

## Agenda

### North Avondale Neighborhood Association (NANA)

Date, Time & Location: North Avondale Recreation Center 10/12/2021

Attendance:

| <b>Time</b> | <b>Topic/</b>            | <b>Responsible Party</b>       | <b>Issues/Decisions/Outcomes</b> | <b>Actions &amp; Assignments</b>  |
|-------------|--------------------------|--------------------------------|----------------------------------|---|
| 5 Min       | Call to Order<br>Welcome | Heather Herr                   | Recap/Minutes approval July      | Heather –<br>Thank you to Brittany at the Rec Center as she is leaving after 4 years. Minutes will be provided next month along with Sept. Apologizes for printing out the wrong minutes from the board meeting instead.  |
| 5 Min       | Law & Safety             | Officer Hill<br>Carolyn Gilman | Law and Safety update            | Officer Hill<br>- Shots fired at 730 E Michelle ave. Took some cash out. No one struck.<br>- Aggravated burglary at 3652 reading rd.<br>- 730 E Michelle. Trying to setup a meeting with owners. Solicitor (Mannings) has list of all the service calls for that address.<br><br>Community member: Lot of email about car break ins and robberies e.g. Car theft on Rosehill.<br>Officer has not heard about it.<br>The police found it and brought it back.<br>Sergant ... has not heard about it as well.<br><br>Always keep the Vehicles locked, take your keys out and valuables in the house.<br><br>Dealing with Garage Across Avondale Ave. Towed cars off of Barry Ln, Avondale, Ledgewood, Marion, Chalfonte, Winding way. |

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|           |                     |                           |   | Officers number: Call in 765-1212 or 569-8678  |
| 10<br>Min | Reading Road update | Joseph Malek<br>Jeff Herr | City of Cincinnati will present the community engagement process regarding proposed buyers of 3864 Reading Road | <p>3468 Reading rd, update.</p> <p>Joe Malek, City of Cincinnati - Port has distributed purchase option to Rosemaries based on 'Shovel ready' project. City has not received a formal request from port yet. Purchase option has not been exercised. We plan to do due diligence from the applicant. We will engage the community before that. Once we request a formal request from Port We will refer this project to planning staff. Community council and residents within 400' will also be notified. Everyone will give their feedback and documented. We will bring the valuation to the community council before we take a decision. We will be working with Rosemaries per the City Ordinance. Just for our awareness, the City Council has passed an ordinance to support them through realstate development project.</p> <p>Questions/Answer:<br/>Port will do due diligence.<br/>Then port will write letter to the City asking for approval to the Dept of Community and Economic Dev. Then the dept of comm and econ development will engage with community and NANA meeting.</p> <p>Criteria for approve/disapprove:<br/>Business has a viable operation and if it is practical use for site.</p> |

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|  |  |  |  | <p>Que: Do you have any concern about business going with Planned Cincinnati?<br/>Ans: Based on Who is shovel ready.</p> <p>Are you aware that North Avondale and NABA (business association) has opposed to the highest and best use for this proposal? We had proposed the other candidate.</p> <p>Are you aware of propaganda by Rosemaries Babies against NANA?</p> <p>Dan Bower Dept Director Community and Eco Dev– Port reviewed. Rosemaries seem to have the greatest probability of successful realstate project. Does it have all the components? No. There are a lot of due diligence period port has proposed for 6 months to review, zoning, fund raising, etc.. NANA's opposition will be factored in the decision making. The other applicant did not meet the criteria. There is no revisiting of the other applicants at this point.</p> <p>Jeff – Does our opinion collectively matter or don't? Why will it matter now when the Port and City has ignored us already on this matter.</p> <p>Dan - Part of the process:<br/>Due diligence is neutral. Port is collecting material will turn over to the city. Port and city will review it.</p> <p>Que: Is there a time limit?<br/>Ans: 6 months from executed. They could ask for extension and this could go on forever. Purchase agreement was approved 2 weeks.</p> |
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|  |  |  |  | <p>Dan Bower – We don't have a final project. We just had enough to say that the other two proposal were not possible. Port wants time to review the proposal further.</p> <p>Que: Would you still accept other options at this point?<br/>Ans, Dan Bower: Port has concluded that process and gone into a purchase option and not open for other options at this point. He wants to emphasize that this is not as if they have small barriers to cross. This is a significant undertaking that will involve a capital campaign and operations. Yes NANA voice matter.</p> <p>Que: Even if port says Yes, does our opinion matter?<br/>Ans: It is a factor, but we may or may not agree? Other than Use there are other concerns from the point of the City and Port. That is why time is helpful to see if this is a viable project.</p> <p>Que: How does it adhere to Planned Cincinnati?<br/>Ans: Planned Cincinnati is a very broad guiding document. there could be things which could support non profit.</p> <p>Que: Isn't core principle of Planned Cincinnati to revitalize Urban business districts?<br/>Ans: Its one of the many. Planned Cincinnati is about Housing, services, jobs, investment.</p> <p>Que: Does City Council has the ultimate decision making on this matter?<br/>Ans: City manager is the deciding factor. They are recommended by Development committee.</p> |
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|  |  |  |  | <p>Factors include Capital campaign, Operations plan, fundraising strategy to make this project successful.</p> <p>Que: Are we able to share the purchase option to the public.<br/>Ans: Yes</p> <p>Beth. Do you take into account how much transitional housing may already have in the neighborhood? There is a lot of transitional housing. Silver livings, Volunteers of America, etc.<br/>Ans: Dan Bower – There are many districts where there is quiet not the demand. Regarding the vacant lot on reading, it’s a hard land to build on. There is a high cost of renovation. Office vacancies is only increasing.</p> <p>Que: We have contributed \$30,000 in stabilization of this property. Transitional housing was not a permitted use of those funds. Is that considered into the decision?<br/>Ans: Depending upon the where the funds came from that were used by NANA there may not be any limitation on how the funds could be used.</p> <p>Que: We looked at the other proposal from Grace and Grit and it was very promising. Will you look at the other proposal?<br/>Ans: Its about “do specific users fit in specific bldgs.”</p> <p>Community Comment: It seems that city would help neighborhood as a partner. This is not a partnership. This is what we do what we see fit and it doesn’t matter what you say.</p> <p>Joe M- We still had an application process. We have to give them a chance.</p> |
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|       |   |                                 |   | <p>Jeff – Did you review both applications?</p> <p>Port rep – I am not responsible for this hearing. Brian G who is responsible is not present today.</p> <p>Jeff – To say one was better than the other is false. The joint strategic neighborhood committee, NANA, NABA has reviewed and approved the other proposal based on factors. We want to have a voice in the future.</p> <p>Sandesh: Grace and Grit who has business case for 25 to 50% profit year after year has been turned down against Rosemaries Babies who’s proposal is based on hypothetical situations to raise funds to run the business. What truly is the rationale behind selecting Rosemaries over Grace and Grit?</p> <p>Jeff – Very first thing the Port said to us is we want to have a tax positive business. The decision doesn’t represent that goal.</p> |
| 5 Min | Treasury                                    | Robin Sensor                    | <p>Community Activation Grant submitted</p> <p>Financial Update</p> <p>2021 vote - NSP submission</p> | <ul style="list-style-type: none"> <li>- We have applied for the \$10K grant.</li> <li>- We have sent the final report for the NSP grant.</li> <li>- We will be applying for a grant for this year</li> <li>- Proposing \$4938 for beautification.</li> <li>- \$3000 for communication newsletter.</li> </ul> <p>All in favor. No oppose.</p>   |
| 5 Min | Beautification<br>Keep Cincinnati Beautiful | Jolene Struebbe<br>Coral Weigel | Adopt a spot presentation   | <p>Coral. Join adopt a spot. Commit one spot for one year as small as you like. Section of a park or a corner. Appeal to some grand kids.</p> <p>Looking for a co-chair. Need help.</p> <p>Event with Xavirer 10/23.</p> <p>Keepcincinnatibeautiful.com for community hours.</p>  |

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| 5 Min | Meet the Candidates Night              | Heather Herr | Wednesday, October 27th from 6pm-7:30pm at the North Avondale Recreation Center | <p>Tables set up for the Candidates. Meeting format will be an introduction of all candidates/opportunity for residents to meet 1:1 with individual candidates. Each candidate has a table to hold campaign material. To learn more about the election go to: <a href="https://my.lwv.org/ohio/cincinnati-area/voting-help">https://my.lwv.org/ohio/cincinnati-area/voting-help</a></p> <p>At North Av Rec Center 10/27 6 to 7:30. We have 17 candidates.</p> <p>Please come and invite all.<br/>Also ok for other neighborhoods to come. Post on Nextdoor.</p>  |
| 5 Min | Events/Fundraising Meeting Adjournment | Heather Herr | <p>-Luminary this year<br/>-Nana Dues /link<br/>-Thank You for Attending</p>    | <p>NABA update.<br/>David - We are approved for \$3500. We are proposing Mitchell and Vine redesign of the intersection.<br/>- Slow down traffic. Get parking. Possible BRT Lane.<br/>NABA membership drive. Business owner, Manager, real estate owner please consider joining.<br/>- We are working on a website update.</p> <p>- CNBDU has asked us to confirm our business district along reading road between Dana and Asman. We propose a business node recognize at the corner along W Michell between entrance to 75 and Vine.<br/>All in favor. No oppose.<br/>---</p> <p>Luminary 12/12/21. Please volunteer on each side of Reading.<br/>Nana dues. Online link. Please donate.</p> <p>Thank you.</p> |