

CITY OF UNION
Economic Development Committee
January 16, 2019

Members in attendance:

Jeremy Ramage, Commissioner

Steve Harper

Jeff Bowman

James Collett

Larry Solomon, Mayor

Kevin Costello, Boone County Planning

David Plummer, City Administrator

Melissa Hinkle, Communications and Operations Director

Meeting was called to order at 6:05 p.m. by Commissioner Jeremy Ramage.

Public Comment: No member of the public came forward with comment.

Kroger Outlot Updates: Administrator Plummer updated the group that a meeting of the Union Board of Adjustments will be held on February 11th at the City Building to review a proposal to sever the outlots of the Kroger development into two separate lots. Mr. Costello advised that this proposal had been presented by the developers in relation to some financing issues, and that if the lot is severed into two parcels, more favorable financing can be obtained for the development.

Commissioner Ramage updated that work is continuing on the Old Kroger property for development into a Kroger Pickup center. A meeting is set for 1/17 at 1:30 with representatives from Kroger and City administration to obtain updates on the progress of the renovation.

Gresham, Smith and Partners Phase One Report: Commissioner Ramage reviewed the information presented in the phase one memo from Gresham, Smith and Partners. He did advise that Mr. Steve O'Houlan was no longer with the project, due to a staff reorganization at GS&P, and that John Henney will be moving forward with the project, along with others from GS&P.

Several members of the group, including Mr. Costello and Mr. Collett, had some comments as they pertained to the report. Mr. Collett pointed out that the report made some valid points as it related to his parcels when it came to the amount of earth movement that would be required. Although he wasn't sure the cost impact was necessarily accurate, he did acknowledge that there is an impact towards development. However, he also felt that an interested developer would not consider this a hinderance to development on his property area.

Mr. Costello felt there were several minor inaccuracies in the report regarding the involvement of several community entities, including the Boone County Schools, and Kentucky Transportation Cabinet. Furthermore, he felt that closer review be made of several other minor points in the report. He would like the opportunity to address his concerns within a memo to the group. Commissioner Ramage welcomed this feedback and asked Mr. Costello to proceed with providing that memo. Mr. Costello felt that this was a positive first step and that there are subsequent steps that can be taken to move development forward.

Mr. Costello also mentioned the idea of a public/private partnership, whereby the city may look at locating its operations or community center within that first phase of development. Crestview Hills was cited as an example of where the city and a developer partnered together to make a successful commercial and city function location.

Mayor Solomon indicated that the city would be interested in such an opportunity and would look forward to assessing all options once they have more details, data and research on a public/private opportunity.

Wednesday, February 20 at 6 p.m. was set for the next meeting date.

The Meeting was formally adjourned at 7:19 pm by Commissioner Ramage