

Land Development Committee Minutes

September 7, 2016

Attendees: Elida Kamine (Committee Member), Natalie Wolf (Committee Member), Scot Lahrmer, Ed Hattenbach, Peg Conway, Ray Warren, Bill Doering, Kathie Kraemer, Frank Davis and Tom Muething (Committee Chair).

The meeting was called to order at 5:00 p.m. The minutes from the meeting of August 3, 2016 were reviewed and approved.

The first item on the agenda was the Grant Agreement with the Port Authority related to the former Gibson Greeting Card property. This agreement provides that Amberley Village will give a grant to the Port Authority for 50% of the incremental cost for the new stormwater plan for the property. The original plan involved the construction of swales along the eastern, northern and western boundaries of the back half of the property. The revised plan involves piping the stormwater on the eastern and western borders and a swale on the northern border of the property. This will benefit both the Port and Amberley Village by:

- Making the construction of an entrance/exit from the northern end of the property easier
- Maximizing the amount of space available for development
- Maintaining trees and other screening along the eastern border of the property next to houses on Elbrook

After discussion, the benefits of the project were agreed but the committee was not prepared to discuss the agreement at this time. The agreement will only be presented to council for information purposes at the September 12 meeting.

The next item on the agenda was an update on the status of possible development at the North Site. Mr. Lahrmer informed the committee that he recently met with the County Engineer to review the traffic study that was completed at their request. This was being done as part of the Village's attempt to acquire the three small parcels of land on this site currently owned by the County. These purchases are required in order for the Village to have clear title across the entire property which is necessary for the Village to sell off a portion of this site. Mr. Lahrmer said that he will continue to work with the County on this matter but that it will probably take a couple of months (at a minimum to complete).

Mr. Lahrmer then reviewed with the committee a possible development on the property for a medical office building. This would involve up to 3 acres of the property and would seem to be a good fit for the property given the traffic issues at this site. Mr. Lahrmer informed the committee that this is a fast track project and he believes that a land lease is the best way forward given that an outright sale will not be possible until the three county parcels are acquired by the Village. Members of the committee agreed that the Manager should continue to pursue this project and that a land lease was a good option.

The final item on the agenda was a Village business retention report for all of the Village's commercial properties. This report was a specific action item for the Village Manager in 2016. Mr. Lahrmer reviewed each of the Village's businesses discussing their location, business, number of employees and business outlook. A copy of this report is attached to these minutes.

There being no further business, the meeting was adjourned.

Tom Muething