**Over-the-Rhine Community Council Board of Trustees**

**DRAFT Minutes from January 11, 2016**

Attending: Cassandra Barnham, Matt Jacob, Joan Kaup, Seth Maney, Mark Manley, Monica McGloin, Martha Good, Ryan Messer, Lizz Rodak, Bob Selhorst, Amy Silver, John Walter

Absent: Derrick Braziel,

OTRCH – Mary Rivers & Ashleigh Finke, Andrea Moneypenny with the Model Group

Morgan Apartments. OTRCH are rehabbing 15 units on West Clifton near Philipus Church. OTRCH purchased them to improve them and preserve the affordability of them. These are combined with several other parcels in the area to create the package called Morgan Apartments includes parcels at 19-27 W. Court; 53 E. Clifton; 2 E. McMicken; 1900 Vine and 1902-04 Vine. Applying for tax credits in February and if awarded they will have work finished by 2018. Some tenants will be temporarily relocated but invited back when upgrades are completed. Asking for a letter of support for the project. All units will serve 0-60% AMI. Cost containment rules are in place for low income tax credits. Hard costs are in the $100- $120/sq.ft. range. Both OTRCH & Model Group strive for high quality finish so low income housing look like market rate homes. Motion to write letter of support by Cassandra Barnham; second by Monica McGloin. Motion passed.

Carrie’s Place. OTRCH rehabbing 44 units with central AC, new finishes and then preserved for another 30 years. Half of them will be permanent supportive housing. Near 15th & Elm. Model Group is contractor. OTRCH will manage project and residencies. Application will be submitted in February. Motion to write letter of support for tax credits made by Mark Manley, seconded Matt Jacob. Motion passed.

Abington Flats. Rob Sheil of Cornerstone Corp. presented the project that will combine 20 units at 33 Green with 30 units in the 1500 block Race and Pleasant Streets. These units will be managed by Cornerstone as part of their Shared Equity Program. A few commercial spaces will be managed by 3CDC. Request for letter of support for historic tax credits. Some of these buildings are vacant and in very rough condition. Hard costs are in the $100- $120/sq.ft. range. Motion to write letter of support by Seth Manley; second by Matt Jacob. Motion passed.

Corner of Liberty & Elm. Source 3 Development (S3D) presented the development adjacent to King School which includes 4 existing buildings and infill structure to include commercial spaces, 165-180 car garage and market rate residencies. No buildings will be destroyed. Asking for input and feedback and support for designing the project with three entrances to the garage from Liberty, Logan and Green Streets. Discussions about traffic, garage entries. OTRCC is concerned about resident safety crossing Liberty and Elm. All market rate apartments; 75-80% will be studio or one bedroom units; the balance will be two-bedrooms. Market study for retail projects entrepreneurial or small business retails; and breakfast/lunch restaurants; highlight Findlay Market as the anchor and they are working with Joe Hansbauer. This is an entry development from S3D. They have been working for months with OTR Foundation and Matt Jacob, on behalf of ORCC. Looking for a letter from OTRCC that we like this project as it is presented this evening although there will be more iterations until the plan is finished. Perhaps OTRCC should take this conversation to Michael Moore and City Dept. of Transportation to accelerate safety changes to Liberty Street and also with Infill. S3D applied for zoning.

Matt Jacob suggested a motion that we approved the basic project as described and final approval will be given as the project solidifies. That allows S3D go forward with the design and go to the Planning Commission. Bob suggest a motion for letter of support that approves the concept plan contingent upon approval from historic review and traffic. Motion to write letter of support by Bob Selhorst; second by Mark Manley. Motion passed.

Streitman Building. Peg Wyant, Grandin Properties, was founded to purchase, upgrade historic buildings in walkable neighborhoods. They are advocates of the streetcar and developed the property at 14 & Elm, Emanuel Community Center, and the building on the corner of Liberty and Central Parkway. Streitman is the large grey warehouse on the corner of 12th & Central Parkway. It will be renovated for all office and commercial units; no residential. It will bring day-time activity to a neighborhood that sees more life at night than during the day. Secured the right to lease up to 175 parking spaces in Washington Park garage, Mon – Friday, work day hours, for 15 years. Matt made the motion for a letter of support for the use of the building and using Washington Park garage for parking; seconded by Bob Selhorst. Motion passed.

Republic Street Rooftop Bar. Mindy and Eric Hammer, residents on Republic Street, concerned with the Pho Lang Tang’s (PLT) Rooftop Bar on the corner of 14th & Republic. PLT never came to OTRCC with a presentation or input. The building is only one story top and the rooftop looks right into neighbors’ windows. It will bring noise and nuisance and seem inappropriate. Historic Conservation Board (HCB) at first did not approve, and then did approve. HCB’s guidelines are that the rooftop deck entertainment needs to be above residence but they agreed to make an acceptance for this bar. HCB consider it a noncontributing structure. Our zoning is mixed so HCB feels residents have no cause. Asking OTRCC for support for the appeal – anything visible from the street needs to be removed. This is a good example of OTRCC is very pro-development but it has to be with appropriateness and in concert with the residents. Monica made the motion that OTRCC BOT be listed in support of the appeal. Martha seconded. Motion passed. Talk with the OTR Chamber.

Minutes

Matt Jacob moved to approve the minutes; Mark Manly seconded the minutes. Motion passed.

OTR Housing Inventory

Friday – present to city planners & BOT

Weds – present to stakeholders

Thurs – PPT on website, one-page summary on Facebook

Thurs - release press release, invite to council meeting for presentation

Mon – share information, collect cards for comments and questions; follow-up at Feb membership meeting

OTR Pilot Parking Plan

Came out of neighborhood committee meeting with full support. Postponed until next full city council meeting because Councilmember Young is out of office for a week. It would be good to have a presence at that meeting with a group of residents.

Jordan Market

A decision on Jordan Market and moving the liquor license has been continued until later this year.

Letters of Support

Matt made a motion to write a letter of support for Findlay Market’s grant for food, art and community building. Lizz seconded. Motion approved.

Martha made a motion to write a letter of support to join multiple other Community Councils (Clifton, Northside, Mt. Auburn) to reaffirm our support for Central Parkway protected bikeway. Seconded by Mark. Motion passed

Matt made a motion to write a letter to support Brewery District tour. Seconded by Lizz. Motion passed.

Transition

Ryan is giving notice that his family is moving to Avondale and will be stepping down as president in February, but staying on the BOT through March to help with the transition

We need to elect a new president; and recruit a new board member.

Jan – let membership know we have an opening on the board

Feb board meeting – re-elect officers for smooth transition

Feb – solicit all candidates.

March BOT meeting - we interview and select our recommended board member.

March Membership meeting - choice is ratified.

NSP

We have a good line-up but we can’t use NSP as cash prizes or equivalent for the OTR Community Festival. So we reassigned the budget to set-up expenses. We can use a $150 Kroger gift card to buy prizes. Should we evaluate the festival because it’s not what it used to be.

Treasurer’s Report

We need to review what we spend and how and make smart decisions.

Adjourned 8:55