

Mt. Auburn Community Council

Full Council 04/15/19 Meeting Minutes

Recorded and Prepared by Carlton Farmer (Recording Secretary)

Board Members in Attendance: Sandi Allen, Shawn Baker, Stanley Broadnax, Carlton Farmer, Ken Farmer, Carol Gibbs, Steve Gibbs, Josh Gilbert, Ryan Lammi, Tom Rotte, Anne Shannon, Anthony Thompson

Absent: Walter Hawkins, Anne Shannon

Special Guests: Jeff McElravy, Heather Couch (CPS School Board candidate), Joele Newman (Peaslee Center), Betty Richard (Cincinnati State)

1. **Call to Order** – Meeting called to order by MACC President Stanley Broadnax at 7:02 PM.
2. **Safety Report (Officer Hamann) – 1.** We have been working on changing how we handle theft from auto crimes. We have been training beat officers on how to lift prints. This should result in faster response times. **3.** In a few days we will be doing a speeding blitz in Mt. Auburn. We are looking to focus on Dorchester and Vine. If you have other streets, please let us know. *Other streets that were asked to be added to the list were Sycamore Hill, Malvern.* **Questions.** Resident: People have been reporting getting ticketed for parking in places that they are used to parking in around Prospect Hill but they are now getting tickets. Hamann: You can't park within 10 feet of an intersection or a stop sign. So if people are parking in places such as those, they are likely to get ticketed.
3. **Special Guests –**
 - a. **Jeff McElravy presenting about the Flatiron Building (Powerpoint Presentation) -** Neyer Holdings has been working on the revitalization of the Flatiron building for a year now. The plan is to have a commercial space on street level at Auburn and Dorchester. What we are hoping to have in the space is a coffee shop and a wine bar. Above this space would be two apartments, one on each floor. There won't be any dramatic changes to the exterior to the building. Most of that work has already been done. **Questions.** Resident: How green is the building? McElravy: The most sustainable thing we are doing is keeping the building. We are not pursuing any LEED certifications, in large part due to the small size of the building. The whole building is only about 3,000 sqft. Vogt: Any plans for the basement of the building. McElravy: We are working through some code issues right now, but we would like to add that space to the commercial space. Ingram: What is the market rate? McElravy: We expect roughly the same as the rates at the development happening further north on Auburn--approximately \$1.70 per sqft. Gilbert: What about parking? McElravy: There are no stipulations to add any parking. There is plenty of street parking in this area that we think can be used by patrons of the commercial space. Lammi: What do you think about turning Dorchester west of the intersection into a 1-way street? McElravy: We have thought about it some. We are open to ideas. Of course, that would be a decision for the city. *Broadnax gave a brief overview of the DOTE Auburn Avenue presentation, noting that the 5-point intersection could be reconfigured, but it is not solidified yet.* Rotte: Are there any plans for decking on the back of the building? McElravy: No. One of the primary requirements to historic rehabilitation is that as little changes to the exterior of the building as possible. Resident:

Are there plans for the lots behind the flatiron? McElravy: No, not at this point. Martz: What is the timeline? McElravy: We have to start construction this summer with a construction timeline of about 6 months. Brian Sherman: Are there plans to fix the sidewalks around the building? McElravy: Yes, we are actively working with the city on this. Resident: Do you have other plans for projects in the neighborhood? McElravy: We are interested, but I can't say that we have any immediate plans. *Jon Vogt made a motion for a letter of support for the tax abatement request.. Stephen Gibbs seconded.* Ingram: Did you work with the neighborhood on these plans? McElravy: Yes we worked with the MACDC and MACC. Resident: How long is the tax abatement? McElravy: It is 60% for twelve years. With this abatement there are some requirements--25% of abatement amount will go to CPS another 15% half of which goes to the community the development is in and the other half goes to citywide affordable housing projects. *Motion carried.*

- b. **Joele Newman (Peaslee Center)** - Peaslee Center developed a survey about the land at Shiller and Main. Broadnax: The land that the survey was about is squarely located in Mt. Auburn, so this is land that we must as a community decide how we want to development it. Any developer who is interested in this land will have to come before our community council, not the council of Over-the-Rhine or any other entity. It is important that we understand where this land is. Linders: We are grateful for the information and appreciate the input.
- c. **Betty Richard (Cincinnati State)** - We are federally funded, and we are post-secondary neutral, which means we can help you with whatever you need to get into post-secondary education programs regardless of the college. We are also equipped to help people find scholarship money, which let me assure you is out there. Two-thirds of our focus has to be on on first-generation college students of lower income, but the other third can be anyone. We also help people finish their high school education, whether through GED, or other paths. Broadnax: Our VP Shawn Baker is heading up a Workforce committee, I think it would be good to connect people to the programs you spoke about. Baker: I will be in contact with you, Ms. Richard.
- d. **Bob Hyland (Preserve Burnet Woods)** - We are working to promote and protect Burnet Woods. We formed in response to proposals for development in the park, but that is not why I'm here tonight. I'm here tonight to talk about the importance of preserving the natural habitat of Burnet Woods. There are 160 species of birds found in Burnet Woods. 120 of those are migratory birds that just stop in Burnet Woods. We organizing bird walks and botany walks in the woods every weekend and regularly organize trash pickup throughout the park. **Questions.** Baker: If the Park Board voted not to allow development in the park, what are you working to preserve. Hyland: Addressing deferred maintenance and sewage runoff issues, etc. Baker: Are there any capital projects that you are working to fund. Hyland: No, not through our non-profit.
- e. **Heather Couch (CPS School Board)** - Announced her candidacy for the CPS School Board. She is a school counselor and a graduate of Aldersgate Christian Academy in Mt. Auburn. Baker: Thank you for running. Do you work at a public or private high school? Couch: I work at a private high school.
- f. **Update from State Rep. Cathy Ingram** -
 - i. I know that an increase to the gas tax is unpopular, but it will allow us to address some of our infrastructure concerns through the state. Local government will get 45% and ODOT will get 55%.

- ii. If we need to do something at Inwood or Jackson Park, now's the time to start thinking about that for a state budget perspective.
 - iii. Questions - Rotte: Did you vote for or against the heartbeat bill. Ingram: I think it is dangerous to criminalize or penalize doctors who are doing what they see to be their job. I voted against it.
- 4. **Previous Month's MACC Full Body Minutes** – *Katie Hofmann made a motion to approve all three sections of the pack. Jon Vogt seconded. Motion carried.*
- 5. **Board Report** – *see above*
- 6. **Treasurer's Report** – *Shawn Baker made a motion to approve. Joyce Hughley seconded. Motion carried.*
- 7. **MACDC Report (Carol Gibbs) -**
 - a. There was no MACDC meeting this month, so I have nothing new to report.
- 8. **Old Business -**
 - a. Linders: I am confused by where the utility poles have been moved along Auburn. They appear to be in the middle of the sidewalks. K.Farmer: Sidewalks are being moved, land will be taken from the non-street side of the sidewalks. C.Gibbs: The sidewalks will remain 10 feet wide. Linders: Do we know if there are plans to add another crosswalk or light between McGregor and McMillan along Auburn? Broadnax: I know that has come up, but we need to have DOTE come back to us and talk to us about this.
- 9. **New Business -**
 - a. A representative for Judge Dwight Mallory spoke about his running for re-election as District 1 Municipal County Court Judge. Mallory has been a judge since 2008 and was previously a Hamilton County public defender. Representative asked for signatures on a petition to place Mallory's name on the ballot.

Adjournment – *Ken Farmer made a motion to adjourn. Shawn Baker seconded. Motion to adjourn carried at 8:14 PM.*