

THE EAST WALNUT HILLS ASSEMBLY
MONTHLY MEMBER MEETING
Wednesday, November 1, 2017 at 7:00 PM
St. Francis De Sales School Cafeteria

Agenda Item	Discussion	Action
Welcome	EWHA President Drew Gores welcomed everyone to the monthly meeting and reminded attendees that next month's meeting is December 13.	None
Acceptance of 10/4/17 prior meeting minutes	The minutes of the immediately preceding monthly member meeting held 10/4/17, posted 10/27/17 on the Assembly's website at eastwalnuthills.org, were accepted as presented.	Unanimous Consent
3. Cincinnati Fire/ Police Department	Cincinnati Police Department representative, Officer Locke, discussed safety issues in the neighborhood and mentioned that the crime stats he distributed were not correct. Cincinnati Fire Department reported on fire and other runs in the month of October and answered questions.	None
4. Bush Rec Center	Vanessa Henderson reported on Candidates Night and other activities going on at Bush Recreation Center in Walnut Hills.	None
5. Treasurer's Report	Freeman Durham gave the Treasurer's Report, based on Oct 31, 2017 numbers, which is attached below.	None
6. TIF Funds Allocation	Rae Vuic reported on TIF funds, what they are, what we are currently using them for. She discussed a proposed allocation of an additional \$556,00 to be added to the previously approved TIF allocation of \$1 million dollars for the streetscape project on Woodburn north of Madison Rd. The EWHA Board, at its October meeting, voted to approve a motion to allocate and request approval from Assembly members for the additional funds to be used to run conduit from Dexter Ave. to Hewitt Ave. (the 5 Points area of Evanston) and to install special lights from Lincoln Ave. north to Dexter Ave. similar to those in the rest of the business district. A motion passed to allocate the \$556,000.	Motion passed
7. Development	Rae Vuic reported on the Anthem development and the two-way discussions. The next meetings are set for Nov 2 for a stakeholder two-way discussion and Nov 13 th for a stakeholders meeting on the Anthem development with Fortus.	None
8. Beautification	Sue Fullen reported on tire amnesty at Evanston Rec Center Nov 4 th and Wreath hanging Nov 25 th . She still needed volunteers.	
9. Business Association	Simon Coriell reported for the BA. New rules for governance are being discussed which may be adopted at the next BA meeting on Nov 18. Last WOW was a big success. Next WOW is Nov 10 th and will have Popped Art mobile gallery and music performed by veterans.	None
10. Events	Keri Kilroy reported on a successful Taste of the Neighborhood. She reported t-shirts are being sold at Argos. She was hoping for multiple movie nights next year. She reported that there would be a cookie exchange on December 10 at De Sales Cafe. And the Events Committee	None

	was growing with two new members: Allison Parsons and Heather Cockram.	
11. Membership	Valerie Daley reported that membership letter would be mailed soon and that all of the membership dues had remained the same except the Business Membership which had been lowered this year to \$50. Payment of dues will be payable online at the EWA website in the near future.	None
12. Parking Committee	Richard Boydston reported on the Parking Lots income and on some of the work that the Committee thinks needs to be done on the lots.	None
Adjournment	The meeting was adjourned at 7:50 pm.	None

Recorded by: Mark Nelson, Secretary

Next EWA Board Meeting: Wednesday 1/31/18 at 7:00 pm at MRC

Attachments: Agenda, Treasurer's Report, Sign-in Sheet, TIFF Proposal, and Cincinnati Police Department Crime Statistics.

Next Assembly Meeting: Wednesday, 12/13/17 at 7:00 PM – St. Francis De Sales School Cafeteria

EAST WALNUT HILLS ASSEMBLY AGENDA

**November 1, 2017 at 7:00 p.m.
St Francis de Sales School Cafeteria**

1. Welcome (Drew Gores)
 - a. Change of date for December Assembly meeting to December 13
2. Approval of Minutes from October 4, 2017 (Drew Gores)
3. Safety - Cincinnati CFD and CPD Report
4. Treasurer's Report (Freeman Durham)
5. Development (Rae Vuic) – TIF Report and Request for Increased TIF Allocation for Woodburn Streetscape
6. Beautification (Sue Fullen)
7. EWH Business Association (Kevin Wallace)
8. Events (Keri Kilroy)
9. Membership – Annual Dues Request (Valerie Daley)
10. Parking (Rick Boydston)
11. Other Business

Adjournment

The December Assembly Meeting will be December 13, the second Wednesday in December.

**Reach out to the EWH Board at: EWH@eastwalnuthills.org
Membership – To join go to www.eastwalnuthills.org**

Tax Increment Financing (TIF)

Tax Increment Financing or TIF is a tool for economic development that communities use in an attempt to stimulate private investment and development in targeted areas. TIF provides a method to fund public infrastructure, other eligible site improvements and urban redevelopment/blight remediation in designated districts or for designated projects. In 2002, Cincinnati City Council created several tax increment districts, with 30-year operating lives, in neighborhoods throughout the City.

The tax revenue in a TIF district or for a TIF project is capped at the time of the creation of the district/project. Increases in tax revenue above the cap (the increment) generated by development in the district or by the project is then captured and diverted to a separate fund. This revenue is then used to pay for the public improvements, infrastructure and blight remediation that help to make private development a success. TIF projects can be funded through cash directly removed from the TIF district fund or through the issuance of bonds, the amount of which is based on the fund's ability to pay the debt service and other financial considerations.

East Walnut Hills (EWH) TIF District Facts

- The EWH TIF District includes a significant portion of the East Walnut Hills neighborhood, as well as small portions of Evanston to the north and Walnut Hills to the west. The contiguous parcels amount to just under 300 acres. (See attached map).
- Total cash in the TIF at this time is about \$1,000,000. The City estimates that up to \$700,000 in cash can be safely taken out of the fund without disrupting current obligations.
- Projects funded out of the EWH TIF District to date:
 - Woodburn Streetscape (Lincoln to Hewitt & Merrimac ext.): \$1M cash, 2016
 - Woodburn Business District Revitalization Fund (WBRF Partnership): Cash, 2015 & 2013
 - Woodburn (Chapel to Lincoln) & Misc. Work/Design: \$400k cash, 2012
 - Madison Rd. Parking Lot Project: \$650k cash, 2010
 - Woodburn Streetscape (Chapel to Wm. Howard Taft): \$2.5 M bond issue, 2007
- Annual debt service amounts to \$150,000-\$200,000 on the original Woodburn streetscape project (2007 \$2.5M bond issue).
- There is \$8,998 remaining from the 2012 streetscape allocation that is earmarked for design that can be re-allocated.
- Gross annual revenue into the fund the last 4 years has been about \$800,000. About half of this amount is allocated for debt service, contractual CPS payments (27%) and small County Auditor fees. Therefore, the fund nets \$200,000 twice a year at tax time (January and June) or \$400,000/year.
- Bonding capacity is currently estimated to be around \$5M. This assumption is based on the flat net revenue (\$400,000/yr), 5% interest rate and a 15-year amortization (15.5 years left on the TIF right now).

TIF District 7 East Walnut Hills

Legend

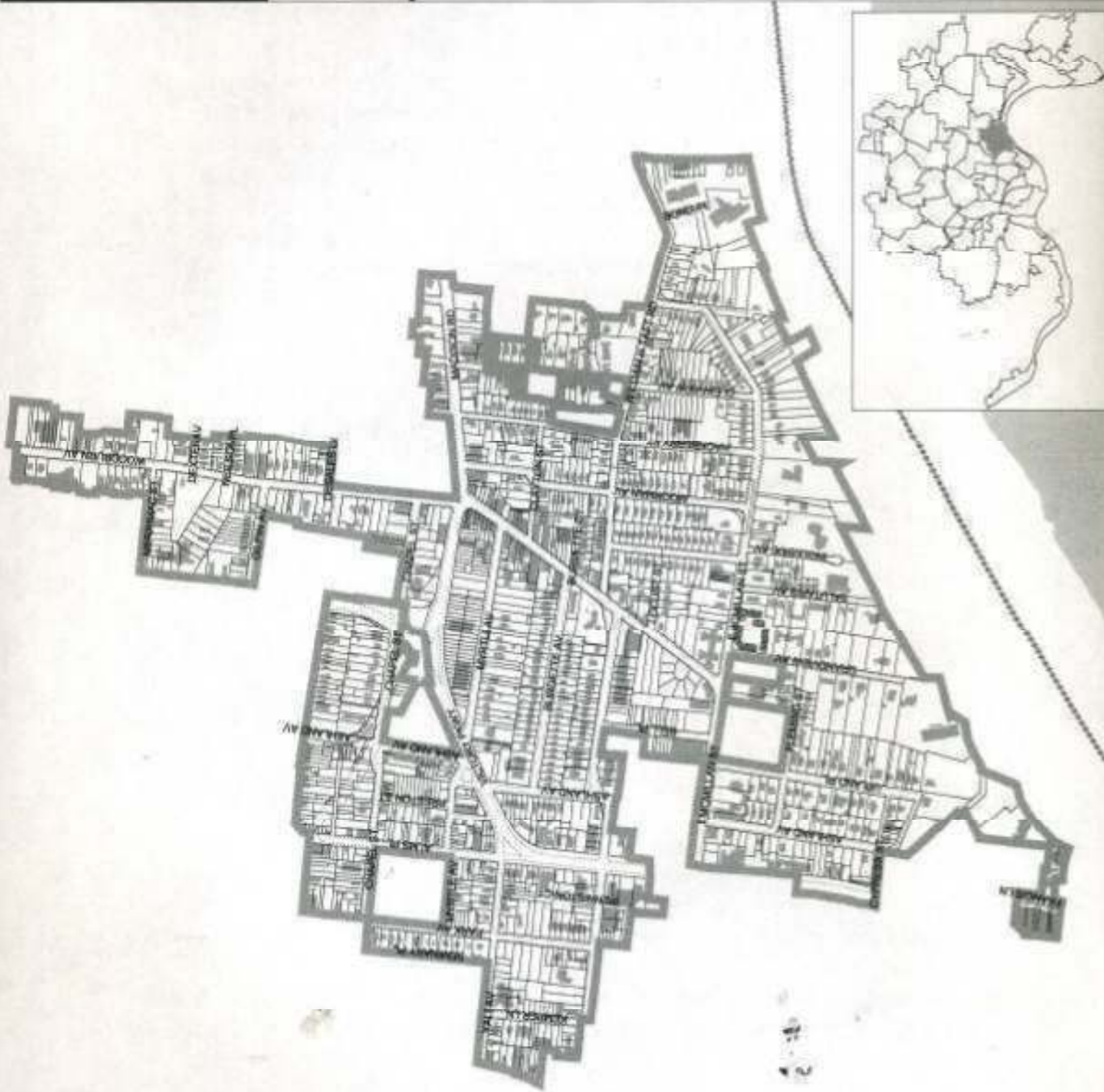
-  Boundary
-  Parcels
-  Buildings
-  Pavement
-  Railroad
-  River



300 0 300 600 Feet

Prepared November 2002

This map was created using the CAGIS System. The City of Cincinnati, Hamilton County, or the Cincinnati Area Geographic Information System do not assume any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact CAGIS.



WOODBURN STREETScape

The EWA Board voted to recommend an increase in the TIF allocation for the Woodburn Streetscape Project in the amount of \$556,000 based on a recommendation from the Development Committee. The original allocation of \$1,000,000 was approved in November 2016. The breakdown of the two allocations is as follows:

Original allocation: \$1,000,000 (Nov 2016)

- \$700,000 to complete a total replacement of sidewalks, curbs, trees and tree wells on Woodburn between Lincoln and just south of Hewitt (5 Points). Woodburn will be narrowed by 2' ft., widening the sidewalks 1 ft. on each side. This will take Woodburn back to two lanes and 2 parking lanes. The width change in the street ends at the Evanston Rec. Center driveway. The street rehab will also be completed on this stretch of Woodburn. The TIF is NOT paying for the street rehab or for the curb cuts. These costs will be borne by the City Street Rehab Program. Doing both projects at the same time saves money and makes sense.
- The City has a contract out for the block between Lincoln and Gilpin (new Towne development).
- \$300,000 has been set aside for the Merrimac Street extension (bus lot townhome development). This is pending the City's ability to successfully negotiate a development agreement with the townhouse developer, d-Has.

Additional Ask: \$556,000

- The additional money will pay for an upgrade to the project to include full operational lighting system from Lincoln to Dexter with post-top lighting (special lights similar to those in the rest of the business district) and electrical conduits north of Dexter continuing all the way to 5-Points (Hewitt). Sidewalks in front of the Rec Center Parking lot will not be touched (they are good). The full operational lighting system includes: light pole, post-top light, boxes, conduit.
- The upgrade will require a super majority of the property owners to agree to create a lighting assessment district - 75% of property owners AND 66% of street frontage. If they do not agree, the special (post-top) lighting system will not be allowed. Unspent TIF money will return to the TIF fund.

Post-top light on Woodburn Avenue



EAST WALNUT HILLS ASSEMBLY

Monthly Report
9/1/2017 - 9/30/2017

Category	Annual Budget	Month	Year to Date
	7/1/2017 6/30/2018	9/1/2017 9/30/2017	7/1/2016 9/30/2017
INCOME			
Membership Dues	12,000.00	150.00	170.00
Grants	42,050.00	0.00	0.00
Parking Revenue	38,890.00	6,188.00	19,239.73
Beautification	0.00	0.00	0.00
Events	500.00	0.00	758.50
Sales	500.00	0.00	130.00
Other	0.00	0.00	0.00
TOTAL INCOME	93,940.00	6,338.00	20,298.23
EXPENSES			
Outreach	4,820.00	0.00	800.00
Administration	2,898.00	85.00	146.98
Business Association	5,250.00	50.00	350.00
Beautification	8,000.00	110.17	257.33
Event Committee	5,220.00	340.00	1,816.95
Woodburn Parking Lot	51,440.00	4,419.64	5,001.77
Madison Parking Lot	65,270.00	6,102.32	7,541.06
Contingency	5,000.00	0.00	0.00
TOTAL EXPENSES	148,498.00	11,113.13	15,914.09
OVERALL TOTAL	-54,558.00	-4,775.13	4,384.14

BALANCE SHEET (Month)

	8/31/2017	9/30/2017	Net Change
Operating Account	22,216.83	21,706.93	-509.90
Madison Parking Lot Acct (Restricted)	62,502.12	55,408.39	-7,093.73
Woodburn Lot Acct	100.00	2,928.50	2,828.50
Cash	0.00	0.00	0.00
TOTAL CASH ACCOUNTS	84,818.95	80,043.82	-4,775.13

BALANCE SHEET (Year to Date)

	6/30/2017	9/30/2017	Net Change
Operating Account	24,380.58	21,706.93	-2,673.65
Madison Parking Lot Acct (Restricted)	51,279.10	55,408.39	4,129.29
Woodburn Lot Acct	0.00	2,928.50	2,928.50
Cash	0.00	0.00	0.00
TOTAL CASH ACCOUNTS	75,659.68	80,043.82	4,384.14

East Walnut Hills Assembly Meeting Sign-in
Date: 4/1/19

Name
Bea Buech
Mark Nelson
Vernie Dwyer
John the Monk
Mike Puma
Matthew Ralte
Simon Correll
Rae Vile
Ming Teo
Kristen Dehar
Vicki Peterson

Name
Yen Hilroy
Lynn Rabel
Long Tranter
Gary Wompa
Alvin Puma
Drake C. Ash
Joe Day
Rob. Johnson
Alvin Puma
Robert L. Morris
Karl Puma

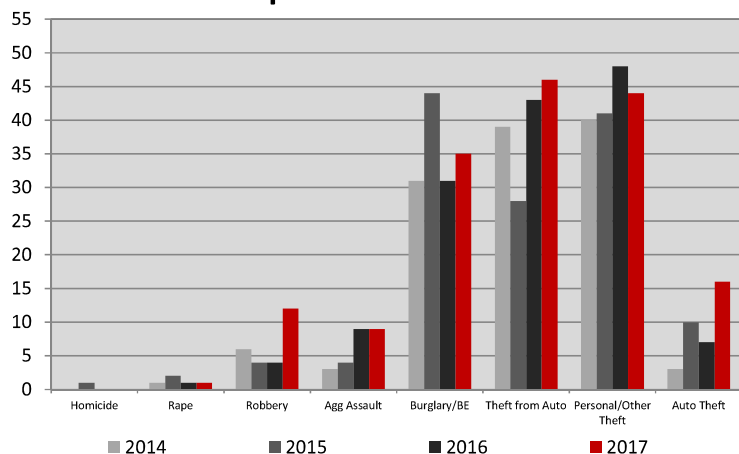
Name
Ed Puma
W. H. Puma
Gary C. Puma
Carol Puma
Scott Puma
Joe Puma
Darius C. Puma

East Walnut Hills Neighborhood Report

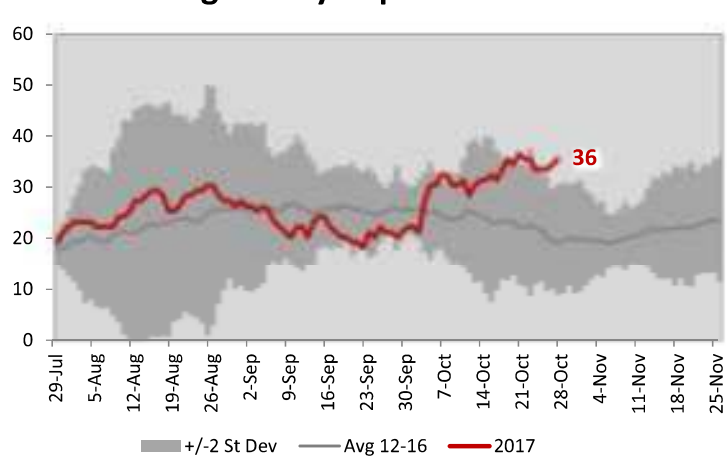
East Walnut Hills	Year-to-Date: 28-Oct						
	2014	2015	2016	Avg: 2014-6	2017	% Change: Avg / 17	% Change: 2016 / 2017
Part 1 Crime							
Homicide	0	1	0	0.3	0	↓ 0.3	N/C
Rape	1	2	1	1.3	1	-25.0%	N/C
Robbery	6	4	4	4.7	12	157.1%	200.0%
Agg Assault	3	4	9	5.3	9	68.8%	N/C
Total P1 Violent Crime	10	11	14	11.7	22	88.6%	57.1%
Burglary/BE	31	44	31	35.3	35	-0.9%	12.9%
Theft from Auto	39	28	43	36.7	46	25.5%	7.0%
Personal/Other Theft	40	41	48	43.0	44	2.3%	-8.3%
Auto Theft	3	10	7	6.7	16	140.0%	128.6%
Total P1 Property Crime	113	123	129	121.7	141	15.9%	9.3%
Total P1 Crime	123	134	143	133.3	163	22.3%	14.0%

East Walnut Hills	Rolling 28 ending: 10/28/2017					
	Period 4	Period 3	Period 2	Period 1	% Change:	
	07/09/17 - 8/5/17	08/06/17 - 9/2/17	09/03/17 - 9/30/17	10/01/17 - 10/28/17		
Part 1 Crime					P3-P1	P2-P1
Homicide	0	0	0	0	N/C	N/C
Rape	0	0	0	1	↑ 1	↑ 1
Robbery	1	4	0	2	-50.0%	↑ 2
Agg Assault	1	0	0	2	↑ 2	↑ 2
Total P1 Violent Crime	2	4	0	5	25.0%	↑ 5
Burglary/BE	3	9	4	3	-66.7%	-25.0%
Theft from Auto	2	2	7	9	350.0%	28.6%
Personal/Other Theft	5	5	8	3	-40.0%	-62.5%
Auto Theft	1	1	2	6	500.0%	200.0%
Total P1 Property Crime	11	17	21	21	23.5%	N/C
Total P1 Crime	13	21	21	26	23.8%	23.8%

Part One Reported Offenses: 2014-17



Rolling 28 Day Reported Offenses



EAST WALNUT HILLS Neighborhood Crime Report: 1-Oct-17 to 28-Oct-17

*All information shown here are preliminary and subject to change



- Neighborhoods
- Districts
- Violent Crimes**
 - Homicide
 - Rape
 - Robbery
 - Agg Assault
- Property Crimes**
 - Burglary/BE
 - Theft from Auto
 - Auto Theft
 - Personal/Other Theft



Data prepared on: 10/30/2017

Prepared by:
Crime Analysts' Working Group