

**THE EAST WALNUT HILLS ASSEMBLY
MONTHLY MEETING MINUTES
Wednesday, April 2, 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> 0 Aggravated Assault 6 Burglary/Breaking & Entering, 0 Theft from Auto, and 1 Personal Thefts.</p> <p>Most breaking and entering cases were in vacant homes. There have been several incidents where the key box for a home on the market has been broken into to gain access to the house. If you are selling a home, you may want to consider another way to secure a key in order to protect your home.</p> <p>1501 Madison (GCB) was broken into twice. There are no arrests, but extra security has been hired and the police are monitoring overnight.</p> <p>Officer Perry Locke: 513-979-4433; Email: perry.locke@cincinnati-oh.gov; Supervisor, Sergeant Sellers: 513-979-4470</p>	None
2. Assembly Minutes	The March Assembly Meeting minutes have been posted on the website. The minutes were approved, as submitted.	March 5, 2025 meeting minutes approved.
3. Treasurer's Report	<p>Jeff presented the March Treasurer's report in Vince Accorinti's absence. The report was available at the meeting and was posted on the website prior to the meeting. There were no questions.</p> <p>EWHA is applying for this year's Neighborhood Support Program (NSP) grant, which allows neighborhoods \$10,000 for qualified expenses. This year's proposed uses of the fund for EWHA would include: \$2,500 for 2025 Fall Festival of Neighbors in Owl's Nest Park \$5,000 for Parks Flower Pot Program \$1,000 for Communications and social media support \$1,500 for Madison parking lot property tax</p> <p style="text-align: center;"><u>Upon Motion & Second, The East Walnut Hills Assembly approves the proposed use of Neighborhood Support Program (NSP) funds for the items noted above.</u></p> <p>There were 29 individuals voting and all approved.</p>	Use of NSP funding approved
4. Infrastructure	<p>Ryan Crane reported. A summary of the Infrastructure and Pedestrian Safety Committee Madison Road Diet Proposal is attached below. This proposal has been discussed twice before with the Assembly, posted on the website prior to the meeting, and a handout was available at the meeting.</p> <p>Ryan took questions from the Assembly related to the proposal. Notes from the Q&A portion include:</p> <ul style="list-style-type: none"> • Steve noted his appreciation for the clarity of scope in the official proposal. • We do not expect concerns from the O'Bryonville Business Association and Walnut Hills Area Council. 	Infrastructure and Pedestrian Safety Committee Madison Road Diet Proposal approved

	<ul style="list-style-type: none"> ● The TIF money would fund an outside consultant that DOTE would manage. ● The rationale for this project is that Madison Road safety continues to be the number one safety concern per feedback from the neighborhood website, email, and conversation. ● This project is expected to tie into the Gilbert Ave roadway project, but it may look a bit different given the different funding sources. The exact design and details will come later in the process. ● This will not specifically address the Madison and Victory intersection, as that would further expand the scope and cost. However, the study should show how this will connect with the Eden Park bridge repair project currently in planning.. ● The dollars for implementation (estimated at \$2-3 million) have not yet been identified. There are several sources, which the committee and community will pursue. This is just the first step. ● In the past, EWH has used TIF funding for streetscapes, the 2-way conversion project, the purchase of a couple buildings that were refurbished on Woodburn and sold to developers. It can also be used for affordable housing. <p style="text-align: center;"><u>Upon Motion & Second, The East Walnut Hills Assembly requests the appropriation of up to \$150,000 of TIF funds for Cincinnati DOTE to conduct a feasibility and preliminary engineering study of a 4-to-3 conversion of Madison Road, including the installation of protected bike lanes along this corridor.</u></p> <p>The Assembly approved.</p>	
5. Development	<p>Steve Ramos reported.</p> <p>Eden Enclaves New apartment development, Eden Enclaves, will welcome residents beginning on May 1. Following an open house on March 15 and final inspections and occupancy permits in April, the Eden Enclaves, a 37-unit mid-rise apartment building with a first-floor commercial space, is scheduled to welcome new residents on May 1. The one and two-bedroom apartments will range between \$1,099 and \$2,066 monthly. Four townhomes near the Ashland Avenue side of the property are part of a future phase.</p> <p>MDD Property Holly Christmann, assistant county administrator for Hamilton County, confirmed in a March 13 email that the Community Improvement Corporation has retained Jones Lang LaSalle Incorporated (JLL) as the real estate broker for the DDS Building at 1520 Madison Road. Michelle Klingenberg will be managing the sale of the property. DeSales Community Urban Redevelopment Corporation (DCDC) members are in contact with Hamilton County and JLL regarding the future development of the significant property adjacent to the Woodburn Avenue Business District.</p> <p>1900-1902 Kemper Lane Kasanda Maynes of the City of Cincinnati Law Department shared with DCDC Committee members the Zoning Board of Appeals Decision from the December 19 Zoning Board of Appeals meeting reversing permit approvals for the sixty-five-unit multi-family residential structure planned for the corner of Kemper Lane and Francis Lane. Anne Sesler, a rotating member of the Zoning Board of Appeals, wrote that she moved to reverse the decision of the Zoning Hearing Examiner because the “proposed project is not in harmony with the hillside environment.” Look for ongoing updates regarding the 1900-1902 Kemper Lane development from the DCDC Committee.</p>	None
6. Beautification	<p>Marilyn Richey reported.</p> <p>Spring flowers have been planted via the Flower Pot Program, a program where EWH pays the Parks Department to maintain the flower pots in the</p>	None

	<p>business district. The Parks Department also donated plantings for the DeSales Corner kiosk, which Suzanne Fisher and Marilyn installed.</p> <p>Looking for volunteers to be Island Captains, individuals that will sponsor a traffic island and be responsible for trash collection, weeding, etc. Signup sheets were in the back of the room. There are also volunteer opportunities on the website and social media for trash cleanup through the Keep Cincinnati Beautiful Program. This is separate from the Island Captains.</p>	
7. Membership	Chris Davis reported and reminded everyone to renew their EWH membership.	None
8. Additional Business	<p>The Clay Alliance will be holding their annual Pottery Fair in the Madison Parking lot on Saturday, May 3. The Flying Pig Marathon is Sunday, May 4.</p> <p>Artworks is holding their grand opening celebration on Saturday, April 26 from 1-4PM at 2429 Gilbert Ave. There will be various art exhibitions and performances. Grab your neighbors and come join! The full flyer is attached.</p>	None
Adjournment	There being no other business, the meeting was adjourned at approximately 7:40 p.m.	None

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

THE NEXT MEETING OF THE ASSEMBLY WILL TAKE PLACE ON MAY 7th 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.
DAVID McCall	Y	Y		Y
Madeleine McCall	Y	Y		Y
BRANDI YODIC	Y	Y		Y
SUE RICKY	Y	Y		Y
Shannon Mirand	Yes	YES		Yes
Shannon O'Connor	Y	Y		YES
RICHARD BOYDSTON	Y	Y		Y
John McHugh	Y	Y		Y
Marlyndale	N	Y		Y
Christie Jenkins	Y	Y		Y
Layrah Turner	Y	Y		Y
KIMBERLY JACOBI	Y	Y		Y
JINNY SANDER	Y			Y
Jean-Phillipe	Y	N		Y

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Melissa Mei	Y	Y		Y
Freeman Durham	Y	Y		Y
KATE WALKER		Y		Y
Kance Flowers	Y	Y		Y
KRISTINA SCHUSTER	Y	Y		N
MAIK THURNHAM	Y	Y		N
DREW GORD	Y	Y		Y
CHRIS DAVIS	Y	Y		Y
Steve Ramos	Y	Y		Y
Ben Stamm	Y	Y		Y
Cindy Starr	Y	N		Y
GROSE HARRINGTON	Y	Y		Y
Jane F Self	Y	Y		Y
BETH COULSON	Y	Y		Y
Ryan Crane	Y	Y		Y
Dutana Dago	Y	N		Y
Sara Siefing	Y	Y		Y

[Handwritten signature]

Infrastructure and Pedestrian Safety Committee Madison Road Diet Proposal

Summary

The Infrastructure Committee of the EWHA proposes that up to \$150,000 of tax increment financing (TIF) funds be used for a feasibility and preliminary engineering study of a “road diet” on Madison Road. The study would examine the conversion of Madison from a four lane road to a three lane road with a center two-way turn lane and protected bike lanes. The proposed study area is from the MLK – Gilbert intersection to Cohoon Street in O’Byronville.

Development of Proposal

In response to resident concerns about speeding and other reckless driving on Madison, the Committee has discussed various interventions with community stakeholders and the city Department of Transportation Engineering (DOTE). Initial discussions identified the 4-to-3 conversion of Madison as the most effective intervention for this roadway. City DOTE recommended division of the project into two phases: Study and Engagement (Phase 1), and Construction (Phase 2). This vote is to approve funding for Phase 1: Study and Engagement. We have received initial indications of support from both the O’Byronville Business Association and Walnut Hills Area Council.

Process

The vote to approve the use of TIF funds for this study is open to all residents of the East Walnut Hills neighborhood. If the vote is approved, this Committee will write to the City Department of Community and Economic Development (DCED), who will determine whether this is an appropriate use of TIF funds. The city will then hold an engagement session on the use of these funds prior to drafting an ordinance for submission to Council. City Council will ultimately vote on the appropriation of funds for this purpose.

Motion

The East Walnut Hills Assembly requests the appropriation of up to \$150,000 of TIF funds for Cincinnati DOTE to conduct a feasibility and preliminary engineering study of a 4-to-3 conversion of Madison Road, including the installation of protected bike lanes along this corridor.

YOU'RE INVITED!

ArtWorks

**GRAND
OPENING**

**SAT
26 1-4PM**

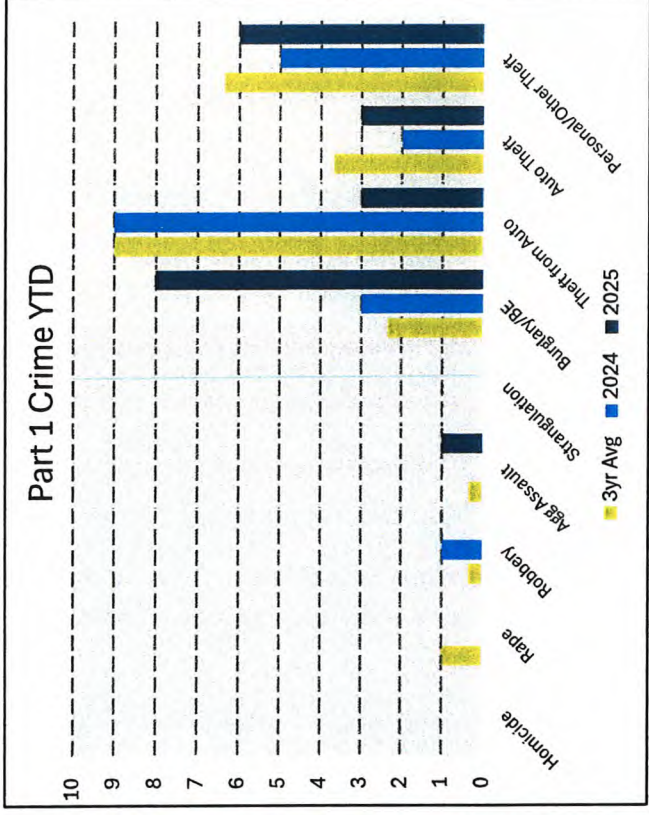
**APRIL 2429 GILBERT AVE
2025 WALNUT HILLS**

Celebrate with ArtWorks! Join us for the Grand Opening of our new Walnut Hills home, and enjoy a day full of art, performances, and the blooming Hannan ArtPark!

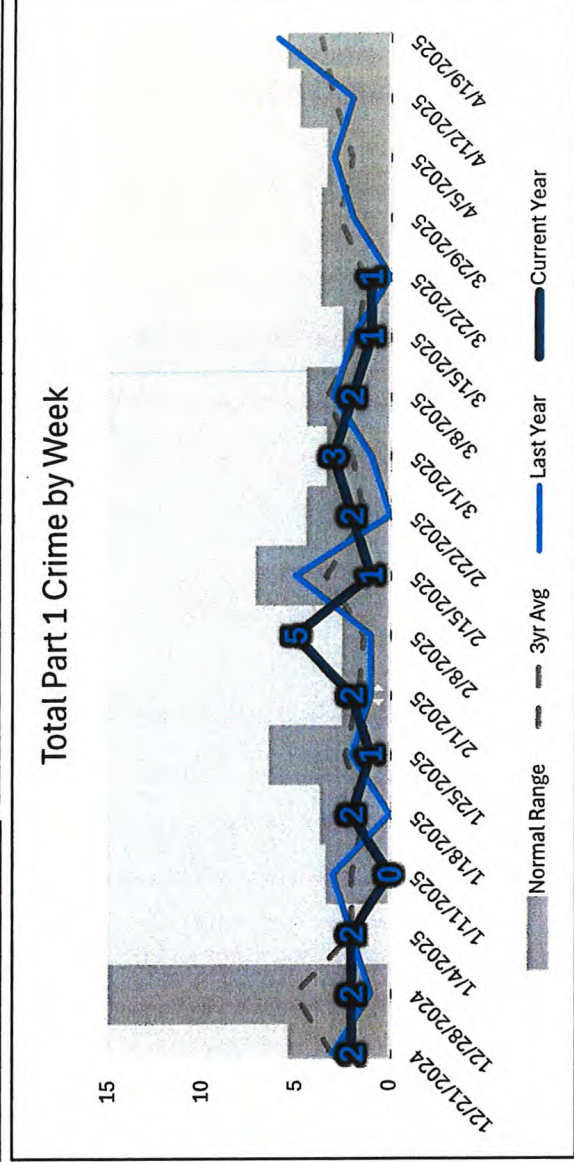
ArtWorks creates community-based public art that provides career opportunities for artists of all ages. Learn more at www.artworkscincinnati.org

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	2.33	3	8	242.86%	166.67%
Theft from Auto	9.00	9	3	-66.67%	-66.67%
Auto Theft	3.67	2	3	-18.18%	50.00%
Personal/Other Theft	6.33	5	6	-5.26%	20.00%
Part 1 Property	21.33	19	20	-6.25%	5.26%
Part 1 Total	23.00	20	21	-8.70%	5.00%



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	1	0	-1
Strangulation	0	0	N/C
Part 1 Violent	1	0	-1
Burglary/BE	1	6	500.00%
Theft from Auto	2	0	-2
Auto Theft	1	0	-1
Personal/Other Theft	5	1	-80.00%
Part 1 Property	9	7	-22.22%
Part 1 Total	10	7	-30.00%



Current 28-Day Period: 02/23/25 - 03/22/25

*Statistics are preliminary and subject to further analysis and revision

Produced by Crime Analysis and Problem Solving

**Total Part 1 Crime by Week displays the End Date for each week period



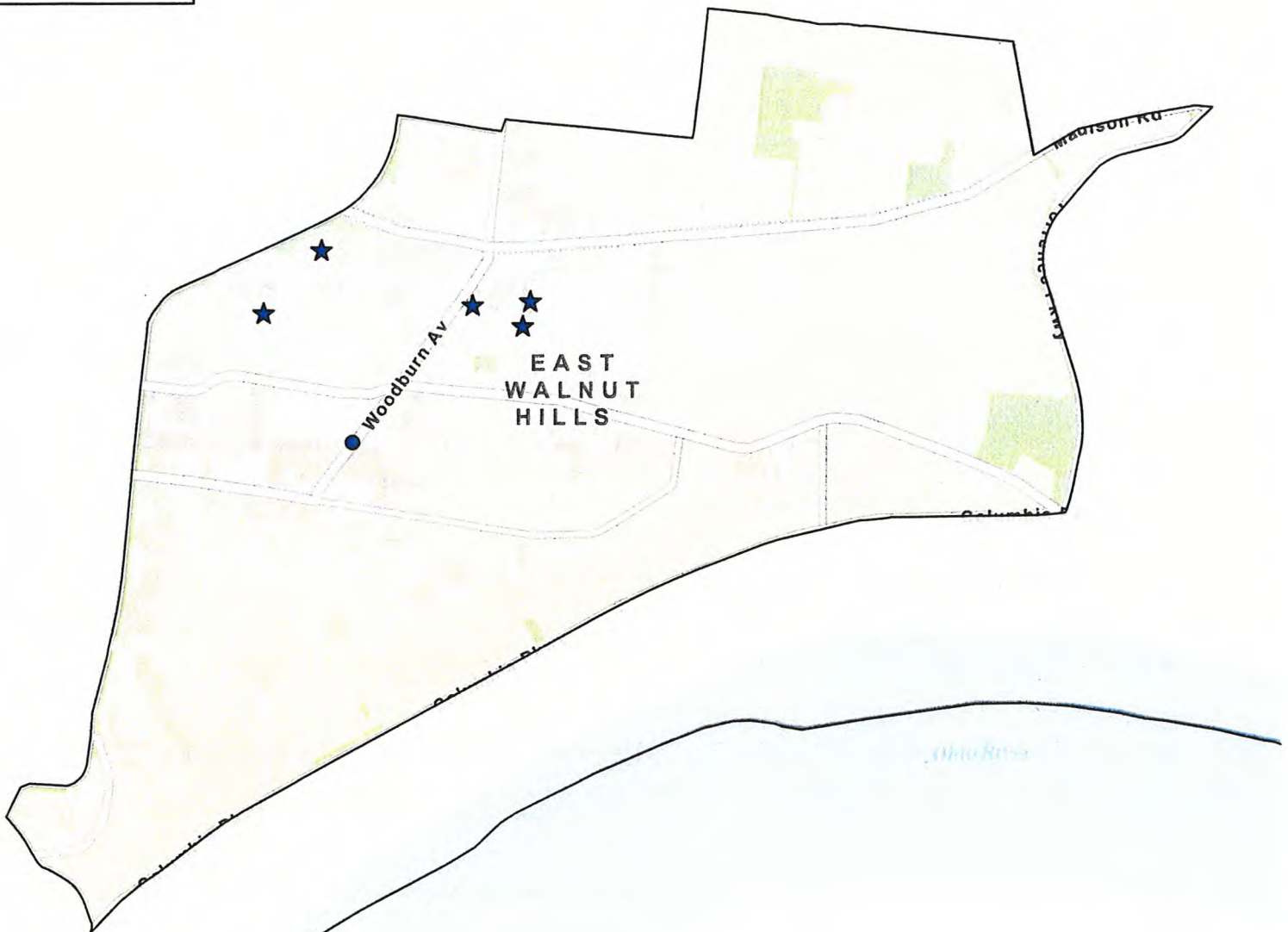
NEIGHBORHOOD CRIME REPORT: EAST WALNUT HILLS

Current 28-Day Period:
2/23/2025 - 3/22/2025

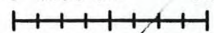


**All information shown here is preliminary and subject to change*

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



0 0.05 0.1 0.2 Miles



Neighborhood Block Report

28-Day Period: ##### - 3/22/2025

EAST WALNUT HILLS

D2

Part 1 Property - Burglary/BE

Incident No	Offense	Date of Offense	Street Block
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
2025-INC-003792	Burglary/BE	3/3/2025 7:19:00 AM	28XX VICTORY PKWY
2025-INC-004056	Burglary/BE	3/7/2025 10:44:00 AM	13XX BURDETTE AVE
2025-INC-004560	Burglary/BE	3/14/2025 2:19:00 PM	27XX WOODBURN AVE

Part 1 Property - Personal/Other Theft

Incident No	Offense	Date of Offense	Street Block
2025-INC-004883	Personal/Other Theft	3/19/2025 6:45:00 PM	25XX WOODBURN AVE