

**CITY OF UNION**  
**Economic Development Committee**  
**May 17, 2017**

**Members in attendance:**

**Jeremy Ramage, Commissioner**  
**Larry Solomon, Mayor**  
**Kevin Costello, BCPC**  
**Randy Barlow**  
**Dennis Mathis**  
**James Collett**  
**Jeff Bowman**  
**Melissa Hinkle, Communications Coordinator**

Meeting was called to order at 6:01 p.m. by Commissioner Jeremy Ramage.

**Introduction of New Members:** Commissioner Ramage updated the group on new members joining the EDC group. Jamie Nieves will be replacing Matt Apke as Union's representative to the Boone County Planning Commission. Ms. Nieves has experience with Northern Kentucky TriEd as a business retention and development specialist and has extensive experience in business management and economic development with Kenton County. Jeff Bowman, a resident of Hampshire subdivision, will be joining the group as an at-large member with interest in small business development.

**Kroger Construction Update:** Ramage reported construction in high gear at Kroger, with an opening date of August 24, 2017 for the new store. A grand opening event, and a VIP evening will be held at the store. Mayor Solomon reported that he had met with Jim Bettus, who will be the new store manager, and the Kroger team and that he is encouraged by the planning and development with the new store. Ramage advised that we still had no confirmed information regarding any of the outlot leases, and that at least two parties were interested in leasing the old store, but no names or business had been confirmed by any Kroger parties.

**St. Timothy's School:** Ramage reported the construction is nearly complete, and the new school will open in Fall 2017, with enrollment being accepted at the school. Kevin Costello advised the group that the school is listed with a capacity of 600 students, and expects to operate 4 bus routes to the school, which will be staggered with the public school routes, as they are utilizing the same busses and drivers for both.

**Drees Development:** Drees has brought forth a proposal for 172 lots located on property behind St. Timothy's school off of Frogtown road. The plans were being reviewed by Boone County Planning Commission at the same time as this meeting, and Mr. Costello was updating as that meeting progressed. The development will be of similar style and lot size as the Hampshire development, with two retention lakes on

property. Both Ramage and Solomon brought forth concerns from residents on Whispering Trails regarding this new development affecting flood issues in that area as a whole, and Costello advised that the Commission is aware of the issues and working with SD1 and others to be sure those issues are addressed in the planning. Costello advised that BCPC voted to defer decision on this property at their meeting, due to issues with access out of the subdivision. Currently only one exit/access point exists off of Frogtown Road, and nearby residents are voicing strong concerns regarding traffic congestion that will be increased with more units feeding into Frogtown road. No clear solution has been proposed yet, leading to the deferral by BCPC.

**Mount Zion Road/KY 536:** Worker safety continues to be a strong emphasis of KYTC and the City, particularly after a minor injury sustained to a flag worker in the construction zone. Multiple signs have been placed along the roadway, and KYTC has asked the city and the commission emphasize the need for safety and adherence to traffic signals and signs in the work zone.

**Storypoint:** Storypoint has decided to pursue the Zone Change Request for the property adjacent to the new Kroger Marketplace, and will hold a public, invitation-only, meeting for affected residents on May 25 at 6 p.m. at the City Building.

**Comprehensive Plan Review:** Ramage reviewed the BCPC Comprehensive Plan submitted to the group, and it was determined not much feedback was needed from the City of Union at this point in the process. Costello advised that work is ongoing and much will be updated and consolidated on the plan moving forward in the next two-three months. He anticipates returning to the commission for a second report on the plan and its development in late Summer or early Fall.

**Upcoming Meetings:** There will be no June meeting of the EDC, due to numerous summer conflicts among members. The next meeting of the Economic Development Committee will be either July 12 or 19, at 6 p.m. at the City Building. Ramage asked the group to advise him as to which date worked better in schedules so he could get it on everyone's calendar as soon as possible.

The Meeting was formally adjourned at 7:05 by Commissioner Ramage