

CITY OF UNION
Economic Development Committee
January 18, 2017

Members in attendance:

Jeremy Ramage, Commissioner
Larry Solomon, Mayor
Brent Gross
Bob Jones, BCPC
Stephen Harper
Jim Collett
Randy Barlow (via telephone)
Melissa Hinkle, Communications Coordinator

Meeting was called to order at 6:03 p.m. by Commissioner Jeremy Ramage.

Introduction of New Members: Commissioner Ramage introduced new EDC members, Mr. Jim Collett and Mr. Randy Barlow. Mr. Collett was in attendance, while Mr. Barlow joined the meeting via conference call.

Construction Update: Commissioner Ramage provided updates on several city area projects

Kroger Construction Update: Ramage reported on a meeting with Kroger officials earlier in the day on the new Marketplace construction. They have active interest from 3-4 businesses on seven of the areas, and are actively pursuing a letter of Intent for the existing Kroger building. The letter is now a timing function, based on the construction of the new store, but at least two entities are interested. The new Marketplace will be the first store with an in-store restaurant. The approval of plan changes for this new restaurant went before the Boone County Planning Commission earlier in the day. A sign will soon be placed on the existing Kroger store indicating that the store is available for rent and to contact Midland Retail, the leasing agency.

St. Timothy's School: Ramage reported the construction is proceeding.

Boone Springs: This development is also moving forward as expected, with leveling work well underway at the site, and drive and parking lot are also well under construction.

Mount Zion Road/KY 536: The Mayor shared the update from Kentucky Transportation Cabinet that was shared at the February City Commission meeting. Clearing and grubbing work continues, and the utility work and relocation is proceeding as scheduled. A few citizen complaints have surfaced, with the city and State officials working together to help resolve those issues.

Mr. Collett brought to our attention a requirement to permitting/work done to any existing Blue Lines. He recently has been working on that with the US Army Corps of Engineers on his property. HE believes the Blue line affects any waterway or drainage areas in the Mt. Zion construction area. These require some long-term planning and easements for those properties which have drainage areas on them. Mr. Collett also brought forth an issue of some properties being "landlocked" due to the changes of Mt. Zion and US 42. There needs to be some further discussion and assessment of curb cuts with the State and maybe BCPC to ensure development is accessible to parcels.

Rice Pike Construction: The work on Rice Pike has been completed, and Ramage reported that he expected the interchange to be looked at this year for potential upgrade or revision.

Developer Packets and Prospects: Ramage updated that Steiner hasn't shown active interest in development in Union. EDC still continue to move forward to other prospects. Ramage to review potential developer list, and as soon as City Administrator Matt Dowling returns from paternity leave, he will work with him on new schedule. Ramage mentioned that Midland Retail had recommended the city look at New Albany, Ohio, for potential ideas.

Upcoming Meetings: Ramage proposed setting the regular meeting dates for the committee to the third Wednesday of each month, and to not hold a meeting in February, unless a pressing issue came up. Bob Jones, with the Boone County Planning Commission, mentioned that a representative from their group may not be able to attend the next few meetings as they are undergoing a long-range planning update and staff will not be available. Mr. Collett requested that contact information be made available to the group so they can communicate more easily. Mayor Larry Solomon reminded members that Communications Coordinator Hinkle will be contacting them for biographical information to create communication pieces to help promote the EDC and their goals.

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

The Meeting was formally adjourned at 6:59 by Commissioner Ramage