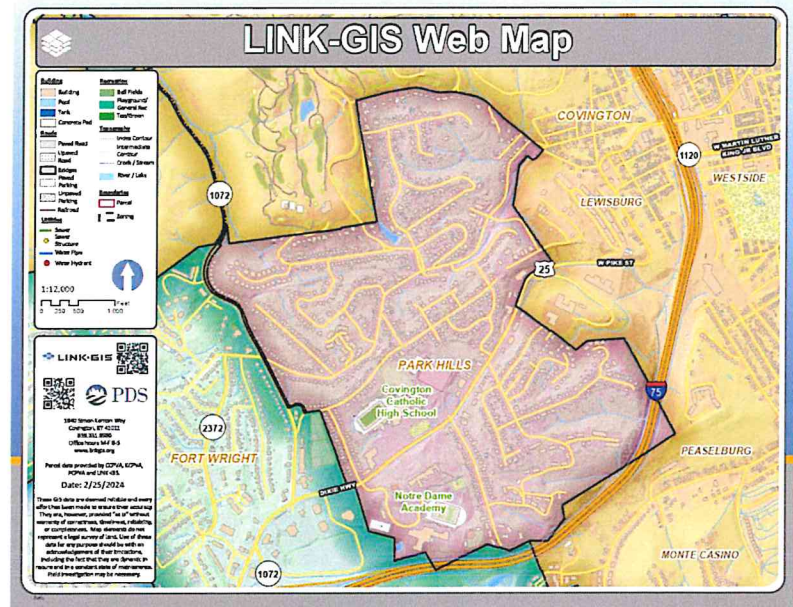
Highway Commercial,
Neighborhood Commercial, and
Institutional parcels along Dixie
Highway

Amsterdam Road and Montague Road Intersection

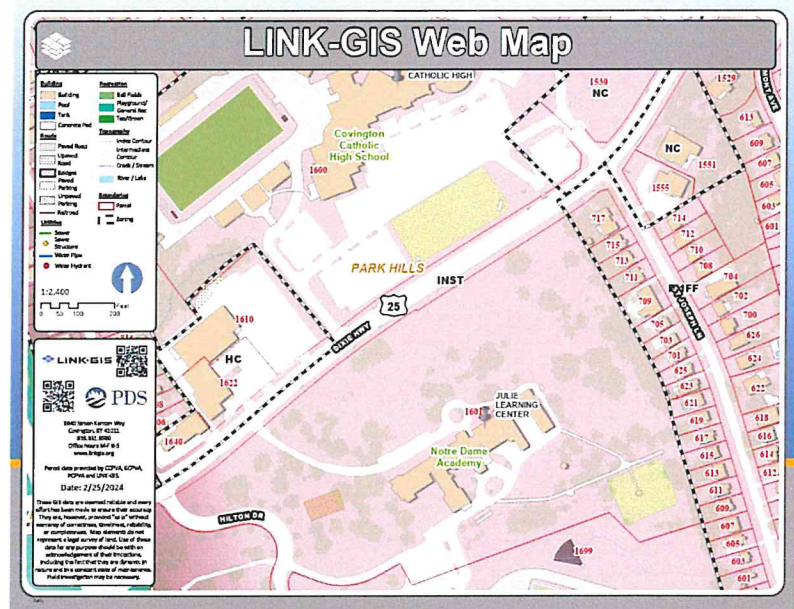
Amsterdam Road and Sleepy Hollow Road Intersection

Parkside parcels

Elberta Apartments District

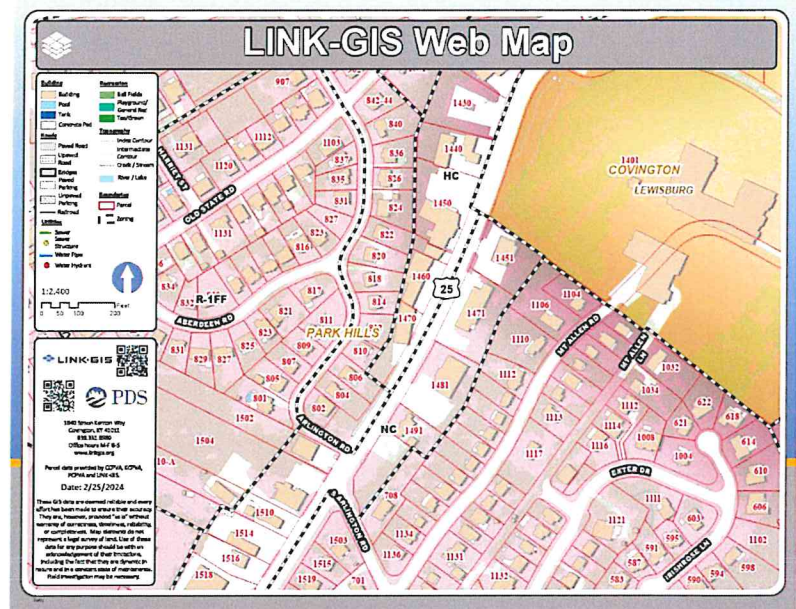


Highway Commercial and Institutional parcels along Dixie Highway



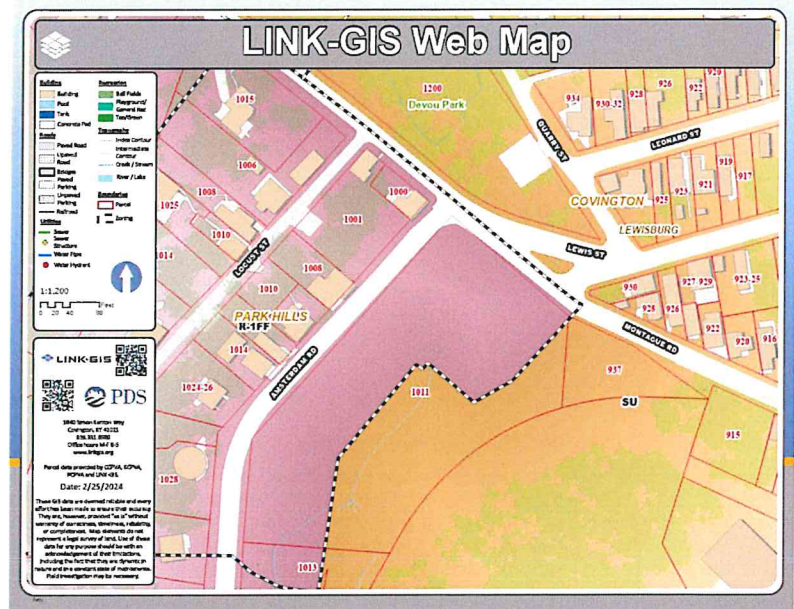
Parcels to Study

Highway Commercial and
Neighborhood Commercial parcels
along Dixie Highway



Parcels to Study

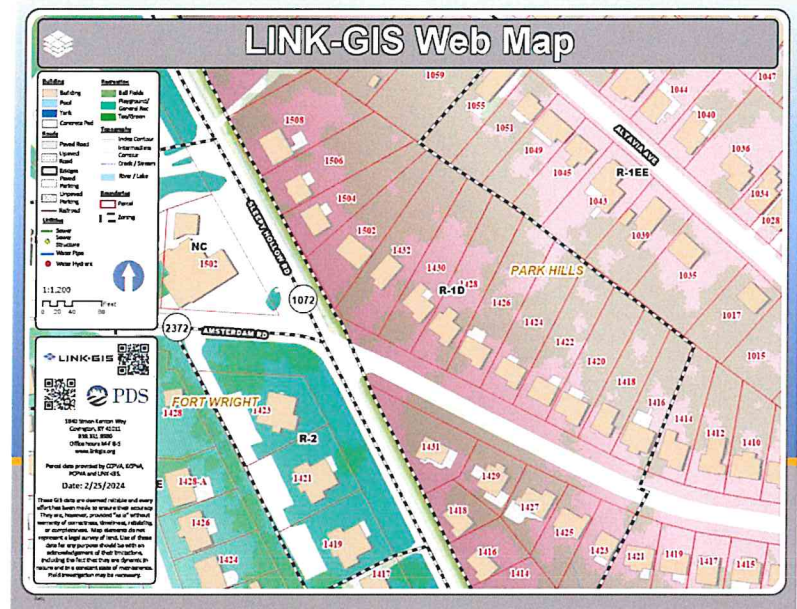
Amsterdam Road and Montague Road Intersection





Parcels to Study

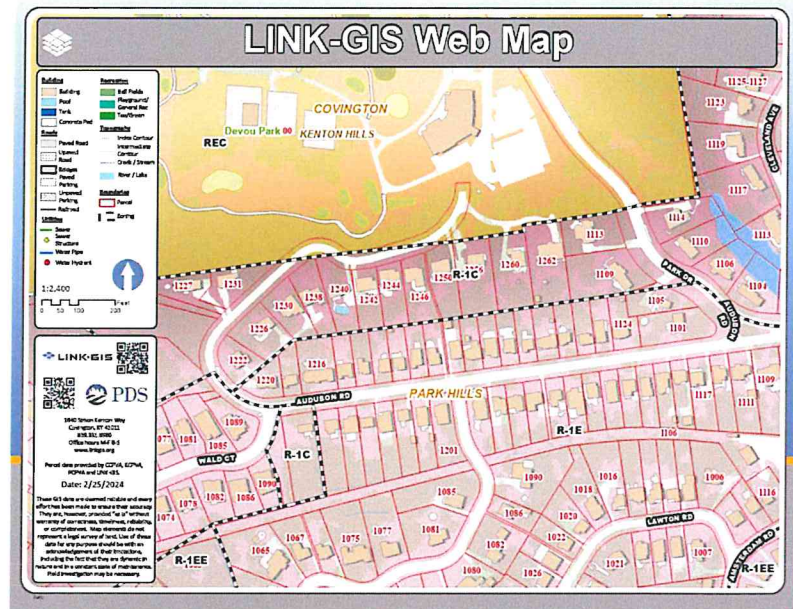
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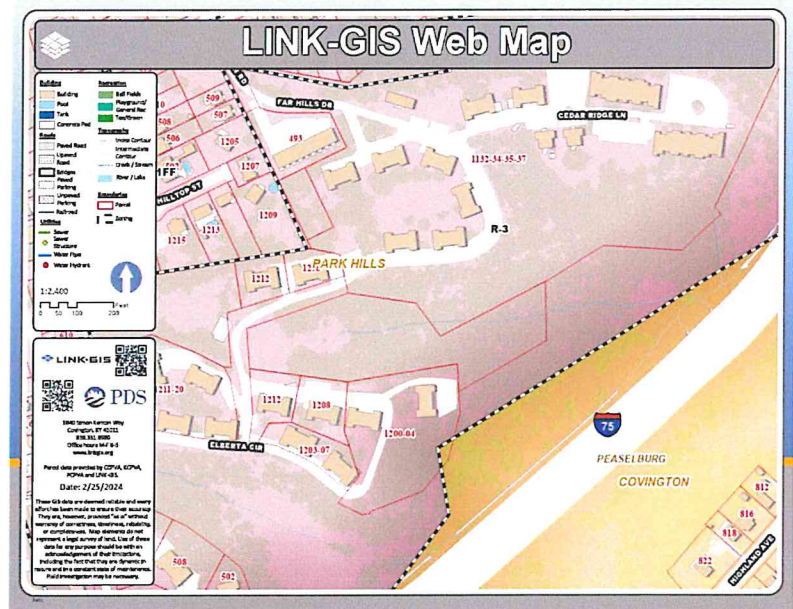


Parcels to Study

Parkside parcels



Elberta Apartments District



Parcels to Study

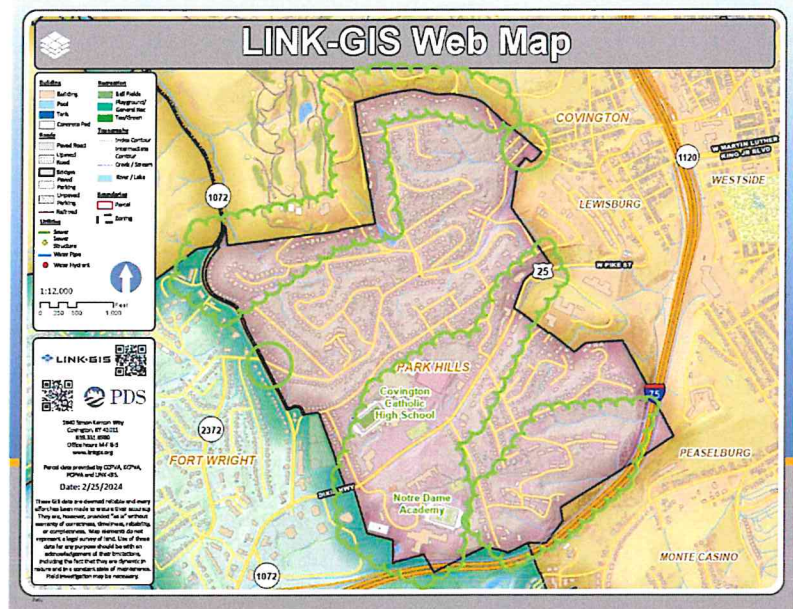
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Thank you.

