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**Walnut Hills Area Council: Business Group**

Minutes

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Minutes: November 15, 2018 - Walnut Hills Area Council: Business Group Meeting

Taken by Michael Rountree, Childress & Cunningham, Inc.

**Attendance:**

Emily Ahouse	Samir Kulkarni	Michael Rountree	Allen Woods
Yvonne Ballard	Toni Miller	Robert Stradtman	
Matthew Cuff	Samantha Reeves	Greg Warner	

**Opening:**

Meeting called to order by Matthew Cuff at 9:06 AM, with a reminder to review Minutes from web site or as distributed via email.

Minutes from meeting on October 18<sup>th</sup> were approved, Robert Stradtman 1<sup>st</sup>, Emily Ahouse 2<sup>nd</sup>.

Treasurer's Report by Matt Cuff indicated no change to \$4,219.20 current balance. Report approved, Samir Kulkarni 1<sup>st</sup>, Greg Warner 2<sup>nd</sup>.

**Committee Reports:**

*WHRF* – Emily Ahouse

Handout was presented that shows the breakdown of affordable housing units in Walnut Hills, where 1,100 of 4,600 total dwelling units are subsidized. Toni noted that some subsidized units are vacant, and expressed a desire to see the overall quality of units improve. Toni also said that there are working families or retirees who may not be able to afford increases in property taxes, as development occurs. Samir commented that there are programs being discussed in City Council to limit property tax increases, such as a homestead exemption, though Toni questioned whether such programs might be limited based on property value or other factors like age. Samir asked whether we have a listing of subsidized housing that indicates when each of their respective subsidies are set to expire, and Emily said she would look into it. This discussion was as a follow-up to the Pennrose project introduced by WHRF at the previous meeting; Emily said that WHRF will request a letter of support at a future meeting. Emily also noted that the Interim Development Control (IDC) zone may not be in effect before the February deadline, and so they may need to seek a special site exemption for Pennrose to go forward.

WHRF will be taking in bids in December for stabilization work at the Durner Building on Gilbert. Work at the Comfort Station building is progressing, to be finished in the Spring. Tenants are being sought for the rainbow building at DeSales Corner, with approx. 2,000 s.f. per storefront available. The new owner at the Alms building has been establishing rules such as no smoking, and criminal background checks are already required by HUD.

*Communication/Promotions* – Matt Cuff

Maya Drozdz has been paid for services rendered this past year, and will resume her internet promotion efforts once funding is secured through the current year CNBDU funding request.

*Membership/Activities* – Matt Cuff

Elections were held, however the slate of candidates was changed as Matt Cuff declined the nomination to serve as Chairperson. The Executive Committee nominated Samir Kulkarni in his stead, and Samir accepted this nomination. The vote was taken, to approve Samir as Chair, Kathy Atkinson as Treasurer, and Michael Rountree as Secretary, with the result being 9 yays, 0 nays, and 1 abstention.

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### Minutes

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*CNBDU* – No Report

*Safety* – No Report

#### **Other Matters:**

Allen Woods said that Mortar will be hosting a Pitch Night at 5 PM on December 11<sup>th</sup>, at Memorial Hall. They will be doing a toy drive as well and ask that attendees bring a toy gift.

Toni said that WHAC is donating \$500 to the Bush Center's Toys For Tots and Breakfast With Santa programs, and if we are interested then we should contact Vanessa.

Allen asked whether there is a snow/ice removal plan for the neighborhood. Matt said that this might be something that could be discussed with Leonard, but for now it is up to individual business owners to deal with the sidewalk in front of their businesses. It was noted that businesses are disincentivized to treat their sidewalks, since doing so can incur liability. Over-The-Rhine has a program through DCI which Emily said she would ask the City about.

Toni said that the Business Group needs to appoint another representative to serve on the WHAC Board.

There will be a meeting on Monday, November 26<sup>th</sup> at 6 PM, at the Brew House, to consider the development review process for WHAC. The goal is to define a process that is right-sized and facilitates community involvement.

Our next meeting, on December 20<sup>th</sup>, will be less formal and more of a social get-together.

Meeting adjourned at approx. 9:42 AM.