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## Walnut Hills Area Council: Business Group

### Minutes

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Minutes: August 18, 2022 - Walnut Hills Area Council: Business Group Meeting

Taken by Michael Rountree, Childress & Cunningham, Inc.

#### Attendance:

Aaron Bley  
Christina Hartlieb

Jane Keller  
Samir Kulkarni

Tim MacConnell  
Samantha Reeves

Michael Rountree  
Greg Warner

#### Opening:

Meeting called to order by Tim MacConnell at 9:15 AM.

Minutes from the May 19, 2022 full meeting as well as Minutes from the June 23, 2022 Executive Committee meeting were approved, Michael Rountree 1<sup>st</sup>, Christina Hartlieb 2<sup>nd</sup>.

Treasurer's Report – Tim said that Jerod helped to set up a Paypal account to be able to accept dues. Samantha suggested that we create a ticket with a set cost for dues, so that the button code can be included anywhere online or in emails. No renewal notices have yet gone out for 2022, but we did take in dues from one new member (Sweet Tooth Dentistry, on Myrtle). Current account balances are approximately \$728 for beautification, \$142 for the 5K race, and \$6,600 in general operating funds. Treasurer's report was approved, Tim MacConnell 1<sup>st</sup>, Michael Rountree 2<sup>nd</sup>.

Christina brought in a collection of banners produced by a design class at St. Ursula, which had been given to the historical society. Members were encouraged to take any they might wish to use.

Presentation regarding Paramount Launch tax abatement was given as the first agenda item; see "Other Matters" below.

#### Committee Reports:

*Beautification* – no formal report

*Planning & Physical Development* – Samir Kulkarni

The former Church of the Assumption on Gilbert is undergoing repairs and renovations to become a wedding event center, to begin operation in spring of 2023. They have set up a web site at [www.thepalomarcincinnati.com](http://www.thepalomarcincinnati.com).

Samir also mentioned a building at May Square where two spaces are being leased as offices, and the wine store will have a tasting in early September.

*Events* – no formal report, but some discussion

Samantha said that WHRF is hoping for a few more food trucks to participate in the upcoming Street Food Festival. This year, the festival has new branding, as "Queen of the Hill". If others wish to participate, booths for community organizations are free, while vendor booths must be paid for.

*Traffic & Safety* – Jane Keller

Jane said they have begun canvassing local businesses to survey opinions on street calming proposals, which might include curb bumpouts or other design features. They are working with Devou for engineering expertise, though an agreement for their services has not yet been signed. One option for discussion is a protected bike path from MLK to downtown, along Gilbert. Christina said that Harriet Beecher Stowe House has already provided responses to the survey, and Jane said they have had about 6 or 7 total responses thus far. Jane commented that there are a frightening number of high speed (50 or 60 mph) motorists recorded. The survey can be accessed at <http://www.surveymonkey.com/r/gilbertave>.

*Communications & Marketing* – no formal report

*Finance* – no formal report

*Membership* – no formal report.

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#### Other Matters:

Model Group was not present to give a presentation regarding Paramount Launch, for which they sought a letter of support for proposed tax abatements. This was originally intended to be presented during the July meeting, but due to lack of attendance all business from July was deferred to August. Samantha volunteered to go over the presentation on their behalf. WHBG previously issued a letter of support for a zoning variance for this project.

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 current design includes 56 units, of which at least 51% will be leased as workforce housing at 80% AMI. Also included will be renovations to the former Race Refrigeration and Durner buildings. Commercial lease space will be at \$18 per sf, which Samir noted is in line with other comparable spaces, though it might be low compared to other Model Group projects. Motion to issue a letter of support for proposed tax abatement for Paramount Launch was approved, Samantha Reeves 1<sup>st</sup>, Tim MacConnell 2<sup>nd</sup>, with abstention by Jane Keller due to ArtWorks interest in the Race Refrigeration building.

Jane said that she attended the grand re-opening of Park Eden apartments, at 2610 Park Avenue. This high-rise building features a prominent mural by ArtWorks. Jane also said that they are working on parking lot improvements adjacent to the former Race Refrigeration building, which is where ArtWorks will be located in the future. The 30-35 spaces should be ready by late spring of 2023.

Samantha said that we were awarded about half of the total funds we had requested from NBDIP, for major and minor projects, and so now we must prioritize how to budget that.

Samantha reported that WHRF is helping to conduct a Social Capital survey, which can be accessed via a QR code. Participants are entered into a raffle for which the prize is a \$50 gift card; they are hoping to get at least 350 respondents.

Samir asked about Johnny's Market, and Samantha replied that Solomon has procured repair estimates. However, the amount is more than was in our NBDIP ask, and since full funding was not granted, WHRF is not yet able to release any funds.

Meeting adjourned at approx. 10:05 AM.