



BOT Minutes
March 9,2020

1. Welcome. Motion to approve the agenda. Carissa moves. Amy seconds.
2. Officer Reports
 - a. Secretary-Feb minutes not completed. Will approve at the next BOT meeting
 - b. Treasurer-motion to approve the Feb report. Amy moves. Maurice seconds. Motion carries. Mike encouraged us to look at a way to invest or put our money in savings-to at fiduciary loin cloth
3. New Business
 - a. DCED-Creation of Urban Overlay-Geo and Lindsay from the City. This presentation came first to the Economic Development and Housing Committee. This plan hopes to address the issues of density variances as they are often requested in the downtown neighborhoods. Gave a brief history of the density of Over-the-Rhine and the challenges at our densest. Zoning and building codes were introduced for separation of uses and public health and safety. Major amendment to zoning code in 1963 which was intentionally suburban and exclusive
The problem-not consistent with the historic fabric, makes unit costs higher, and neighborhood businesses say they need more critical mass. The proposed fix-zoning update. Eliminate the land unit fixed ratio. City staff research shows that regulations like what we currently have can increase housing costs and promote housing exclusivity. The housing overlay would combat these issues directly. Benefits include economic and environmental sustainability, increased housing affordability. Building codes remain as do historic designations and protections. Consistent with another plan; plan Cincinnati, OTR Comprehensive Plan.
Next steps-stakeholder engagement in Mid-April. Those dates will be shared with the community council. Then planning commission, intro to city hall, economic growth and zoning.
Margy asked the staff to look at including some structure around air bnb regulation in this new overlay. They said they will take a look at this. Julie shared her concerns about this idea of “naturally occurring affordable housing” and it’s not been her experience when new units come online. Julie spoke about her positive experiences with air bnb’s as part of our neighborhood’s fabric.
 - b. SID-presentation and discussion-Annette Wick and Greg Olson from Urban Sites
Here to address our vote against the SID. Wanted to see if we had any questions or needed more clarity on how the process could have been more transparent. If the county, city opt in they have to make payments based on the formula. There was discussion about the representation on the board being a concern and the increase in costs to nonprofits (and these being handed down to low income people). The board seemed top heavy-“wealthy and well connected.” Can the board change the tax? No. The programming is voted on by the board and can change based on the board. Margy thanked the SID team for the chart that was put online. Margy shared her concerns about the problematic design of the state legislation that removes power from the people of neighborhood. There are structural problems that you may not be able to fix. Should 18,000 for events be a part of this budget? 3CDC shared that of their ambassadors-budget of \$410,000, average pay rate of \$15 an hour. Questions of transference of public services from publicly elected services to a private company that is managing these services. Maurice asked if a community council member could have a board seat. Something to look at. Does the chamber have a seat? No.
 - c. Developer John Blatchford-1623 Pleasant Street-no presentation this evening.

- d. Liquor Permit renewal objections for UR Mart on E. McMicken-Mike
Officer Rock asked Mike to bring this to us as he attends the safety sector meetings where the issues came forward. Officer Rock shared the called for service statistics. The issue is if the proprietor has any responsibility over the activities outside. Mike will send over a draft letter. Key shared some higher level questions about reservations about putting the responsibility on the owners of the business. Carissa-shared her experiences and concerns. Maurice spoke about the future reality of all the small pony kegs in the neighborhood and how this will affect the people that live in the neighborhood who buy things and yes alcohol at these businesses and don't and can't afford going into bars. Julie reminded us of the presentation that UR Mart gave and what they said they were going to do versus what they are doing now.
 - e. Affordable Housing Trust Fund Ballot initiative news-Mike
Mike attends Homeless Coalition meetings as his church's representative. Signatures will be collected at the primary election on the 17th next week-the goal is to get high quality signatures. Still looking for volunteers to help with the petition over the next many months.
4. Committee Reports
- a. NSP-Key
Waiting for 2 more applications. Will submit the list of projects through email in advance of the meeting. We will vote at the March Membership meeting to approve the projects.
 - b. Operations and Structure-gave brief update-please remind presenters to bring their presentations on flash drives for ease of presentation. We now have all the cords we need in stock for presentations. Please share important dates so we can pass them out to the membership.
 - c. Parking and Transportation-There is a letter proposed from the committee. Letter to the city regarding streetcar operations. Margy moves approval. Mike seconds. John proposed an additional line about increasing density. He will bring this up at the meeting to get it in as addendum. There was some discussion about number 4 in the letter. 6 in favor. 2 abstentions. Motion carries.
 - d. Economic Development and Housing-there is a letter to support the main street project of seeking a business improvement grant. Julie shared the draft letter. Julie moves. Amy seconds. Motion carries.
 - e. TIF-Peter Hames-Successful meeting last Tuesday with TIF presentations. David Mann was there and made his presentation on his motion. Letter was sent out to David Mann. We will share this with the membership this month. There is now 3M available in TIF district west according to city literature.
5. Motion to adjourn-Amy moves. Margy Seconds. Meeting adjourns at 8:15pm

Board members present:

Maurice, Julie, Mike, Thomas, Carissa, Amy, Margy, John Walter, Key
Peter Hames

Board members absent: Sallie, John Wulsin, Danny