

**Land Development Committee Minutes**  
**June 11, 2014**

Attendees: Bill Doering (Committee Member), Natalie Wolf (Committee Member), Scot Lahrmer, Peg Conway, Merrie Stillpass, Tom Neuman, Steve Armsey (Resurgence Group) and Tom Muething (Committee Chair)

The meeting was called to order at 4:00 p.m. The minutes from the meeting of June 9, 2014 were reviewed and approved with one correction noted.

The purpose of today's meeting was to continue discussions related to the possible development of Amberley Green. Steve Armsey from Resurgence Group who has over 40 years of experience in corporate and commercial real estate development was invited to share his perspective concerning Amberley Green. Mr Armsey is very familiar with the property and he also reviewed various documents concerning the property including material from the work completed by the Walnut Group last year.

Mr Armsey noted the following:

- In the near term, the best opportunity for development on the property is residential. This residential development could take the form of replacement housing for people living in Amberley and surrounding areas. Mr. Armsey noted that there is demand for this form of housing which he described as compressed housing. This could be town homes or some form of condominium.
- He noted that the work from the Walnut Group placed the commercial development on the western portion of the property but he felt that most commercial opportunities would want the development closer to Ridge. This is due to the higher visibility and more level land. However, he does agree that there are some tenants that would prefer the western portion of the property but these will be unique opportunities.
- Any development on this site will require some modifications to roads in the vicinity of the property (e.g., Ridge and Galbraith). This is due to the fact that the roads are already at max capacity during peak travel times.
- He felt that there would be a big benefit to hiring a land planner to study the property. This work would identify things like wetlands on the property and the areas that are most likely available for development. This would give the Village a much greater knowledge of the property and is a logical next step. He wasn't sure about the costs of such work but he could provide some names of people who could do the work.

After discussion between the committee and Mr. Armsey, the committee thanked Mr. Armsey for the excellent input and Mr. Armsey left the meeting.

Next, Mr. Lahrmer presented information concerning the Amberley Green property including topography maps and preliminary traffic studies. This material was prepared by Kleingers Group associated with the work completed by the Walnut Group last year. Mr. Lahrmer was able to obtain this information from Kleingers Group at no cost to the Village.

There being no further business, the meeting was adjourned.

Tom Muething