

---

## Walnut Hills Area Council: Business Group

### Minutes

---

Minutes: May 19, 2022 - Walnut Hills Area Council: Business Group Meeting

Taken by Michael Rountree, Childress & Cunningham, Inc.

#### Attendance:

Jason Chamlee	Joshua Goodwin	Samir Kulkarni	Michael Rountree
Kathryne Gardette	Marven Goodwin	Tim MacConnell	Jerod Theobald
Gabrielle Gates	Christina Hartlieb	Samantha Reeves	Zach Woolard

#### Opening:

Meeting called to order by Samir Kulkarni at 9:08 AM. Meeting was held as a video conference using Zoom software.

Minutes from the March 17, 2022 full meeting as well as Minutes from the April 21, 2022 Executive Committee meeting were approved, Samir Kulkarni 1<sup>st</sup>, Jerod Theobald 2<sup>nd</sup>.

Treasurer's Report – Our general account balance has not changed greatly, as there has not been any significant income. The 5K Race account has \$1,878; and beautification (flower pots) account has \$732. The initial payment to Parks Department has been made, and Samir said he has an invoice from last year's 5K event for an amount of approx. \$1,700.00.

Presentation by Model Group was given as the first agenda item; see discussion under “Other Matters” below.

#### Committee Reports:

*Beautification* – Tim MacConnell

The Parks Department has begun its maintenance of flower pots. There was one pot that was near the former Kroger lot; Samantha said that construction workers moved it.

*Pebbles 5K Race* – Samir Kulkarni

The process has begun to get flyers printed and other necessary preparations for the Pebbles 5K, which will occur in October.

*Events* – no formal report

*Traffic & Safety* – no formal report, but some discussion

Samantha said that she met with Wade, representing the Crown Boke Trail, who has asked WHRF to participate in a panel as part of the Housing Summit on June 11. There may be an opportunity to advocate for some interrim bike infrastructure similar to what Clifton now has. She said it might just be a Working Group agenda item for now, but wanted us to be aware as it may be good for more community leaders to get involved.

*Communications & Marketing* – Jerod Theobald

A questionnaire was sent out at the end of April, with about 6 responses thus far. Those businesses who respond will be featured as a spotlight post on our social media accounts, with a goal of sharing two per week. Jerod suggested that we all use the tag @walnuthills on Instagram. Michael suggested that a follow-up notice be sent in order to encourage responses.

*Finance* – no formal report

*Membership* – no formal report, but some discussion

This committee is in need of a volunteer to serve as chair. Samir said that he and Tim will get together to send out notices for membership renewals. Kathryne encouraged an exploration of alternative ways to pay dues, such as via an online form.

---

## Walnut Hills Area Council: Business Group

### Minutes

---

#### Other Matters:

Jason Chamlee and Zach Woolard from Model Group gave a presentation regarding Paramount Launch, for which they sought a letter of support for a proposed zoning variance. They had presented this request previously at the WHBG's Executive Committee meeting, as well as to the WHAC. Paramount Launch is the name for one of three mixed-use buildings to be built around the former Kroger site, specifically the one fronting onto McMillan (others are along Gilbert and Kemper). The proposed zoning variance is to allow a building frontage of more than 150 feet (the design is 183 feet in total).

While the initial presentation indicated 60 dwelling units, the updated design includes 56 units, of which at least 51% will be leased as workforce housing at 80% AMI. Model Group hopes to submit for permit by the end of July. Samir noted that the elevation rendering was a vast departure from the version presented a month ago, which seemed preferable. Zach said that the drawings are not final, and will be updated as design work is completed in June and July. Samantha said that while WHRF is not taking any position, a favorable vote was taken at the WHAC meeting. Michael asked whether our support was also being requested for a proposed tax abatement, as this was mentioned during the Executive Committee meeting; Zach said that they are not requesting tax abatement at this time, though it may come later. Motion to issue a letter of support for a zoning variance for Paramount Launch was approved, Samir Kulkarni 1<sup>st</sup>, Tim MacConnell 2<sup>nd</sup>.

Further discussion of changes to By-Laws and incorporation as a body separate from WHAC was tabled, as Samir noted that the draft articles were not back from the attorney who is providing assistance. The Executive Committee is continuing to consider the situation, but has not disseminated a proposal to the general body of WHBG. Michael reported that the most recent discussion among the Executive Committee was that incorporation might be achieved without adoption of thorough by-laws, by establishing a Board of Directors who will be later tasked with production of a by-laws document. Kathyne expressed some concern over how to ensure participation while developing by-laws, and Samir said that this is one reason why we are considering making by-laws distinct from incorporation.

Gabrielle Gates said that Moses Brown asked her to represent Certified Excellence Clothing, and said that she had some of her art work on display there in his store. She expressed her pride in having grown up in the area, and hopes to help amplify the voices of Walnut Hills natives.

Meeting adjourned at approx. 9:52 AM.