

**THE EAST WALNUT HILLS ASSEMBLY
MONTHLY MEETING MINUTES
Wednesday, March 5, 2025 at 7:00 PM
St. Francis de Sales School Cafeteria**

Agenda Item	Discussion	Vote
Welcome	Jeff Butterbaugh, President of the EWHA Board, called the monthly meeting to order at approximately 7:05 p.m. Approximately 35 people attended the meeting in person. No Zoom option was provided.	None
1. Cincinnati Police Report	<p>Officer Perry Locke presented the crime statistics for March.</p> <p><u>Crime Noted:</u> 1 Aggravated Assault 4 Burglary/Breaking & Entering, 2 Theft from Auto, and 4 Personal Thefts.</p> <p>If you see someone regularly going into buildings under construction and/or vacant, give the police department a call and they can ensure the entrants are appropriate. Additionally, ensure garages are closed.</p> <p>The Flying Pig is coming up on Sunday, May 4 and will go through EWH.</p> <p>Officer Perry Locke: 513-979-4433; Email: perry.locke@cincinnati-oh.gov; Supervisor, Sergeant Sellers: 513-979-4470</p>	None
2. Bush Recreation Center Report	<p>Vanessa Henderson provided an update on the Bush Recreation Center activities.</p> <p>Summer Camp registration is open and will be held June 2 – August 8. To register or more information, visit www.cincyrec.org.</p> <p>Pickleball leagues continue to be held for various skill levels.</p> <p>Fire Department is hiring. Applications are due April 7.</p> <p>For details on these events, see the attached Bush Recreation Center flyer.</p> <p>Feel free to contact Ms Henderson with questions or suggestions at 513-281-1286.</p>	None
3. Assembly Minutes	<p>The February Assembly Meeting minutes have been posted on the website. Two amendments need to be made.</p> <ul style="list-style-type: none"> ● Remove Villa in St Ursula Villa ● Change Calhoon Street to Cohoon Street <p>The minutes were approved, pending these two changes.</p>	Feb 5, 2025 meeting minutes approved once amended.
4. Treasurer's Report	Vince Accorinti presented the February 2025 Treasurer's report. The report was available at the meeting and was posted on the website prior to the meeting. Nothing extraordinary was noted, but membership dues are starting to come in.	None
5. Infrastructure	<p>Ryan Crane reported.</p> <p>Speed cushions will be installed on Madison Road in front of Seven Hills this spring/summer. Additionally, curb extensions will be implemented at the Taft/Moorman intersection and other curb extensions are being explored.</p>	None

	<p>Based on neighborhood feedback, Madison Road continues to be the top safety concern. Given the car volume, DOTE feedback, and cost, a road diet (taking Madison from 2 lanes each direction to 1 lane each direction, plus a turn lane) appears to be the best option. To implement, the first phase of the project would be the completion of a Feasibility & Design study for ~\$150,000 with the total implementation cost estimated as \$2-3 million for the section from Gilbert to Cohoon in O'Bryonville.</p> <p>The concept was introduced and extensively discussed in February. It was also posted to the website. The intent was to use the March meeting to vote on pursuing TIF funding for the \$150,000 Feasibility & Design study.</p> <p>After a great deal of discussion, Ryan agreed to postpone the vote to April to get further clarity on the TIF process and ensure proper procedure is followed. In addition to the procedure, members of the Assembly recommended additional actions.</p> <ul style="list-style-type: none"> ● Clarify details as to what the \$150,000 study includes to avoid scope creep / additional funding needs ● Explore speeding enforcement options ● Explore additional funding options such as Metro funding ● Chris, Drew, Steve, and any other interested individuals will join Ryan's Infrastructure Committee or create an Infrastructure Subcommittee. <p>This concept will also be presented to the Walnut Hills Assembly in April, as there may be an opportunity to partner with them on the initiative.</p>	
6. Public Art & Pocket Park	<p>Duke Durfee introduced the public art concept to the Assembly. The idea is to convert the green space on Madison Road, next to the fire station to a small park. Ideally, it would include planting, benches, water features, and historic signage. The committee intends to submit the idea for funding to the Neighborhood Business District as an improvement project.</p>	None
7. Business Association (BA)	<p>Deb Dereshkevich reported.</p> <p>The Valentine's punch card drawing took place and Deb will be in touch with the winner, Elizabeth.</p> <p>Walk on Woodburn attendance has been declining, so the BA will be doing additional punchcards for drawings to encourage shopping in the EWH business district. The next punchcard will be on St Patrick's Day weekend. Encourage your neighbors to shop in EWH.</p> <p>BA monthly meetings are held at 7PM on the second Wednesday of each month.</p>	None
8. Development	<p>Steve Ramos reported.</p> <p>Hoffman Elementary School and The Mingo Phase One The Cincinnati Planning Commission unanimously adopted and approved The Mingo Phase One at a February 7, 2025, meeting at the City of Cincinnati City Hall Chambers. East Walnut Hill Assembly members, including Freeman Durham and Drew Gores, addressed critical issues like insufficient parking and public engagement. Planning Commission members referred to staff findings in support of the planned 240-unit multi-family project at 3049 Woodburn Avenue. Developer Kingsley + Co staffers announced plans to seek bids and proposals for The Mingo Phase One immediately. The historic Hoffman School remains part of the second phase of the Mingo development.</p> <p>Connected Communities Upgrade Town Hall Several East Walnut Hills Assembly members attended the Connected Communities Town Hall on February 15 in Bond Hill. Connected</p>	None

	<p>Communities task force committee chairs, including Josh Spring of the Greater Cincinnati Homeless Coalition and Larry Falkin of the City of Cincinnati's Office of Environment and Sustainability, presented potential policy changes to the legislation regarding affordable housing, diversity, historic preservation, sustainability, and tax abatements. Discussion topics included the need for a city council supermajority to override a neighborhood assembly plan and a revision of the transit corridor footprint, allowing for middle housing.</p> <p>Eden Enclaves Apartments Developer VP Apartments LLC is nearing the completion of work on renovating the former office building at 2330 Victory Parkway into Eden Enclaves, a mid-rise apartment building featuring one—and two-bedroom market-rate apartments starting at \$1,099.00 per month. Alaya Management, a real estate management company based in East Walnut Hills, manages Eden Enclaves. Join the developer and project staff at the Eden Enclaves open house from 9 am to noon on Saturday, March 15, 2024.</p>	
9. Membership	Chris Davis reported and reminded everyone to renew their EWH membership.	
10. Additional Business	<p>Missy Fox reported that a group of neighbors is working with the Parks Foundation to prevent demolition and renovate Owl's Nest Park. Design work has been completed and the project is now entering the fundraising phase. Nora Fink is hosting an open house at the Tower Building at 1725 Madison Road on Tuesday, March 25 from 5:30-7:30PM. See attached flyer for more information.</p> <p>John Berten reminded the Assembly that the Harriet Beecher Stowe House is located very close to our neighborhood and a great historical site to visit.</p> <p>Taft Road will be closed between Torrence and East McMillan along with Collins Avenue at Riverside Drive from Friday evening, March 7 through Monday morning, March 10.</p> <p>Neighbor Jackson Wolz is working to complete his Eagle Scout project by removing the invasive species from Scarborough Woods. Volunteers would be appreciated and can join him on March 15 and 22.</p>	None
Adjournment	There being no other business, the meeting was adjourned at approximately 8:20 p.m.	None

Assembly meeting pre-reading: [Agenda, February 2025 Treasurer's Report, and Infrastructure Madison Rd proposal.](#)

THE NEXT MEETING OF THE ASSEMBLY WILL TAKE PLACE ON APRIL 2nd AT 7:00 P.M. Meetings will take place at the St. Francis de Sales School cafeteria.

Submitted by Brandi Yoder, Secretary
Become a voting member of the Assembly by going to <https://eastwalnuthills.org> and signing up.

East Walnut Hills Assembly
Sign In

Name (please print)	Are you a resident of EWH (y/n)?	Are you receiving emails from EWH Assembly (y/n)?	If you wish to be added to the EWH Assembly email list, please provide your email address.	Are you a Member of the EWH Assembly (y/n)? Must be current on dues.
Ryan Crave	Y	Y		Y
John Matkoff	Y	Y		Y
Nanet Self	Y	Y		Y
Scott Smyth	Y	Y		Y
DRGW GORRS	Y	Y		Y
Shannon miranda	YES	YES		yes
R. BOSTON	Y	Y		Y
VINCE Avarini	Y	Y		Y
Jean + Cindy Imkhon	Y	Y		Y
PETE ZPILSKOR	Y	Y		Y
Valent Daley	Y	Y		Y
Chris Davis	Y	Y		Y
Deb Dereshkevich	Y	Y		
Mussy Fox	Y	Y		I think so
Mike Schaff	Y	Y		Y
Deanne + Peter Marwood	Y	Y		Y
Store Teas	Y	Y		Y

EAST WALNUT HILLS ASSEMBLY

Monthly Report
1/1/2025 -- 1/31/2025

Category	Annual Budget	Month	Year to Date
	7/1/2024 6/30/2025	1/1/2025 1/31/2025	7/1/2024 1/31/2025
INCOME			
Membership Dues	9,550.00	1,490.00	1,960.00
Grants	20,500.00	0.00	6,125.00
Other Contributions	250.00	0.00	0.00
Parking Revenue	57,500.00	5,318.30	49,835.65
Event Income	0.00	0.00	0.00
Sales	0.00	0.00	0.00
Other	0.00	0.00	0.00
TOTAL INCOME	87,800.00	6,808.30	57,920.65
EXPENSES			
Outreach	12,500.00	665.99	7,115.12
Administration	1,535.00	36.67	540.58
Business Association	17,229.00	800.00	9,656.33
Beautification	23,405.00	0.00	12,336.42
Event Committee	7,850.00	0.00	3,071.82
Woodburn Parking Lot	12,600.00	1,730.20	2,175.19
Madison Parking Lot	11,300.00	163.41	1,020.21
TOTAL EXPENSES	86,419.00	3,396.27	35,915.67
OVERALL TOTAL	1,381.00	3,412.03	22,004.98

BALANCE SHEET (Month)

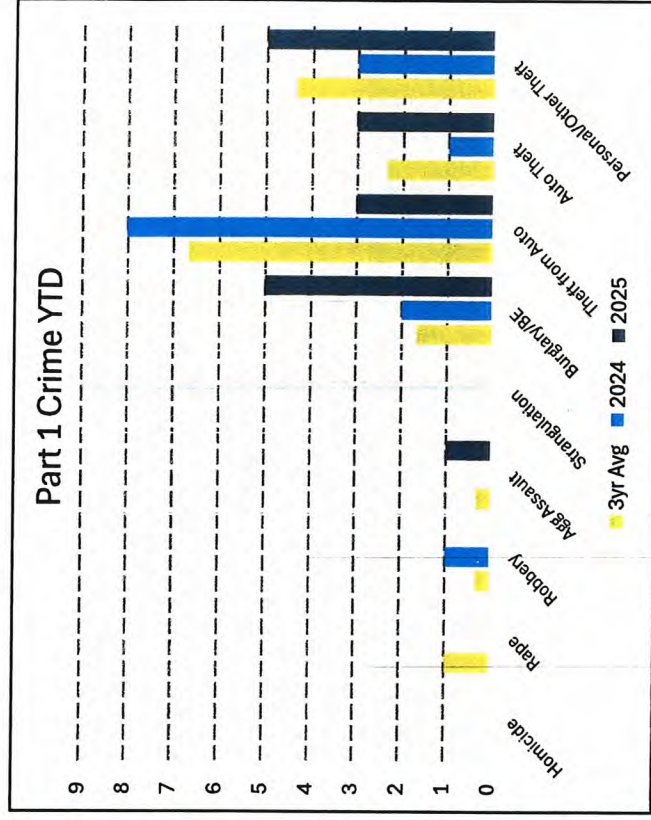
	12/31/2024	1/31/2025	Net Change
Operating Account	5,488.37	9,552.55	4,064.18
Madison Parking Lot Acct (Restricted)	35,401.57	37,235.02	1,833.45
Woodburn Lot Acct	98,117.74	99,692.99	1,575.25
Business Association Acct	10,066.56	6,005.71	-4,060.85
Business Association PayPal	0.00	0.00	0.00
Cash	0.00	0.00	0.00
Advance to DCDC	0.00	0.00	0.00
Rainbow Building Promissory Note	20,924.04	20,924.04	0.00
TOTAL CASH ACCOUNTS	169,998.28	173,410.31	3,412.03

BALANCE SHEET (Year to Date)

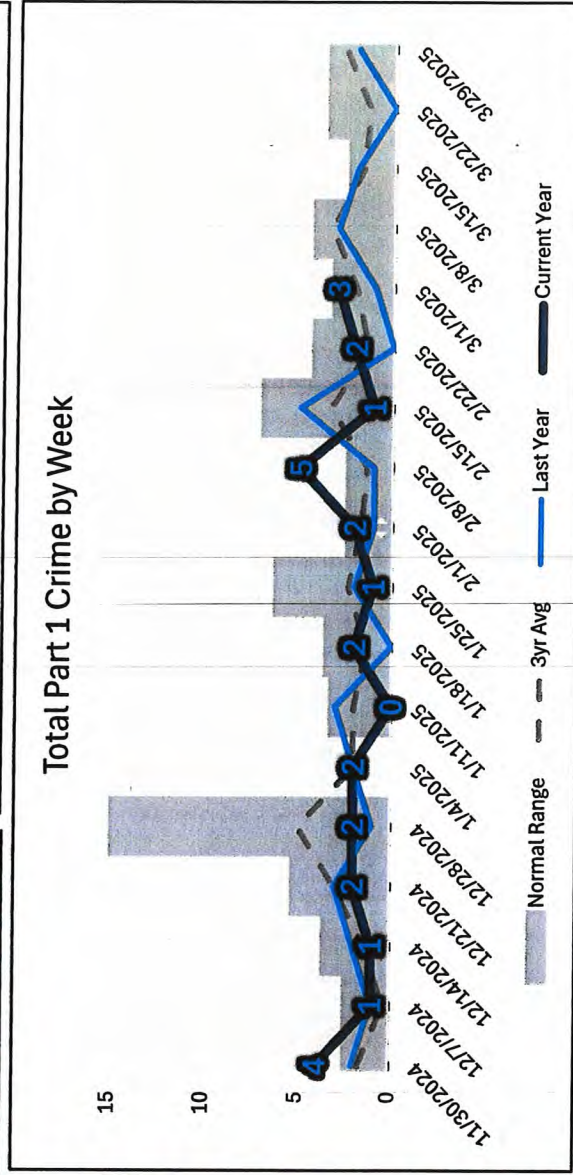
	6/30/2024	1/31/2025	Net Change
Operating Account	24,018.96	9,552.55	-14,466.41
Madison Parking Lot Acct (Restricted)	20,691.97	37,235.02	16,543.05
Woodburn Lot Acct	73,623.81	99,692.99	26,069.18
Business Association Acct	10,979.04	6,005.71	-4,973.33
Business Association PayPal	0.00	0.00	0.00
Cash	0.00	0.00	0.00
Advance to DCDC	162.19	0.00	-162.19
Rainbow Building Promissory Note	21,929.36	20,924.04	-1,005.32
TOTAL CASH ACCOUNTS	151,405.33	173,410.31	22,004.98

East Walnut Hills Neighborhood Report

Part 1 Crime YTD	3yr Avg	2024	2025	% Change: Avg / 25	% Change: 2024 / 2025
Homicide	0.00	0	0	N/C	N/C
Rape	1.00	0	0	-1	N/C
Robbery	0.33	1	0	-0.33	-1
Agg Assault	0.33	0	1	200.00%	+1
Strangulation	--	0	0	--	N/C
Part 1 Violent	1.67	1	1	-40.00%	N/C
Burglary/BE	1.67	2	5	200.00%	150.00%
Theft from Auto	6.67	8	3	-55.00%	-62.50%
Auto Theft	2.33	1	3	28.57%	200.00%
Personal/Other Theft	4.33	3	5	15.38%	66.67%
Part 1 Property	15.00	14	16	6.67%	14.29%
Part 1 Total	16.67	15	17	2.00%	13.33%



Part 1 Crime 28 Day	Last 28 Days	Current 28 Days	% Change
Homicide	0	0	N/C
Rape	0	0	N/C
Robbery	0	0	N/C
Agg Assault	0	1	+1
Strangulation	0	0	N/C
Part 1 Violent	0	1	+1
Burglary/BE	1	4	300.00%
Theft from Auto	1	2	100.00%
Auto Theft	2	0	-2
Personal/Other Theft	1	4	300.00%
Part 1 Property	5	10	100.00%
Part 1 Total	5	11	120.00%





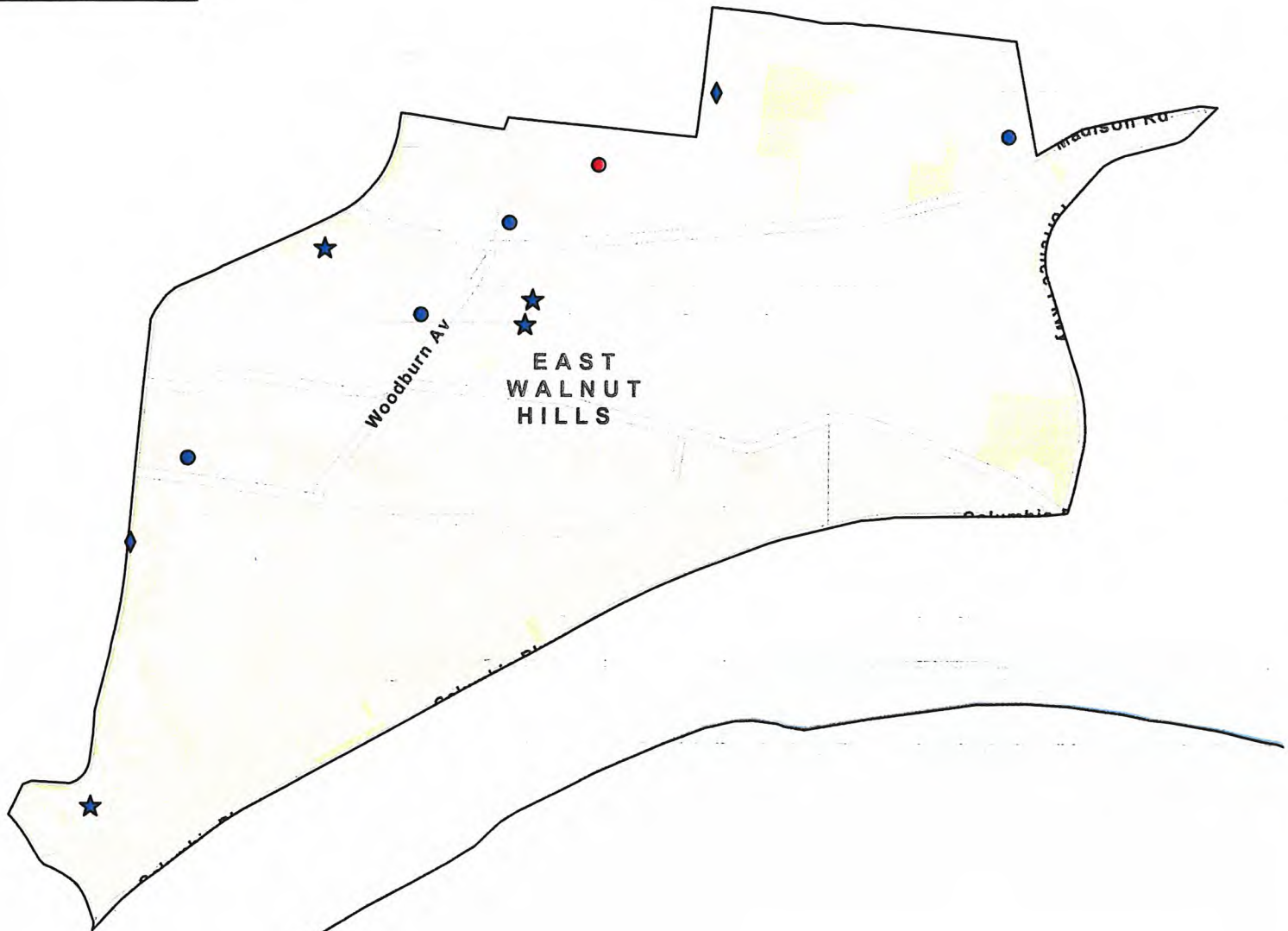
NEIGHBORHOOD CRIME REPORT: EAST WALNUT HILLS

Current 28-Day Period:
02/02/2025 - 03/01/2025



**All information shown here is preliminary and subject to change*

- ▲ Auto Theft
- ★ Burglary/BE
- Personal/Other Theft
- ◆ Theft from Auto
- Agg Assault
- ◆ Rape
- ▲ Robbery
- Strangulation
- ★ Homicide



0 0.05 0.1 0.2 Miles
|-----|-----|-----|



Neighborhood Block Report

EAST WALNUT HILLS

D2

Part 1 Property - Burglary/BE

Incident No	Offense	Date of Offense	Street Block
2025-INC-001999	Burglary/BE	2/3/2025 6:19:00 AM	22XX VICTORY PKWY
2025-INC-003382	Burglary/BE	2/24/2025 5:25:00 PM	27XX MOORMAN AVE
2025-INC-003569	Burglary/BE	2/27/2025 3:22:00 PM	16XX CLAYTON ST
2025-INC-003601	Burglary/BE	2/28/2025 7:24:00 AM	28XX VICTORY PKWY

Part 1 Property - Personal/Other Theft

Incident No	Offense	Date of Offense	Street Block
2025-INC-002408	Personal/Other Theft	2/8/2025 12:15:00 PM	19XX MADISON RD

Incident No	Offense	Date of Offense	Street Block
2025-INC-003029	Personal/Other Theft	2/18/2025 3:08:00 PM	16XX MADISON RD

Incident No	Offense	Date of Offense	Street Block
2025-INC-003033	Personal/Other Theft	2/18/2025 5:01:00 PM	27XX WOODBURN AVE

Incident No	Offense	Date of Offense	Street Block
259C000500	Personal/Other Theft	2/11/2025 6:58:00 PM	12XX E MCMILLAN ST

Part 1 Property - Theft from Auto

Incident No	Offense	Date of Offense	Street Block
2025-INC-002027	Theft from Auto	2/3/2025 11:26:00 AM	30XX FAIRFIELD AVE

Incident No	Offense	Date of Offense	Street Block
259C000473	Theft from Auto	2/3/2025 9:43:00 AM	23XX VICTORY PKWY

Part 1 Violent - Agg Assault

Incident No	Offense	Date of Offense	Street Block
2025-INC-001985	Agg Assault	2/2/2025 9:54:00 PM	29XX HACKBERRY ST

Join The Cincinnati Parks Foundation for an
Open House

Meet your neighbors and learn more about the exciting changes to

OWL'S NEST PARK

TUESDAY, MARCH 25, 2025 5:30-7:30PM

Hosted by Nora Fink

ATELIER DU VIN

THE TOWER BUILDING | 1725 MADISON ROAD

Enjoy wine and light bites

Walk on over!

There is also ample street parking on Cleinvew Avenue.

Special thanks to the following community members, dedicated to this project.

OWL'S NEST FUNDRAISING COMMITTEE

SUSIE CASTELLINI

ANNE DELYONS

LISA DIEDRICHS

MELISSA FOX

LUCAS KOLBE

KATHLEEN NICHOLSON

MICHELLE PETERSEN

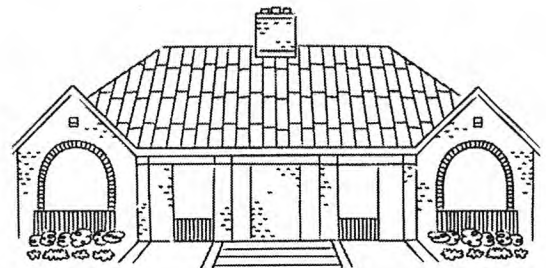
JENNIE ROSENTHAL

MICHAEL SCHOTT

RAE VUIC

MARYE WARD

Please RSVP by March 11, 2025 using this link or by emailing Lindsay Wilhelm lindsay@cincinnati-parksfoundation.org



OWL'S NEST PARK

Can't attend but want to support Owl's Nest Park? Donate here!

Preserving History.
Building Memories.

