

Mt. Auburn Community Council

01/21/2020 Full Council 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, Walter Hawkins, Cindy Jo Holmes, Ryan Lammi, Tom Rotte, Anne Shannon, Sarah Vogt, Alice Williams

Absent: Anthony Thompson

Special Guests: Sgt. George, Amin Akbar, Tim Westrich

1. **Call to Order** – Meeting called to order by MACC President Stanley Broadnax at 7:04 PM.
2. **Safety Report (Sgt. George)** – 1. Office Lori Hamann is now a criminalist downtown, so we are in the process of assigning a new neighborhood liaison officer for Mt. Auburn. The new liaison officer will be introduced at the February MACC meeting. 2. Thefts from autos have been up recently, however multiple arrests were recently made and this stat has dropped. 3. Burglaries were up over the holiday months, which is fairly usual for that time of the year. **Questions.** [There were no questions.]
The non-emergency police number is (513) 765-1212.
3. **Special Guests and Presentations** –
 - a. **Malvern Apartments (Tim Westrich, Amin Akbar and Gail White)** – Westrich: The Malvern Building is located at 2026 Eleanor Place. It is currently owned by Mt. Auburn Housing, Inc. (MAHI). From the outside, the building looks to be in decent shape, but the interior has a number of significant issues. The building also has no elevator, no central corridor and no communal space. The reality is the building would be cost prohibitive to renovate. MAHI reached out to the Model Group for help with the building. About a year ago, the plan involved a land-swap with Christ Hospital, but that deal fell through. The current plan is to demolish the current building and build a new one on the same site. The new structure is essentially the same building that was proposed in the land-swap deal. It would be a 4-story structure with 45 apartments. Twelve of these units will be for families who have experienced homelessness or are in danger of such. The average stay for these types of units is 2 years. The Model Group would continue to work with the Mt. Auburn community on the exterior of the building, with the goal of making it fit in with the rest of the neighborhood. **Questions.** Resident: Is there any way to save part of the facade of the building? Westrich: The new proposal would make that untenable, but we can definitely try to mimic the existing facade of the building. Rotte: What is the cost of the development? Westrich: Between \$135 and \$215 per square foot. Derek: Will there be opportunities for employment during the construction? Westrich: Yes, but not only during that phase and also once the construction is finished. We would be looking for a property manager, a maintenance worker and potentially a part-time maintenance worker. Resident: Where will the current tenants go during construction? Westrich: They will be temporarily relocated to existing Model Group units during construction, and an effort will be made to keep them in or close to Mt. Auburn. Freeman McNeal: How did MAHI come to own this building? Akbar: The building used to be owned by the Mt. Auburn Good Housing Foundation (MAGHF). HUD approached the group with funds to renovate the building, however, HUD was unwilling to provide funds to MAGHF. A number of

MAGHF board members worked to form MAHI and transfer ownership of the building to that group so that the building could undergo much-needed renovations. This was over twenty years ago, sometime around 1998. Westrich: We came before this group about a year ago to ask for support of the project as it was then envisioned. We are here to ask for support for the revised project. *Jon Vogt made a motion to support the project. Shawn Baker seconded.* Dr. Broadnax briefly detailed the original proposal which MACC supported. *Motion carried.*

- b. Neighborhood Support Program (Dr. Broadnax)** – Each year the city awards around \$6,085 (the amount changes from year to year) to each neighborhood for special projects through the Neighborhood Support Program (NSP). These funds are restricted and have to be used for projects that benefit the community. There are specific pieces of information needed for any proposed project: 1. the name of the project, 2. the purpose of the project, 3. how the project will be executed, 4. how the success of the project will be measured, 5. approximate budget and items requested. *The floor was opened for proposals.*

- i. \$728.93 – Beautification of public space at Walker/Alma/Sycamore, submitted by Andy McLaughlin. Mulch, plants, etc.
- ii. \$2,000 – Go Vibrant Walking Path, submitted by Carol Gibbs. A 5.8 mile marked walking path that would connect Mt. Auburn, CUF and Corryville. Approximately 2 miles of the path would be in Mt. Auburn. Each neighborhood would contribute the same amount.
- iii. \$850 – Main Street Steps clean-up and removal of overgrowth, submitted by Cindy Jo Holmes.
- iv. \$500 – MACC Newsletter, submitted by Anne Shannon.

Stephen Gibbs made a motion to approve these NSP proposals. Ryan Lammi seconded.

Sarah Vogt: How can other projects be submitted? Broadnax: For as long as we have funds, anyone can submit a project by providing the necessary information in writing and present their project for approval at a MACC meeting. *Motion carried.*

- c. Statement from the MACC Board on the Uptown Rental Properties Project (Stephen Gibbs)** – [The full statement is included at the end of these notes.] A group of residents voice their opposition to the project, stating that in the original proposal it was said that no one was being displaced due to the project and that it did not include that the project was taking right-of-way land. Schimberg responded that the proposal did include the small portion of right-of-way land and that while 5 structures are being demolished as part of this project, 3 were vacant and the owners of the other 2 are willingly moving. Some of the residents who sold their properties to Uptown Rentals Properties and are moving were in attendance. One of them stood to state that they objected to the characterization that they were being forced out and that they were happy with their dealings with Uptown Rental Properties. A group of residents still objected to the project. Broadnax noted that in the coming months there will be opportunities to review and vote on the project.

- 4. Treasurer's Report** – *Carlton Farmer made a motion to approve. Cindy Jo Holmes seconded. Motion carried.*

- 5. Previous Month's Minutes** – Sarah Vogt noted that the October minutes listed her as both in-attendance and absent. She stated that she was not in attendance. *Shawn Baker made a motion to approve the October and November meeting minutes with the noted correction. Jon Vogt seconded. Motion carried.*

6. **Board Report (Dr. Broadnax)** – Dr. Broadnax summarized the January board meeting, noting that he asked a few MACC board members to serve as a Parliamentary Committee that would assist with procedural questions during MACC meetings. He introduced those board members: Dr. Ken Farmer, who started coming to Mt. Auburn Community Council in the 1970s; Walter Hawkins, who is well versed in Robert’s Rules of Order; and Ryan Lammi, who will head a by-laws committee with the goal of reviewing and refreshing the by-laws as necessary. Lammi spoke briefly about the committee, asking anyone who was interested in being on the committee to speak with him after the meeting. Freeman McNeal asked what qualified Ryan for this. Ryan noted that he has served on the board of a number of other groups and manages complex projects at his job. Dr. Broadnax stated that what qualified Ryan was that he is an elected board member that continually works to improve Mt. Auburn and that as board chair, Dr. Broadnax had requested Ryan’s assistance.
7. **Old and Unfinished Business** – None.
8. **New Business and Announcements** – Freeman McNeal apologized for getting too heated at the November meeting and invading the personal space of another attendee.

Adjournment – *Carol Gibbs made a motion to adjourn. Shawn Baker seconded. Motion carried. Meeting adjourned at 8:13 PM.*