

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

**January 29, 2025**

**6 PM**

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

**Virtual via Zoom:**

**Virtual:**

**<https://us02web.zoom.us/j/83252735142?pwd=ab60TjFWcSqX9MLZx8HnXGqP0bbItU.1>**

**Meeting ID: 832 5273 5142**

**Passcode: 400389**

**One tap mobile: +13017158592,,83252735142#,,,,\*400389# US**

In Attendance:

In person: Emily Sayers (Chair), Sarah Froelich (Co-Chair), Marty Boyer (Member), Carl Trinkle (Member), Ron Stam (Member), Laura Cardosi, Noah Braden

Absent: Mike Conway (Member)

The meeting began at 6:05.

1. Call to Order & Introduction
  - a. Meeting called to order with all attendees introduced and welcomed
2. Review accomplishments from the past year via Powerpoint presentation
  - a. Discuss plans and projects for the upcoming year, emphasizing strategic planning and community projects.
3. Projects Overview: Progress on various Park Hills projects was reviewed.
  - a. Projects in progress
    - i. Discussion included new entrance signage, an updated event permit draft, and the potential use of a parcel analysis.
  - b. The [Economic Development and Business Committee Shared Folder](#) Google Drive containing historical project notes was highlighted as a resource for ongoing work.
    - i. Strategic Planning, Zoning, and Town Hall
      1. Potential next phase is in strategic planning focusing on commercial or near-commercial areas from the parcel analysis from PDS.
      2. Overview of the Z21 zoning modernization project and the need to adopt changes via ordinance.
      3. Feedback from the recent Town Hall meeting was noted, including recognition of local efforts such as Ali's initiative with the food

truck and the continued communication from residents for more events and gathering places within the city i.e. a restaurant.

- c. Dixie Corridor Road Diet Idea
  - i. Road Diet Presentation:
  - ii. The committee discussed the idea of a road diet—a transportation planning strategy to reduce road lanes for improved safety and increased walkability.
  - iii. Possibility of Mike Conway presenting the road diet concept at the February council meeting. Contingency plan: Marty Boyer prepares a presentation should Mike be unavailable.
  - iv. Road Redesign for Walkability and to improve accessibility.
  - v. Emphasis on the need for a feasibility study and initial engineering phase, with estimated costs of approximately \$26,000 to \$27,000.
  - vi. Sarah mentioned an upcoming discussion planned with Ron Washington regarding this initiative.
  - vii. Partial review of [Dixie Highway Presentation 2](#) slide deck.
  - viii. Discussion included revisiting the 2010 [Park Hills Study](#) strategic plan and exploring the potential for an updated or new plan.
  - ix. The importance of parcel analysis data for understanding business districts and attracting/retaining businesses was underscored.
4. Updates on Building & Development Projects
  - a. Szechuan Building:
    - i. The building is under lien for violations and considered abandoned.
    - ii. Several offers have been received, though they are approximately half of the owners' asking price.
    - iii. Demolition of the building remains a possibility for repurposing the lot.
  - b. Sisters of Notre Dame
    - i. The Sisters of Notre Dame have shared plans to demolish their building.
    - ii. Discussion addressed potential effects for the Park Hills community.
    - iii. Plan to invite the Sisters of Notre Dame to our next City Council Business meeting.
    - iv. Discussion about the historical significance, zoning challenges, and the potential for future development on the site.
    - v. Considerations include parking, green space preservation, and potential zoning adjustments for nearby properties.
5. City Processes & Code Improvements
  - a. Marty expressed interest in contributing to drafting and updating city processes.
  - b. Sarah described where we are in the process of improving the event permit process and ensuring it aligns with city code.
6. Action Items / Next Steps
  - a. Road Diet Presentation:
    - i. Action: Sarah to follow up with Mike Conway regarding his availability and willingness to present the road diet concept at the February council meeting.

- ii. Contingency: Marty Boyer to prepare to present the concept if Mike is unavailable.
- b. Strategic Plan Review:
  - i. Action: All committee members to review the 2010 [Park Hills Dixie Study](#) strategic plan available on the PDS website and consider updates or modifications.
- c. Parcel Analysis:
  - i. Action: Committee members to review the [2024 Parcel Analysis](#) document stored in the shared Google folder.
- d. Committee Email List Update:
  - i. Action: Emily to update the committee email list with Ron's wife's email address.

Meeting adjourned at 7:17.

Next Meeting: Wednesday, February 26, 6 PM