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**Walnut Hills Area Council: Business Group**

**Minutes**

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Minutes: October 18, 2018 - Walnut Hills Area Council: Business Group Meeting

Taken by Michael Rountree, Childress & Cunningham, Inc.

**Attendance:**

Emily Ahouse	Victoria Collins	Charles O. Dillard	Mark Leeman
Kathy Atkinson	Matthew Cuff	David Estep	Rachel Lipke
Yvonne Ballard	Alexis D'Lorenzo	Hannah Figi	Michael Rountree
Hannah Brockman	Gary Dangel	Cindy Fischer	Soloman Wal
Anthony Brown	Chris Davis	Kelli Kahle	Greg Warner

**Opening:**

Meeting called to order by Matthew Cuff at 9:07 AM, with introductions and a reminder to review Minutes from web site or as distributed via email.

Minutes from meeting on September 20<sup>th</sup> were approved, Mark Leeman 1<sup>st</sup>, Greg Warner 2<sup>nd</sup>.

Treasurer's Report by Kathy Atkinson showed \$4,219.20 current balance, with no outstanding debts. Memberships will be renewing in January, dues will be collected. Report approved, Chris Davis 1<sup>st</sup>, Cindy Fischer 2<sup>nd</sup>.

**Committee Reports:**

*WHRF* – Emily Ahouse

Construction has started at the Comfort Station, which historically was a public wash house for the streetcar line. The white box should be done by Spring, and then the bar tenant will do their finishout. Windows are going in at Paramount Square, and Phase 2 will be closing next month.

Handout was presented regarding Lincoln & Gilbert Redevelopment (“Pennrose”), which would be apartments at NE corner of Lincoln/Gilbert intersection, and entrepreneur’s Maker Space on south side of Lincoln. Map presented suggested a tie to the 1819 Innovation Hub to the west of I-71 but no formal tie has been established. The plan would affect 2 historic buildings, and developer will be seeking low income housing tax credits, for which the application is due in February. Kathy asked whether we have any tracking of the balance between market rate and affordable housing units, and Emily agreed to compile some information for next month's meeting, noting that we do not want to create a concentration of low-income housing, and the Reinvestment Plan lays out target percentages.

Kathy asked whether this development would occur within the Interim Development Control (IDC) zone, which Emily affirmed. The IDC will cause a higher level of Zoning review with public hearings, but only in cases of new construction or a change of use. The IDC does not extend to the west of I-71; Chris noted that Walnut Hills traditionally extended to Reading, but now seems to end at the interstate, creating a kind of no-man's land to the north of the new interchange that the Uptown Consortium is taking over. Kathy noted that we need to be better represented in Uptown Consortium meetings, not just leaving it up to WHRF.

Though a letter of support for the Pennrose project was sought, Matt suggested that this be deferred to the next meeting, when more information could be presented. Yvonne asked whether we as a neighborhood might wish to present images of the kind of development that we would like to see, not just the example images presented by the developer.

*Communication/Promotions* – No Report

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## Walnut Hills Area Council: Business Group

### Minutes

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#### *Membership/Activities* – Matt Cuff

Nominations for the three elected officers of WHBG (President, Secretary, and Treasurer) were finalized, with three current incumbents accepting the nomination to continue. The slate will be voted on during the November meeting.

#### *CNBDU* – Cindy Fischer

The City has passed its budget and we can submit our funding request for the available \$3,800.00. Motion to keep the spending categories from last year, with the exception of insurance, and add Youth Engagement (within the business district), Beautification, and Event Sponsorship (that promotes WHBG) was approved, Chris Davis 1<sup>st</sup>, Kathy Atkinson 2<sup>nd</sup>.

#### *Safety* – No Report

### **Other Matters:**

Mark Leeman said that at the November 8<sup>th</sup> WHAC meeting (6:30 PM at the Bush Center) there will be discussion of the Variance sought for 608 Crown.

Kathy mentioned the Taste of the Neighborhood hosted by Mercy Neighborhood Ministries, from noon to 3 PM on October 28<sup>th</sup>.

Gary reminded all that Walnut Wheels is available for use by others.

Meeting adjourned at approx. 9:55 AM.