

DRAFT CORRYVILLE COMMUNITY COUNCIL MINUTES

October 13, 2009

Meeting called to order at 6:07 pm.

Approval of Minutes: The September minutes were approved as written.

Police & Safety Report:

- CPD Officer Wiley Ross distributed crime stats. Lt. Randy Webb with the Investigative Unit explained a Violent Crimes Squad is assigned to Corryville, and urged community members to advise him of any undesirable activities in need of address: 569-8600, or Randy.Webb@cincinnati-oh.gov
- Kay Weaks reported Specialist Doug Barge has replaced Barb Henson as the CCC's UC Police liason, and he had relayed nothing pressing to report.

New Business:

- Mike Ealy gave an update about the **proposal to redevelop the Vernon Manor into office space for Cinti Children's Hosp Medical Center (CCHMC)**. He reported that Al Neyer, Inc has an option to purchase the Vernon Manor, and signed a letter of intent with CCHMC for a \$34M redevelopment of the hotel building into offices, as well as construction of a \$10M 440 space garage on the NW portion of the block. He explained that as the block is part of Avondale, but included in the Corryville district TIF (Tax Increment Financing) map, both communities are being asked to support the project and pledge district TIF revenues to close the garage financing gap. The Avondale Community Council (ACC) Board approved support of the project, and agreed to pledge their current district TIF funds. Mike briefly summarized the proposed CCC letter of support for the project which notes the considerable benefits, the risk for the Vernon Manor to become low income housing otherwise, but qualifies that because the CCC has already voted for or prioritized use of a substantial portion of district TIF funds for projects within the boundary of Corryville itself, though a portion of our district TIF could potentially be allocated we will need to determine the percentage at a future date (addendum 1). Kay Weaks added the CCC Board learned the City could appropriate district TIF revenue without community approval. Burgess Doan relayed the VCURC/SVA's desire for transparency, and their request for an independent auditor to evaluate the developer's numbers prior to any district TIF pledge. This request was agreed. A motion to approve the CCC letter of support passed with 15 in favor and 1 opposed.
- Mike Ealy reviewed the **Corryville Revitalization Team (CORT) recommendations for district TIF use guidelines and priorities** (addendum 2). A motion to approve the recommendations passed with 17 in favor and 1 opposed.
- **City Solicitor Thomas Beridon announced a new Community Prosecution Section Program** has been initiated and he will be Corryville's liason: Thomas.Beridon@cincinnati-oh.gov. He explained the program will address nuisance problems resulting from foreclosures and bankruptcies by tracking down owners and prosecuting misdemeanors.
- Kay Weaks reported that reps from CCC, CCDC, and SVA/VCURC met with coordinators of the **Neighborhood Enhancement Program (NEP)** and Corryville has been invited to participate from Aug 16 to Nov 12, 2010. She distributed the program outline (addendum 3) explaining the focused City efforts, in partnership with a community, over a 90 day period to jumpstart community enforcement, enhancement,

and sustainability. She noted it had been emphasized this was not a ‘City-do’ program and will require widespread community involvement. A motion to accept the NEP invitation passed unanimously with 15 in favor.

- Beth Robinson introduced **Retail Leasing Consultant Kathleen Norris, newly hired by the Uptown Consortium and VCURC to assist with reinvigoration of the Short Vine business district.** Kathleen noted her Group specializes in independent retail and creation of a distinct personality as demonstrated by their recent efforts in the Over the Rhine business district. She briefly explained phase one of their strategy involves community collaboration to develop a vision, plus examination of challenges and opportunities building by building. Kathleen encouraged the community to share their ideas with her: 321-9144 or, Kathleen@BrandtRetailGroup.com.

- Museum Center Dir of Major Giving Patrick Nugent urged support for approval of the **Union Terminal levy.** A motion for the CCC to support the levy passed with 14 in favor and 2 abstentions.

- Amy Parks announced the **CCC Board’s decision to form an ad-hoc CCC Governance Committee.** She explained the CCC is not in compliance with their by-laws, and in light of Clyde Nowlin’s illness/absence, there is a need to determine how best to proceed. She asked for volunteers willing to participate, and 7 people indicated interest. She suggested the CCC approve current officers for a period of one year. Kay Weaks asked if that decision could be delayed to allow the committee several months in which to make a recommendation. This was agreed.

Neighborhood Support Program (NSP) Report:

Amy Parks said in order to get a head start on the CCC’s 2010 NSP proposals she intended to ask approval at the Nov meeting for the same projects approved in 2009. She requested members bring any other proposals to the Nov meeting as well. Kay Weaks revisited the subject of a NSP proposal to fund applying for 501-c3 status for the CCC, and Amy suggested that was for the Governance Committee to address.

Neighborhoods of Uptown (NOU) Report:

Kay Weaks recapped that the NOU group was organized in August, 2008. The group now includes leadership from the Neighborhood Assocs, Business Assocs, and ReDev Corps in Avondale, Clifton, Corryville, CUF (Clifton Heights, University Heights, Fairview), Mt Auburn, and The Heights. The group initially came together to promote the collective interests of the neighborhoods, and an improved partnership with the Uptown Consortium (UpCo). Realizing they had more influence as a group they continued to meet for the common good of all the neighborhoods with reps bringing information and issues of common benefit or detriment for discussion and action. Following a series of mediation meetings between NOU and the UpCo Board this past spring and summer, NOU’s request for two reps on the UpCo Management and Operations Committee (MOC) has been agreed. She updated that NOU has selected MOC reps Patricia Milton (ACC Pres), and Dan Luther (CCDC Ex Dir), with Rob Neel (CUF Neighborhood Assoc Board Pres) as the alternate.

Cincinnati Empowerment Corporation (CEC) Report:

Amy Parks reported significant communication difficulties continue to delay receipt of the approved grant funds.

Uptown Crossings Community Urban Re-Dev Corp (UCCURC) Report:

Gerry Siegert reported that over the past few months they have had an increasing level of interest from several developers in the 2 ½ acre UCCURC owned parcel of property on Jefferson Ave across from the Corinthian restaurant. Concepts being proposed include constructing undergraduate housing, family housing for graduate students, senior living units (independent and assisted living), and even some discussion of office space. In response they created a simple RFP that has been sent to those developers expressing interest in the site, as well as other local development entities.

Corryville Recreation Center (CRC) Report:

Bryan Servizzi announced a new adult kickball program. He reported the University/Burnet Gateway Rededication Ceremony and Rec Center 10th Anniversary Carnival had been successful, though low key due to lack of community volunteers. Kay Weaks expressed appreciation to the Enquirer's Quan Truong for her 10-11 article about the Gateway, to Bryan, Nick CaJacob, and Peter Dryer for their hard work, and to Cindy Starr, Jacquie and Isabella Angiulli, Amy Parks, and Mike Ealy for their support.

Old Business:

Corryville Branch Head Librarian Frank Dugan urged support for approval of the Library levy. A motion for the CCC to support the levy passed unanimously with 15 in favor.

Written Reports Submitted:

Treasurer's Report: (addendum 4)

Vine St Com Urban ReDev Corp (VCURC)/ Sht Vine Assoc (SVA) Report: nothing pressing to report

Corryville Community Dev Corp (CCDC) Report: nothing pressing to report

Meeting adjourned at 7:35 pm.

As recorded by Kay Weaks

Please encourage your Corryville neighbors and associates to visit the communities' www.Corryville.org website, and sign up for the CCC's CorryvilleCC@hotmail.com electronic mailing list.

Addendum 1



Corryville Community Council, Inc.

RE: The Vernon Manor
October 13, 2009

Dear Mayor, Members of City Council, and City Administration:

The Corryville Community Council (“Community Council”) enthusiastically supports the Avondale Community Council Board’s decision endorsing Al. Neyer, Inc.’s proposal to convert the Vernon Manor into new offices for Children’s Hospital (“Children”) and encourages the City to provide financial assistance.

Vernon Manor is an architectural and historical anchor of the Uptown neighborhoods. We are heartbroken that the hotel/restaurant failed and anxiety is running high regarding the future use of this important building.

Children’s needs a site like the Vernon Manor in which to add new jobs or else they are likely to move new jobs out of the city. Over the past 15 years Cincinnati has lost Jewish and Bethesda Hospitals to the suburbs. Children’s expansion in the Uptown is vital to bringing back those lost jobs. The Community Council believes that preserving and using the Vernon Manor in this manner advances many of our neighborhood’s goals and insures that the Vernon Manor will continue to play a positive role for our community.

Recently, news accounts have suggested that low income housing providers are interested in turning the Vernon Manor into a low income housing project. The neighborhoods of Corryville and Avondale already have the highest concentrations of low income housing in the region—we do our share. Converting the Vernon Manor to low income housing would be a major step backwards for the entire Uptown.

Conversely, Children’s potential expansion into the Vernon Manor is exactly the kind of development we need. It will bring more jobs to the area, bring more investment, help the retail establishments in Corryville, and potentially bring new residents to our neighborhood. And it will preserve the Vernon Manor’s historic architecture.

Further, we support the Avondale Community Council Board’s decision to pledge their current District TIF funds to the project. However, we cannot pledge the use of the entire Corryville District TIF funds for this project. The Community Council has already voted for or prioritized the use of a substantial portion of our funds for projects within the boundary of Corryville itself, including the developments at 3000 Vine, 2600 Vine, and gateway/streetscape enhancements along Short Vine, at 2929 Highland, University Plaza and Stetson Square. Although a portion of our TIF budget could potentially be allocated to Al. Neyer, Inc, we will need to determine the percentage.

We enthusiastically support Avondale’s endorsement of Al. Neyer, Inc.’s proposed Vernon Manor project and ask that you continue to work diligently to make it a reality.

Sincerely,

Mike Ealy

The Corryville Community Council
Mike Ealy, Acting President

Addendum 2



Corryville Community Council, Inc.

RE: **Development Priorities and the Use of Corryville District TIF Funds**

DATE: October 13, 2009

Dear City Administration,

At the October 13 Corryville Community Council meeting, the following recommendations from the Corryville Revitalization Team (CORT) were approved with 17 in favor and 1 opposed.

The CORT has been working over the past 12 months to determine development priorities within the community and to prioritize the use of Corryville district TIF funds. CORT recommends the following guidelines when determining the use of district TIF revenues:

- Development priorities should be established before any discussion of district TIF funding sources;
- District TIF revenues should not be viewed as a source of readily available funds since revenue builds over time;
- The use of district TIF revenue should be determined on a case by case basis with priority given to projects with additive value back to the community, while taking timing and opportunity into consideration, and how the project fits into the larger community priorities.

After much discussion among CORT members and project developers, CORT recommends prioritizing the following projects for use of Corryville district TIF funds:

- 3000 Vine – parking garage
- Short Vine Business District Streetscape
- Redevelopment of University Plaza
- 2929 Highland office building – streetscape improvements
- Stetson Square – streetscape improvements
- 2600 block of Vine – parking and podium for mixed use development

The Community Council has already approved \$2.0 million in net district TIF funding over a 15 year period in support of the 3000 Vine project. The Community Council has also approved the use of \$100,000 in district TIF funds to complete design and engineering work for streetscape improvements at 2929 Highland, Stetson Square, and the Short Vine Business District. Any request for the use of district TIF funds for construction of the streetscape improvements should be reviewed by CORT once construction costs and subsidy requirements are known. Similarly, CORT should review the construction costs and subsidy requirements of the 2600 block of Vine Street project as proposed by the Short Vine Development Group once those costs are developed. CORT will then forward a recommendation to the Community Council for consideration regarding the use of district TIF on a case by case basis.

The City anticipates completing the streetscape design work, including construction costs, by March 2010. Preliminary estimates for the cost of the streetscape projects are as follows:

University Plaza streetscape and gateway	\$1,000,000 to \$1,500,000
2929 Highland streetscape	\$ 400,000
Stetson Square streetscape	\$ 500,000
Short Vine Streetscape	\$2,000,000 to \$6,000,000

Preliminary estimates for the need of District TIF revenue to support the construction of a public parking garage in the 2600 block of Vine is roughly \$350,000 annually.

The Corryville Community Council

Mike Ealy

Mike Ealy

Acting President

Addendum 3

NEIGHBORHOOD ENHANCEMENT PROGRAM

Community Enforcement, Enhancement, Sustainability

A 90-Day Focused Strategy to Improve Quality of Life By:

- ✓ Maximizing Public Resources
- ✓ Leveraging Private Investment
- ✓ Creating a Physical and Economic "Ripple Effect"
- ✓ Improving Safety
- ✓ Reducing Blight

TOOLS

- ✓ Concentrating Building Code Enforcement
- ✓ Identifying and 'Cooling Down' Crime Hot Spots
- ✓ Cleaning Up Streets, Sidewalks, Vacant Lots
- ✓ Beautifying Landscapes and Streetscapes

SELECTION CRITERIA

- ✓ Crime
 - Disorder Calls for Service
 - Drug Calls for Service
- ✓ Vacant Buildings
- ✓ Building Code Violations
- ✓ Weeds and Litter Violations
- ✓ Junk Autos
- ✓ Viable Community Groups

Why Corryville?

- ✓ Program focuses on areas in transition to provide needed impetus
- ✓ Very active community members
- ✓ Uptown traffic corridor
 - Impression created

Map of Focus Area

Outlining the area within McMillan east to Burnet, north to MLK, west to Jefferson, south to McMillan

Communication with Community Leaders

- ✓ Initial Meeting
- ✓ Program Description
- ✓ City Agencies/Partners Stakeholders
- ✓ Formal Community Council Vote
- ✓ Community Decides

Letter to Property Owners

- ✓ Signed by Neighborhood Leaders
- ✓ Invitation to Formal Meeting

Property Owners Informational Meeting

Community Stakeholders

- ✓ Community Council
- ✓ Business Association
- ✓ Urban Redevelopment Corp
- ✓ Citizen's on Patrol
- ✓ Community Problem Oriented Policing Team
- ✓ Cincinnati Police Partnering Center
- ✓ The Home Ownership Center Cincinnati
- ✓ People Working Cooperatively
- ✓ Working in Neighborhoods Inc

Monthly Stakeholders Meetings

- ✓ Residents
- ✓ Business Owners
- ✓ City Agencies
- ✓ Non Profit Stakeholders

Measuring Progress

- ✓ 30/60/90 Day Reports
- ✓ 1 Year Report
- ✓ Continuing Activities

Crime and Code Enforcement Partners

- ✓ Police
- ✓ Buildings and Inspections
- ✓ Health and Litter

Keep Cincinnati Beautiful Enhancement Strategies

- ✓ Clean
- ✓ Beautiful
- ✓ Safe

Measurement Tools

- ✓ Blight Index
 - Pre NEP
 - Post NEP after 90 days
 - Post NEP after 1 year
- ✓ Crime Statistics
 - Pre NEP
 - Post NEP

Results- Vary by Neighborhood

- ✓ Partnership and Participation greatly influences the level of success, but in most communities we have seen
 - Buildings Cited to Correct Violations
 - Decrease in Blight
 - Replaced City Signage Along Streets
 - Crime Disorder Calls for Service

What is Needed from YOU!

- ✓ Stakeholders vs Partners
- ✓ Commit to partnership
- ✓ Identify volunteer resources
- ✓ Stretch yourself for 90 days
- ✓ Creativity

Q&A

Contact Information

- Ethel Cogen, Department of Community Development
Ethel.cogen@cincinnati-oh.gov
- Lt Colonel Cindy Combs, Cincinnati Police Department
Cindy.combs@cincinnati-oh.gov
- Ed Cunningham, Department of Community Development
Edward.cunningham@cincinnati-oh.gov
- Linda Holterhoff, Exec Dir Keep Cincinnati Beautiful
Linda.holterhoff@cincinnati-oh.gov
- Bill Jacoby, Department of Health
William.jacoby@cincinnati-oh.gov

- <http://www.cincinnati-oh.gov>

Addendum 4

**Treasurer's Report: Corryville Community Council
October 13, 2009**

Actual September closing balance / October opening balance **\$4,439.87***

Actual October Deposits

NSP – City Reimbursement	\$300.00
AIG (Invest) 2009 Grant	<u>\$741.00</u>
Total	\$1,041.00

Actual February closing balance / March opening balance **\$5,480.87***

Outstanding Checks

06/10/08	#5330 Dominique Embry	\$13.00
05/21/09	#5345 Shawn Cole	\$32.50
05/21/09	#5348 Imani Thorpe	\$15.00
05/21/09	#5353 Anthony Newton	<u>\$15.00</u>
	Total	(\$75.50)

Adjusted Balance **\$5,405.37**

Projected Revenues

01/15/09	Applied for AIG Reimbursement (2007)	\$861.00
	Total	\$6,266.77**

NSP Projections:

Communications (spent)	\$300.00
Summer Youth Six Flags Trip	\$3,000.00
Insurance	\$225.00
Gateway Rededication	<u>\$300.00</u>
	\$3,825.00
	<i>Remaining \$3,175.00</i>

*Account is balanced through February and matches 5/3 Bank statements. Account vs. Statements reflects a \$75.50 variance, for outstanding checks.

**Based off of known expenditures and actual/proposed revenue streams.

Submitted by: _____
Dan Plofchan, Treasurer
March 9, 2009