

CORRYVILLE COMMUNITY COUNCIL MINUTES

September 9th, 2008

Meeting called to order at 6:07 pm.

Approval of Minutes: The name of the UC rep suggesting the CCC contact UC to explore the WIN program was questioned, and no one knew. The August minutes were approved as written.

Uptown Consortium Request for CCC Letter of Support for Use of TIF (Tax Increment Financing) Funds:

Bill Fischer with the City's Dept of Community Dev & Planning (DCDP) explained that Corryville has a 23 million dollar District TIF fund which can be used as an economic development mechanism to finance public infrastructure improvements. The TIF works by locking in the taxable value of real property at the time authorizing legislation is approved, and then payments derived from the increased value of any improvements to real property beyond that amount are directed back to the Corryville District TIF. He further explained the Uptown Consortium and developers of 3000 Vine were proposing use of 2 million dollars of these TIF funds for a public garage to support the Hampton Inn, in order to close a gap in the financing. When completed, the City will own the garage. Bill said because the use of District TIF funds requires a letter of support from the community, the City intended to request a meeting with members of CORT (Corryville Revitalization Team) to discuss development of long range priorities for use of the funds within the district. He then noted that in response to learning about the Sept 5th request by Uptown Consortium CEO Tony Brown for approval of a TIF letter of support to be on the Sept 9th CCC agenda, the City requested a CORT meeting which was hastily arranged for the morning of Sept 9th.

- Dan Schimberg said he had been extremely disturbed about the propriety of the TIF funding, and the wording of the Uptown Consortium's original proposed letter of support, and had expressed his concerns at the CORT meeting. He said he was more comfortable with the wording of the revised letter, but stressed the community needed to understand they were being asked to approve use of District (not Project) TIF funds, and that this was a 10% cut of the communities' pie which would not be available for future projects.

- Alex Stillpass with Ross, Sinclair & Assoc, referring to the statistical analysis they prepared (see www.Corryville.org, welcome page, recent news sidebar) concurred, but said if all goes per the projections the communities' pie will grow.

- Bruce Dornette asked if there were a map of the Corryville TIF District. He was given the one distributed at the CORT meeting (see www.Corryville.org, welcome page, recent news sidebar).

- Dan Schimberg explained that he and CUF's (Clifton Heights, University Heights, Fairview) Dan Deering prepared the map with the assistance of John Coulter from CAGIS (Cincinnati Area Geographical Information System).

- Kay Weaks said the 3000 Vine development approved by the CCC proposed: a Hampton Inn, an iHop, a PNC bank, a Uno's, and one level of underground parking. She reported having learned the previous week that all but the Hampton Inn pulled out, and finding out on Fri that the developers were considering replacing the retail with a 46,000 sq ft LA Fitness Center, which would require an additional level of underground parking. She reported having expressed several concerns at the CORT meeting. She objected to the potential retail change because the development approved had been an exemplary neighborhood servicing urban mix designed in keeping with the 2005 Urban Renewal Plan, and the community had been told the retail spaces were flexible enough to easily accommodate other retail replacement. She noted there will be a fitness center in the Hampton Inn, as well as those at UC, the Rec Center, and in Stetson. She had questioned how the TIF funding would work with the unsettled status of the retail, and an uncertainty about how many levels of parking garage were being approved. She also expressed concern that a CCC approval of the TIF funds would snowball, and once again result in the

community being put in a position of being told they would have to approve whatever retail was proposed or face losing the project.

- DCDP's Rick Hardy and Caroline Kellam reiterated a clarification sent to the CCC earlier in the day:
Following up on the concern about changing the site plan, Bill Fischer spoke briefly with Charles Graves (City Planning Director) about the 3000 Vine Planned Development (PD). Mr Graves confirmed that the PD was approved to specifically include a hotel, two restaurants, and a bank. Any changes to the approved plan (i.e. the buildings and uses) will require zoning approval. Without zoning approval, building permits will not be issued.
- Dave Lockhorn, City Building Inspector, questioned how strictly the City could regulate use of the approved retail space.
- Burgess Doan, developer of 3000 Vine, explained the difficulties were due to the economy, but assured the community they intended to be sensitive to their input.
- Dan Plofchan expressed extreme irritation that despite the CCC's request for a remedial action in the redevelopment process, Council continues to constantly be asked for last minute approval, and warned if not given nothing will happen. He said the community finds it insulting that they are being treated like they are ignorant.
- Tony Brown and Alex Stillpass explained the rush was due to a Sept 30th New Market Tax Credits (NMTC) expiration date.
- When Kay Weaks expressed a bit of confusion about the use of NMTC, she was told they were not funds the community controlled.
- Clyde Nowlin read the Uptown Consortium's revised letter of support (see www.Corryville.org, welcome page, recent news sidebar), and a motion to approve passed with 20 in favor and 1 abstention.
- Scott Enns said the UVA/VCURC voted on a letter of support for the use of these TIF funds at their meeting that afternoon, and it passed with 3 in favor and 1 abstention. Dan Schimberg asked to see their letter, indicating he had a major objection to the letter previously circulated.

Police & Safety Report:

UC Officer Doug Barge distributed crime stats, and reported thefts have increased dramatically, with numerous car break-ins. UC students will move in on Sept 18th/19th, the first day of classes is Sept 24th.

Officer Wiley Ross distributed crime stats and reported there have been more arrests, and therefore the crime stats have increased. He distributed opinion surveys and asked they be filled out and given to him at the conclusion of the meeting.

- Stetson's Vickie Flynn asked if there could be additional patrols around 216 Stetson, due to problems. (- It is noted that prior to the meeting, Tom Rotte reported that vagrants continue to enter the vacant house at 2802 Euclid by unscrewing the boards.)
- Buggs Walton and Herm Gebreab introduced themselves as the new owners of the former Club DZire, which has been renamed Club Empulse. They said the Club is only open on Friday night at this point, and their opening was with out incident.

Treasurers & Neighborhood Support Program (NSP) Report: No report given

Vine St Community Urban ReDev Corp (VCURC) & University Village Business Assoc (UVA) Report:

Scott Enns reported:

- They recently initiated a cleaning/upgrading in the Short Vine area and on Corry between Euclid and Eden including: removal of 20 dumps trucks of trees and undergrowth, cleaning lenses and replacing light bulbs, painting parking meter poles and fire hydrants, purchase of a billy goat sidewalk sweeper, and attending to trash cans.

- They have applied to Keep Cincinnati Beautiful for a grant for marketing.
- They are producing banners, which will be available for Short Vine businesses to purchase.
- PNC bank is meeting with Short Vine businesses for assistance with façade improvements.
- They have applied for a \$9,000 NBD (Neighborhood Business District) proposal to _____.
- The Vending District paperwork is complete, and they are meeting with the City to insure the code is enforced.
- Both the UVA and VCURC are launching websites.

Corryville Community Dev Corp (CCDC) Report:

- Dan Luther reported a contract has been signed with Chipotle to lease retail space at King Highland.
- Vickie Flynn reported sales in block G and F continue.
- Adam Martin reported Stetson is full.
- Mike Ealy reported the June Summer Festival was a huge success.

Uptown Crossings Community Urban Re-Dev Corp (UCCURC) Report: No report given.

Corryville Recreation Center (CRC) Report:

Lisa Thomas announced the annual Halloween Parade is scheduled for Fri, October 31st, from 4-5:30. She invited the community to participate, and encouraged Short Vine businesses to have treats to distribute.

Old Business:

- Kay Weaks reported that Erin Dornbusch, a UC Niehoff Design Center student volunteer has done an impressive job formatting the new www.Corryville.org website. Quite a bit of the CCC content has been added, but community suggestions are most welcome. She said another UC Niehoff student volunteer has been lined up to administer the site. She got permission to use CCC funds for a thank-you gift for Erin.

Meeting adjourned at 7:00 pm.

As recorded by Kay Weaks

Please encourage your Corryville neighbors and associates to sign up for the CCC's electronic mailing list by sending an email with their name, street address, and phone number to CorryvilleCC@hotmail.com.