

## **Land Development Committee Minutes**

### **March 5, 2013**

Attendees: Ed Hattenbach (Committee Member), Natalie Wolf (Committee Member), Scot Lahrmer, Bill Doering, J.K. Byar, Bill Hickman, Janet Cohen, Jim Willis, Ronna Willis, Andy Radin, Diane Levine, Peg Conway, Tom Neuman, Rich Wallace, Fred Mayerson (Walnut Development), James Gould (Walnut Development), Mike Schuester (Walnut Development), Jack Tucker (Walnut Development), Rick Lauer (Walnut Development), Jeff Decker (Walnut Development), and Tom Muething (Committee Chair)

The meeting was called to order at 4:30 p.m. The minutes from the meeting of January 7, 2013 were reviewed and approved.

The purpose of the meeting was to discuss a proposal for an agreement to take the next step in determining the plan for development of Amberley Green. The proposal would establish a Preferred Developer Agreement between Amberley Village and Walnut Development Group. Tom Muething introduced the subject noting:

- Amberley Green has been owned by the Village for 5 years and a conceptual plan was developed by the Long Range Planning Committee in 2010. We need to move from concept to a deliverable plan.
- Amberley Village does not have the skill base within its administration to take this next step on its own. Therefore, we need to contract with another party to do this and it is important that this next step is taken as a joint effort.
- It is critical that the party that we contract with have good alignment with the Village's objectives for this development. Walnut Development appears to have excellent alignment with two residents in the core team.

James Gould presented the preliminary ideas and process that the Walnut Group propose to use in developing a plan over the next 7-10 months. Walnut Group would fund the cost to develop this plan. Consistent with Amberley's long range plan for the property, the plan would include a mixed use development including office, retail and some residential. It would also strive to maximize green space possibly including things like a community park, community pavilion, walking trails and gardens. A rough site development diagram was distributed and is included as an attachment. Mr. Gould stressed that the Walnut Group saw this as a joint effort and they plan on working closely with Village Administration during the process. They would also seek resident input at appropriate points during the process but it will be important this is done at appropriate times. A draft Preferred Developer Agreement was also distributed.

Questions from council members and residents were answered during the discussion. The Committee committed to get back to Walnut Development with 2 weeks concerning the proposal.

There being no further business, the meeting was adjourned.

Tom Muething