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## Walnut Hills Area Council: Business Group

### Minutes

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Minutes: July 15, 2021 - Walnut Hills Area Council: Business Group Meeting

Taken by Michael Rountree, Childress & Cunningham, Inc.

#### Attendance:

Louis Arnold	Tim MacConnell	Brittany Reed
Jane Keller	Fred Orth	Samantha Reeves
Samir Kulkarni	Sahir Rama	Michael Rountree

#### Opening:

Meeting called to order by Samir Kulkarni at 9:07 AM. This meeting was held as a video conference using Zoom software.

Minutes from the June 17, 2021 meeting were approved, Samir Kulkarni 1<sup>st</sup>, Tim MacConnell 2<sup>nd</sup>.

Treasurer's Report - Tim MacConnell reported membership account at \$6,105.96. Beautification (Flower Pots) account has \$1,646.00 balance, and the 5K Race account has \$486. The last payment to the Parks Dept. will be in the fall, either in August or perhaps when the final planting is done around October 1<sup>st</sup>. The active / paid up membership roster has been updated.

#### Committee Reports:

*Beautification* – Samir Kulkarni

The cleanup that was to have been on July 24<sup>th</sup> won't take place until August at least, as that is when U.C. will have students back to be able to volunteer.

*Communications & Membership* – No Formal Report

*Events* – Samir Kulkarni

The 5K race website is live now, we can email out links and push it on social media. We hope to gain 300 participants, and are looking for music acts or food vendors to also join in for an after-party. It is now time for folks to begin signing up, which can be done at the website, runsignup.com (search for “Peebles”).

Samantha said that sponsorship info will be sent out soon, regarding the upcoming Street Food Festival, and they have signed up with Music Accelerator for the event.

*Planning & Development* – Samir Kulkarni

The recently commissioned transportation committee will be picking up steam in the next few weeks. Jane said that Artworks will not seek a vote on a letter of support for the window signage that was presented the previous month, as they are responding to feedback and altering their design.

A vote for a letter of support for Goodwine's requested use permit to sell wine was taken. Samir reiterated the presentation made by Daniel Souder the prior month, noting that they hope to be able to open on Sept 1<sup>st</sup>. Motion to issue a letter of support for this requested use permit was approved, Samir Kulkarni 1<sup>st</sup>, Michael Rountree 2<sup>nd</sup>, with one abstention.

Samir discussed 726 E. McMillan, on the northwest corner of Hemlock and McMillan. 722 and 724 McMillan, next to Beck's Hardware, have already been renovated. Solica Construction will be going to the City to request the maximum possible tax abatement, which would be 52% for 15 years. The proposed renovations would be \$2.25 million investment, factoring in this abatement, and would create two commercial tenant spaces on the ground floor, with market rate apartments above. A similar building on May Street has rents for workforce housing in the range of \$950 to \$1200; anticipated rents here would be \$1400 to \$2000 range. One commercial tenant might be a restaurant that features a walk-up window. A letter of support for this tax abatement request will be sought at next month's meeting.

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Samir mentioned a recently established not-for-profit group called Rising Together that is intended to help local residents remain in their homes while development is occurring nearby. They are working on defining their criteria for owners that are eligible for some kind of assistance, and need to create an independent body to review and approve applications. Samir said that Solica will be donating a portion of each development project in the neighborhood to support this group.

*Safety* – No Formal Report

*CNBDU / NBDIP* – No Formal Report

#### **Other Matters:**

Next month (August 19<sup>th</sup>) the meeting may be held in person at the Artworks conference space, with an option for connection by Zoom as well.

Samir recounted the history of the Business Group, which began as an independent association but in the past decade became incorporated as a standing committee of the Walnut Hills Area Council, primarily to share in their non-profit status but also due to how the City interacted with area councils with more concern than it showed in dealing with the business association. Samir noted that there are some issues that have slight nuances where the interests of local businesses are not fully aligned with the WHAC in general, and two years ago we had begun to consider what it might mean to return to being an independent organization. Those efforts were curtailed when the pandemic struck, but it might be good to bring it back up. Tim thought it would be a good idea, and Samir said that the paperwork to file for non-profit status had already begun. Michael pointed out that drafting By-Laws would be an involved process that should call for member participation and ratification.

Jane asked for clarification of the current status; now the WHBG appoints 2 members to sit on the WHAC Board, which is 11 members in total. There will need to be a proactive conversation that includes leadership of the WHAC, and we would need to determine how best to collaborate with WHAC in the future.

Meeting adjourned at approx. 10:03 AM.