

**City of Crestview Hills  
Economic Development Committee Meeting  
Monday, May 9<sup>th</sup>, 2016  
5:00 PM**

The Economic Development Committee meeting was called to order by Chairman Dave Kramer at 5:02 pm.

Those attending included Vice-Mayor Frank Sommerkamp, Councilmember Joe Roesel, Drew Litmer, Dave Wurtenberger, Brian Summe, and Mike Beiting. Joe Price was absent. A quorum was present. City Administrator Tim Williams and representatives from Hemmer Companies also attended the meeting.

Approval of the minutes from the January 5<sup>th</sup>, 2016 meeting were approved on motion by Joe Roesel, Frank Sommerkamp seconded the motion.

Hemmer Management Request for Added Parking to 2670 Chancellor Drive

Chairman Kramer asked City Administrator Tim Williams to provide an overview of the request by Hemmer Management Partners to add more parking for their building at 2670 Chancellor Drive (Chancellor Commons B). Mr. Williams explained that GreenSky Credit, a major lease holder in the building, is planning to expand and needs more parking to accommodate the new jobs. A typical office requires 4-5 spaces per 1000 s.f. However, due to the nature of the GreenSky business (call center), they require 8 spaces per 1000 s.f. The Committee also discussed the incentive package tentatively agreed to by the City with GreenSky in 2015.

Don Hemmer explained that the company has two proposals to expand parking. They need a total of 100 more spaces, and were considering adding another lot on the end of the existing east lot into the adjoining parcel (also owned by Hemmer). However, after meeting with the City Administrator and exploring other options, Hemmer prefers an option that would expand parking to the south of the existing lot. This would require vacating of right of way by the City near the building.

Don Stegman with Cardinal Engineering provided a more detailed overview of the parking lot options and also presented a long range plan for the Chancellor Commons C property. The plan includes up to a 60,000 sf building on the property with surface parking. Structured parking could allow for a larger building. The preferred plan would eventually require a retaining wall to accommodate a drive lane into the proposed Chancellor Commons B building.

The Committee discussed the proposal extensively. Mr. Wurtenberger had questions about the number of spaces needed and whether the City should accommodate the added parking for GreenSky. He stated that normally the developer would be required to add more parking on

the existing lot, which in this case would require a parking deck. Jon Hemmer stated that building a parking deck for Chancellor Commons B would be cost prohibitive and would jeopardize the location of this tenant or future tenants due to higher rent/cap costs. More discussion ensued regarding the undeveloped lot and concerns about how/if this plan might affect future development. Don Hemmer stated that although the lot contains 12 acres, only about 3-4 acres is actually developable due to steep slopes and stormwater detention. Mike Hemmer stated that the preferred parking plan would still leave at least 250 surface parking spaces for the new building without need for a parking deck.

Mr. Williams was asked by the Committee if he saw any downsides to the proposal. He stated that since the developer owned both lots, he did not see issues with vacating the right of way for the parking lot, assuming that the developer can work out an adequate & enforceable easement into the adjoining property.

After further discussion, a motion was made by Joe Roesel, and seconded by Frank Sommerkamp to recommend to the City Council to vacate the right of way at Chancellor Drive cul-de-sac for the proposed parking lot. Hemmer will be responsible for relocating the cul-de-sac or turnaround area to the end of the new City right of way. They also must pay for the legal costs associated with vacating the right of way. Hemmer Management Partners will then submit a Phase I development plan for the adjoining property showing the new surface parking lot.

#### Discussion of Crown Point Development

Mr. Roesel noted last week that one of the new homes in the Crown Point subdivision had three garage doors facing the street. His recollection of the negotiations between the developer and Economic Development Committee last year was the developers agreed to have no more than two garages facing the street. Mr. Williams noted that this was incorporated in the Committee minutes, and that Mr. Dorsey (one of the partners in the development) had agreed to the provisions via email contained in the final E.D. Committee recommendation to City Council.

Mr. Roesel stated his concern that the garage issue was both discussed and agreed to at two separate meetings by the developers. Mr. Wurtenberger stated that the developer is not following the development standards agreed to by all parties.

The Committee believed that it was important for the City Attorney to contact the developer and let them know the house is not in compliance with the City's approval for the development. Mr. Summe asked if the City would waive the garage issue on two of the homes (another home has a double car garage door which was also to be banned in the deed covenants). Mr. Williams stated that it would be difficult to direct the home to be significantly altered at this late stage.

City Administrator will contact developer and try to arrange a meeting with the Economic Development Committee. Also the City Attorney will send a formal notice to developer.

Mr. Williams briefly updated the Committee members on a couple of upcoming changes in the Office Park that will result in a loss of net jobs and payroll taxes.

With no further business coming before the Committee, Brian Summe made the motion to adjourn, seconded by Dave Wurtenberger. All in favor of the motion.