

**EAST WALNUT HILLS ASSEMBLY  
SPECIAL MEETING MINUTES**  
Wednesday, August 27, 2020 at 7:00 PM  
Via Zoom

	<b>Background</b>	
Agenda	<p>Written Notice of the Special Meeting was distributed to the EWH community prior to the meeting providing one item on the agenda for consideration at the meeting:</p> <p>“The East Walnut Hills Assembly Board is calling a special meeting of the East Walnut Hills Assembly to discuss and vote on a potential allocation from the East Walnut Hills Tax Increment Financing (TIF) fund”.</p>	
	<b>Discussion</b>	<b>Action</b>
Welcome	President Tony Fischer called the meeting to order at 7:02 p.m. with approximately 50 people attending via Zoom or by phone.	
1.Letter from the City of Cincinnati	<p>Tony Fischer shared an email received by the officers of the EWH Board 3 hours before the Special Meeting. The email came from Markiea Carter, Interim Director of the City’s Department of Community and Economic Development. The email is attached. The email stated that the City and Model would no longer “be pursuing use of the East Walnut Hills TIF to support the project.” The project referenced is the redevelopment of the former Kroger site in Walnut Hills. Tony then explained that no vote would be taken on the allocation of EWH TIF funds since Model and the City were no longer pursuing the use of the TIF funds.</p> <p>He then recognized Samantha Reeves, director of Walnut Hills Redevelopment Foundation, who spoke to what good news it was that another source of funding had been found. She said the City would be providing capital funding for the Kroger site redevelopment and that lenders involved with the site would be restructuring the notes. She agreed, upon request by Tony and to the extent it was needed, that she would work to ensure that a written agreement to terminate the Memorandum of Understanding (MOU) was executed. The MOU set forth terms of the potential \$1.7 million allocation of EWH TIF funds for the Walnut Hills redevelopment project.</p> <p>Discussion ensued where concerns about the fairness of the process leading up to the Special Meeting were aired. Further concerns were aired about whether or not the \$1 million in the current City budget, that had been allocated by the City to fund the 2-way street conversion project on McMillan, Woodburn and Taft - that the EWH Stakeholder Committee had been diligently working on for over three years - would be withdrawn from EWH now that the EWH TIF funds were not being allocated. A question was posed of the attendees: Did anyone on the Zoom call know about the possible withdrawal of this budgeted 2-way street funding? No one responded. A further question was posed: If any employee from the City was participating in the Zoom meeting could he or she respond to this question? No one responded.</p> <p>There being no other items to discuss at the Special Meeting, Tony thanked all attendees for joining the meeting and reminded attendees that the regular monthly Assembly meetings will restart on September 2 at 7:00 p.m. via Zoom.</p>	None

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	He encouraged all attendees of the Special Meeting to attend the upcoming monthly meeting.	
Adjournment	The meeting was adjourned at approximately 7:45 p.m.	None

Submitted by Drew Gores. Secretary

Attachments: Email from DCED

Next ESHA Board Meeting: September 30, 2020 at 7:00 p.m.

**Next EWH Assembly monthly meeting: September 2, 2020 at 7:00 p.m. via virtual communication**

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

**From:** Carter, Markiea <Markiea.Carter@cincinnati-oh.gov>  
**Sent:** Thursday, August 27, 2020 3:55 PM  
**To:** [REDACTED]  
**Cc:** Koehler, Greg; Bertsch, Robert  
**Subject:** Walnut Hills Kroger Redevelopment

Good Afternoon East Walnut Hills Assembly Officers:

The redevelopment of the former Kroger site in the heart of the Walnut Hills Business District is envisioned to be truly catalytic for the area; maintaining momentum and bringing new vitality to the business district; and increasing the supply of new, quality affordable and market-rate housing. For your information, the City and The Model Group have identified an alternative funding structure for the \$1.7MM and will not be pursuing use of the East Walnut Hills TIF to support the project.

Respectfully,

**Markiea L. Carter | Interim Director**

Department of Community and Economic Development

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