

## **Land Development Committee Minutes**

### **April 2, 2013**

Attendees: Natalie Wolf (Committee Member), Scot Lahrmer, Bill Doering, J.K. Byar, Ray Warren, Andrew Cohen, Merrie Stillpass, Michael Gerson and Tom Muething (Committee Chair)

The meeting was called to order at 3:30 p.m. The minutes from the meeting of March 5, 2013 were reviewed and approved.

The purpose of the meeting was to discuss a proposed development agreement with the Walnut Group that would cover a 10 month period. During this period, the Walnut Group would complete a due diligence review assessing the viability of a development on Amberley Green consistent with Amberley's long range plan for the property. Site development plans would also be prepared during this period. Tom Muething introduced the subject noting:

- Amberley Green was purchased in October 2008 and there has not been any development activity associated with the property since that date.
- Amberley Village Council formed a Citizens Advisory Committee (CAC) in March 2009 to examine options for the property. The CAC consisting of 16 members presented its findings in 2010.
- The findings of the CAC were turned over to Amberley's Long Range Planning Committee which met on multiple occasions in 2010 and 2011 and discussed exclusively development of the North Site and Amberley Green.
- The Long Range Planning Committee recommended a mixed use development of Amberley Green including institutional/corporate facilities, agricultural, community/civic/green space and some residential. A public meeting was held to present these recommendations and it was attended by more than 150 people.

The proposed agreement with the Walnut Group was then discussed. There was question as to why the Walnut Group was selected for this work. In answer to this question, it was noted that over the past 5 years, the Village has not had much interest from anyone in the property. Since the Long Range Planning Committee presented its findings in 2011, it has been widely known that Amberley was interested in development. Also, given the lack of specifics in the Village's plans, it is critical that there be good alignment between Amberley and any party to a development agreement. We do have that alignment with the Walnut Group.

After further discussion concerning the agreement, the committee requested the following changes to the agreement:

- There should be periodic reports to Amberley by the Walnut Group
- The agreement should note that Amberley is allowing the Walnut Group 10 months to exclusively look at options for development.

As long as the above noted changes are made, Ms. Wolf moved that the Committee recommend to Council the approval of this agreement. Mr. Muething seconded the motion and it was approved unanimously.

There being no further business, the meeting was adjourned.

Tom Muething