



**NEIGHBORHOOD
ASSOCIATION**

Newsletter

REPRESENTING CLIFTON HEIGHTS • UNIVERSITY HEIGHTS • FAIRVIEW

November, 2012

Next monthly meeting:

November 20, 2012,
Deaconess Hospital Cafeteria,
Lower Level, Straight Street

Built in 1888, the school building at Warner and Stratford looks more like a fortress than a school. It housed the Fairview German School until recently when it and the adjoining annex were sold by Cincinnati Public to a newly formed company that has dedicated itself to renovating and renting distressed properties in the area.

This company, IKOTA, Inc., is a family owned operation started by Rasheed Shamma, who gained experience in real estate development while working with his father, who owns commercial real estate in Baton Rouge. Rasheed recognized the need to renovate distressed properties in urban Cincinnati. The first project was 650 Straight Street, which was fully renovated including installation of a high tech security and an intercom system. It was a learning experience, not so much with the renovation, but with the need to be selective with tenants. Among other things, they learned to require that student leases be co-signed by parents. According to property manager Dania Barazi, parents are as likely to call her as she is to call them, asking, "is everything all right?"

Simultaneously to the Straight Street renovation, IKOTA was moving forward with the completion of the old Fairview school building. While it was quite a challenge to convert this structure into 32 one and two bedroom apartments/condominiums, they had a rock solid building to start with. The walls are nearly two feet thick of solid masonry. This includes the interior walls between classrooms. It was decided to leave as much of the feel of the historical architecture as possible while still creating upscale apartments. Original doors are still in place, as are the original floors. New plumbing and electrical had to be routed cleverly, considering the solid masonry walls. The existing, but now unused, chimney flues proved helpful as a means to this end.

Meanwhile, the annex is being used for the operation of a daycare center, Tender Tots Daycare. The annex also houses numerous

businesses working out of the second floor and is home to a non-profit organization. IKOTA recognized the need for daycare services for their tenants as well as for the general community. This past summer enrollment reached over 40 kids and is peaking at 75 during the school year. There are programs for children from infant through preschool including meals and a snack. Additionally, there is after school care for elementary students. Anyone interested in apartments should contact Dania at 513 407 9207, or email dbarazi@gmail.com and for the daycare, contact the Administrator, Ms. Tamara Knox at 513 898 9905 or visit their site at www.tendertotsdaycare.com.

Currently IKOTA manages over 120 units in the area, with plans to expand. They hope to become involved in the revitalization of downtown. For a company that was started only a few years ago, they have experienced great success, thanks to good management and a genuine concern for the community.

submitted by Chip Kusssmaul

Minutes, CUF Neighborhood Association General Meeting, October 16, 2012, 7:30 PM Deaconess Hospital Cafeteria

Board Members in Attendance: Linda Ziegler, Julie Zvon, Daniel Lewis, Cherie Wallpe, Sally Larson, Rob Neel, Tony Walsh, Chip Kusssmaul, Craig Lloyd, Ken Jordan, Sharon Buckner, Rolf Kuhn, Nathan Hess

Meeting Chaired by Nathan Hess

Police Report

Sgt Voelkerding and John Boyle, District 5

As Lisa Johnson is on leave of absence, problems/issues should be emailed to Sgt Voelkerding. They have been working with landlords re agreements dealing with nuisance disturbances, etc. Fire departments are concerned with the

traffic due to construction projects in the business district as it interferes with the ability to maneuver emergency vehicles.

One of the CUF members raised a concern about district 5's non-response to seriously out of control parties. Calls are cancelled when a complaining resident is not willing to step outside their home to speak to the responding officer. Several other residents noted the same concern. Sgt. Voelkerding agreed to take the matter up with Captain Neudigate.

Nixle, an email service will be used to send out notices regarding critical criminal incidents.

Guests: Jackie Golston, Council on Aging

Ms. Golston gave a brief presentation on Issue 50, a renewal levy for senior services that will not increase taxes. Primary goal of the services provided by the levy is to allow seniors to remain in their homes or with family members. Without the levy renewal these services will no longer be provided.

Patrick Trebbe, Mental Health Levy

Mr. Trebbe gave a brief presentation on Issue 51 also a renewal levy that will not increase taxes in spite of the fact that there has been a 16% increase in service needs. It will cost approximately \$48 per household per year to support basic mental health services for adults and children. About 22,000 individuals were served in 2011.

Chris Moran, League of Women Voters

Ms. Moran gave a detailed presentation on various ballot issues. The League website provides information on all the issues and candidates as well. Just click on "smart voter." Details on the pros and cons of the ballot issues can be found on the website.

She reminded the group that there is absentee and early voting but that if you choose to do this, you cannot also vote at the polling place on election day. If you apply for an absentee ballot and do not use it, you will be given a provisional ballot at the polls and this will result in a delay in processing your vote. ID's acceptable at the polling place are a government issued photo ID, driver's license or current utility bill showing name and address. Weekend voting will occur on the weekend before election day.

There are 6 issues on the ballot for Hamilton

County:

Issue 1 - Constitutional amendment that asks "shall we have a convention to amend the constitution". The current constitution requires that this question be asked of the voters every 20 years. Last convention occurred in 1911.

Issue 2 - Initiation Petition - this is a proposed constitutional amendment that would change the way redistricting is done in Ohio following the 10 year national census. It would establish an independent 14 member commission held to specific standards to be used in redrawing districts which would then be placed on a ballot for voter approval.

Issue 4 - City of Cincinnati proposed charter amendment that asks "shall city council members be elected at large for 4 year terms." Members would be limited to two 4 year terms.

Issue 42 - Proposed renewal levy for Cincinnati School District for general operating funds. The levy amounts would become effective with the 2014 tax bill. Major cuts by the State of Ohio are anticipated. Effects on real estate taxes can be researched on the auditor's website.

Issue 50 - Senior Services

Issue 51 - Mental Health Levy

CHBA Report

John Ligon reported that CUFNA and CHBA have similar issues but different priorities. John will try to find those areas where we might be in agreement and possibly find ways to work together.

CHCURC

Cherie Wallpe, Ken Jordan and Sandra Wilson met with Councilwoman Laure Quinlivan regarding the proposed CED. Ms. Quinlivan noted that she sees the CED proposal for our community as a twisted version of the ordinance's intention which was to benefit local, small businesses and thereby encourage neighborhood business district revitalization. CHCURC is not willing to concede on the contested area in the proposed plan for the CUF community. Ms. Quinlivan urges CUFNA to continue to write letters and appear at meetings/hearings to oppose the CED.

By Laws Revision

In order for CUFNA to retain its not for profit status with the IRS, an amendment to the by laws is needed that provides for the disposition of assets in the event the CUFNA dissolves. Rob Neel moved to approve the amendment to the by laws as previously approved by the trustees and subsequently published and reported to the membership. Seconded by Sally Larson. Motion carried.

NOU

Rob Neel reported that three UC freshman student teams have been established to deal with trash/litter, Communication between UC Student Government and students, and parking.

CED Action

Daniel Lewis moved that CUFNA take a stand to firmly oppose the CED pending CHCURC representing themselves to a CUFNA board meeting in order to negotiate our concerns. Seconded by Rob Neel. Motion carried.

Announcements

Rob Neel is organizing a clean up/beautification project at the entrance to Fairview Park. He needs volunteers to help out. Meet at McMillan Street and the Scenic Drive on Saturday, November 3 at 8:30AM. Work will continue until approximately 11:30 AM.

The West McMicken Improvement Association will hold a street fair Saturday, October 28 from 10-4 in the parking lot at 2351 W. McMicken.

Paul Gallagher will be working on the planters at the Fairview/Ravine/McMicken intersection on Saturday, October 20 at 9AM. He would love to have some help.

Meeting adjourned at 9:55 PM.

Citizen Service Requests

The Cincinnati Customer Service Request line is 591-6000. Additionally, you can contact the city by following the link below and submitting a message about a problem you may have. It allows you to search a map of your specific area.
<http://cagismaps.hamilton-co.org/csarcincinnati/>

CUF Treasurer's report

Balance: October 1, 2012 \$4,403.67

Income:
membership dues \$49.00
Total Income: \$49.00

Expenses:
Keep Cincinnati Beautiful \$250.00
Soap Box derby entry \$25.00
J. Johnson memorial fund \$150.00
handled shovel \$29.98
fall planter plants \$1,081.00
replacement plants \$22.50
Total Expenses: -\$1558.48

Balance: November 1, 2012 \$2,894.19

NSP

The Neighborhood Support Program (NSP) was initiated by the City of Cincinnati to provide funds to community councils in support of neighborhood projects and activities. Many councils use these funds to assist with membership drives, publish newsletters, engage in beautification and clean-up activities, provide summer employment or cultural activities to neighborhood youth, and underwrite the cost of sending community leaders to workshops and other training and networking opportunities, among other things.

There are currently 51 neighborhood councils recognized in the City of Cincinnati. NSP is an annual process open only to these 51 neighborhood councils. Councils must submit an annual proposal that has been approved by residents living within that neighborhood.

At the November CUF meeting we will be voting on our 2013 NSP proposal.



Community Entertainment District - A Letter from CHBA

Reducing house parties.

I believe house parties are the cause of the very real issues that the community deals with as far as noise and trash. Our feeling is that if the students have more "entertainment" options, they are more likely to use those as opposed to filling a house up and causing chaos in an uncontrolled / unmonitored environment. A house party doesn't have closing hours, underage drinking enforcement, are by definition in residential areas, and the nature of bouncing from party-to-party results in people carrying around drinks and throwing them all over the street / sidewalks / lawns. Properly licensed bars / restaurants have closing hours and have every incentive (legal and financial) to enforce underage drinking laws and ensure that no one carries out drinks from their establishment.

Creating Demand / Filling Vacant Storefronts.

CHBA believes the CED represents a unique opportunity to fill some of our vacant storefronts. I know the area has been a source of disagreement, but the two block area between Rohs and Stratford is zoned commercial, is part of our business district, and has the highest concentration of vacant storefronts. We still believe it would be in CUF and CHBA's best interest to include this area in the CED; however, we wanted to show a sign of good faith when you informed us that this area's inclusion was problematic and as a result it was removed.

Assisting Small Business.

CHBA represents all businesses in Clifton Heights; however, as a group we are almost all small businesses. The reality is that the tenants of Usquare can afford a \$30,000 liquor license and will buy one regardless of the CED being created or not. They are large regional and national tenants who have the resources and they would not change their way of doing business for that amount of money. On the other hand, our smaller businesses do make different decisions based on \$30,000.

When this issue first came up it was embraced by both Chicago Gyro's and Cilantro. Both of these restaurants had previously considered the idea of adding beer / wine to their menus, but could not afford the \$30,000 required to do so. Simply put, their plan wasn't to be a bar, but rather to be able to serve their dinner customers what many adults want... beer or wine with their dinner. The added revenue could never pay for such an investment; however, at \$2,300 it made financial sense.

Both of these businesses have or are in the process of reinvesting in their business and growing it and CHBA sees the CED as an opportunity to support them as they grow. We believe there are others who might follow suit, but we are hesitant to start going around having those discussions when we can't be sure that the CED will actually happen.

Competition.

Corryville is also pursuing a CED and all indications are it has the necessary support and will be put in place. The simple reality is that if we don't have our own CED, we will be at a competitive disadvantage. As they lease to businesses, they will be able to advertise the incentive and promote to those prospective tenants the ability to invest the money they would have spent on a license to instead put up a nicer sign or new storefronts or hire more people. This same concern applies to Northside, OTR, and the Banks all of whom are our direct competition and have CEDs already in place.

Conclusion.

Fundamentally, it is my belief that a strong business district is an asset to any neighborhood. The CED is an opportunity to strengthen the business district. This is consistent with our other projects like the façade improvement program, streetscapes, and gateway signage all of which had as their purpose strengthening the business district. I think we have been successful and we are constantly looking at opportunities to continue that momentum.

I also think it's important to note that this is a CHBA initiated effort. The only reason CHCURC is the applicant is because the legislation requires the applicant to be a property owner in the area. While our members individually own a substantial amount of property, CHBA itself does not, and CHCURC is the next most logical choice.

I hope this explains / summarizes some of the various discussions we have had at CHBA meetings over the last 6 months. Matt told me that Brad Thomas will be available for the CUF Board Meeting so hopefully he can answer any of the more technical questions. I have also asked that Matt send a separate email in case he has any other thoughts. Thanks and I look forward to hearing back from you .

J.D. DuBois
President, Clifton Heights Business Association

Form-Based Codes

Cincinnati has made progress this year in developing a new tool for preserving character and creating value in our neighborhoods: Form-Based Codes.

A workshop recently took place to take the new draft Form-Based Code for Cincinnati and tailor it for implementation in four Cincinnati neighborhoods that have volunteered to be the first to apply it. The neighborhoods are College Hill, Madisonville, Walnut Hills and Westwood.

Once the code is finalized and approved by City Council, any neighborhood that chooses to -- adoption is completely voluntary -- can implement this new approach to building community character and spurring development.

About The Form-Based Code

The new draft code describes, in words and clearly drawn graphics, what form and scale of development is desired and permissible. The code includes building form standards (building placement, frontage, etc.) and public space standards (street thoroughfare standards, civic space standards, etc.), and also addresses appropriate uses.

The complete draft of the code is available at:

<http://www.cincinnati-oh.gov/planning/linkservid/C2931A2B-A612-A5B5-6243EDEBEDA5330C/show-Meta/0/>



I ♻️ America Recycles Day
ONE STOP DROP

Free recycling drop-off November 17th!
Computers and other electronics* | Plastic bags | Number 5 plastics
Used pens and markers | Light bulbs | Batteries | Cell phones

10 a.m. to 3 p.m.
Whole Foods Market
Rookwood Commons
2693 Edmondson Rd
Cincinnati, OH 45208

Presented by:
 

*Visit KeepCincinnatiBeautiful.org for a complete list of acceptable items.
(TVs can be recycled for a flat fee of \$10 each - cash only please!)

    



**CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW
NEIGHBORHOOD ASSOCIATION**

2364 West McMicken Avenue, Cincinnati, Ohio 45214

CUF membership



Any person subscribing to the purpose of the CUF Neighborhood Association, Inc. and paying dues set by the Association may become a member. Election of Trustees is held at the annual meeting in July. Eligible voters are residents of the community who are at least 18 years of age and who are fully paid members of the Association and who have attended three general meetings after payment of dues during the year prior to the annual meeting. Non-resident members have voice but no vote in Association meetings and may not hold elective office. Annual CUF dues are \$6.00.

- CUF general meetings: 3rd Tuesday of each month, except August and December, 7:30 p.m., Deaconess Hospital Cafeteria, 311 Straight Street
- CUF Trustee meetings: 1st Tuesday of each month, 7:00 p.m, Deaconess Hospital Cafeteria, 311 Straight Street
- CUF annual meeting and election: 3rd Tuesday in July, 7:30 pm, Deaconess Hospital Cafeteria, 311 Straight Street

CUF Neighborhood Association
2364 West McMicken Avenue
Cincinnati, Ohio 45214

Name: _____

Address: _____

Phone: () _____

Email: _____

Membership Type:

Voting Membership: CUF resident _____

Non-voting Membership: _____

CUF organization: _____

CUF business owner: _____

Non-resident: _____

Non-resident property owner: _____

Membership fee: \$6.00 per year.
Make checks payable to CUFNA.

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