



CTM Meeting Minutes
April 1, 2013, 7:00 p.m.
Clifton Recreation Center

Present: Tom Dwyer, Kevin Marsh, Bruce Bernard, Pat Knapp, Ben Pantoja, Ashley Fritz, Adam Balz, Buddy Goose, Mike Moran, Morgan Rich, Linda Ash, Joyce Rich

Absent: Eric Urbas, Brian Curwin, Tony Sizemore

Police Report

Officer Lisa Johnson reported on a drug arrest made on Juergens Avenue. The 15-year-old suspect approached two undercover officers on Greendale and tried to sell them crack. Ofc. Johnson also reported Clifton residents complaining of seeing drug deals happening in the neighborhood. She advised not to approach the cars, but write down the license plate number and if possible, descriptions of the subjects, and call Cincinnati Police at 765.1212. Also follow up with Officers Johnson herself by calling 569.8507 and leaving her a voice message and/or emailing her at Lisa.Johnson@cincinnati-oh.gov. She also reported that theft from autos is up and panhandlers have moved into the area. She advised against giving panhandlers money because it encourages them to continue working in the area and "they're not good for business."

Clifton Recreation Center Report

Tom Reese reported the Rec Center is still scheduled to close August 16 for renovation. No summer camp will be held in 2014.

The Red Center's second annual Spring Yard Sale will happen May 4 as a means to raise funds for new A/V equipment, tables and chairs, and other equipment needed when the CRC is renovated later this year. The Yard Sale will be held in the back parking lot. People can rent a space for \$10 or \$15 with a table.

Reese says CRC is hiring for summer lifeguard/aquatics jobs and needs part-time employees for summer camps (ages 18 and up). The Youth Mayors Program is also open to youths 14 and up, who get placed in rec centers to mentor with staff. Job information is posted on the CRC website, <http://www.cincinnati-oh.gov/recreation/>.

CTM Membership Drive Update

Kevin Marsh reported for Brian Curwin, chair of the CTM Membership and Communications Committee. The spring membership mailing went out the last week in March. The first 200 people who join/rejoin CTM will get free zoo passes.

The committee is also working on updating the CTM website. Goals include online membership/registration and easier administration/content additions. The committee has solicited proposals for website development and is gathering information. It is also evaluating how to add some additional value to the CTM membership. Trustees Ashley Fritz and Pat Knapp have agreed to coordinate with the CTM Chronicle.

“Welcome to Clifton” bags are available for new Clifton residents. Barbra Druffel (Comey & Shepherd) is the keeper of these bags. CTM will work to make sure there are CTM membership forms in the bags.

Approval of March 2013 Minutes

Moved as presented, Pat Knapp (minutes keeper) abstained.

Probasco Fountain Update

Mark McKillip presented the report for the Probasco Fountain Committee. A second community input session was held March 19 and attended by about 40 people, including committee members. Various options for the relocation of the fountain, identified at the first community input meeting, were reviewed. They include:

Option A—current location

Option B –10ft. to the west

Option C –NW corner of CCAC property at McAlpin and Clifton

Option D – Corner across the street on Fairview School property

Option E –Fairview School property along the school driveway off McAlpin

Option F – Behind the crosswalk to the Mosque

Option G – Farther to the south next to the Fairview School exit driveway

Option H – other alternatives

During the meeting, attributes and liabilities for each site were reviewed and attendees were given the opportunity to comment on each site. Attendees were asked to rank their first, second, and third-favorite site options. They were also asked to rank 12 criteria in importance. Criteria include relationship of the site option to the fountain’s historic location, visibility, accessibility, traffic safety, utility relocation required, etc.

Based on the rankings done at the meeting, Option A (current location) received 30 votes and Option B (10 ft. to the west) received 35. Option C (NW corner of CCAC property at McAlpin and Clifton) received 28.

Based on these rankings, the committee shortlisted the possible relocation down to the top three sites, all located on the CCAC/Clifton School property. The committee will research the implications/costs of water mains and other utilities. Both Options B and C would require an easement granted by Cincinnati Public Schools. There are also some concerns about Site B’s impact on existing trees, especially the large oak tree in the middle of the lawn. The committee will also take a closer look at siting on Option B to try to mitigate the impact on the roots of oak tree. This “due diligence” research will happen over the first two to three weeks of April and the committee will come to the May

6 CTM meeting with recommendations. Joel Koopman with the City of Cincinnati Parks Department confirmed he is putting a \$400,000 capital request in his budget going to City Council in early May. That budget may need to be adjusted if the committee recommends relocating the fountain, but regardless of whether the fountain is moved or not, the fountain works will be taken away from the site for repairs.

An audience member asked if there are any plans to align Woolper and McAlpin avenues, and whether this would affect the relocation. Dick Druffel, chairman of the fountain committee, replied that it is his understanding this is not the current plan.

An audience member asked if it will cost \$400,000 to renovate the fountain, how much will the relocation cost? Joel Koopman replied that it is difficult to estimate. Mark McKillip replied that the committee's "preliminary guess" is that the cost of relocation would primarily include building a new foundation for the fountain and moving the water supply.

CTM Trustee asked if the fountain committee members voted on the options; Druffel replied that yes they did because they are Clifton residents and should be allowed to have their say. Bernard commented that the input Druffel received via email should probably not be counted because if they were not at the public meeting, they are not fully informed about the options.

CTM Trustee Kevin Marsh asked what work is being done to prepare the city for possible higher costs? Koopman said approval of the funding is a City Council decision. The way the budget process works is that communities ask for funding for special projects like the fountain relocation.

Multiple trustees urged the fountain committee to develop more specific costs associated with the relation project; Druffel said his committee will work on for the next CTM meeting.

Goessling's Market Report

Steve Goessling, owner of the building that formerly housed Keller's IGA, was invited to the meeting by CTM President Ben Pantoja, and agreed to attend in order to update the community on plans for his grocery store. Goessling did not attend the meeting, citing that "something unexpected came up." Gina Marsh, President of Clifton 20/20, reported that she received a phone call from Steve Goessling. He wanted everyone to know he has requested an updated schedule from Reece-Campbell. Basically at this point he is underway in construction. They are experiencing normal construction delays. Supplies have been ordered. He will send more information as it becomes available.

An audience member noted, "I don't find that at all satisfactory. We've all come here for information and now we have to wait another month? "

Clifton 20/20 Report

Gina Marsh introduced Clifton 20/20, a group developed late last year to give laser focus to development of the business district. Marsh noted it is hard for neighborhood councils to focus on so many different issues, so 20/20 was formed to put attention on this issue. The group set out to develop goals for business retention, recruitment, turnover, and vacancies. This came in response to some negative times in the business district. 20/20 also set out to bring together all the talent and expertise we have in this neighborhood, including CBPA, CTM, and the Uptown Consortium. 20/20 has already been instrumental in pulling together the proposal to bring retail leasing consultant Kathleen Norris to Clifton. CTM, CPBA, Uptown, and 20/20 are all partnering in this effort. The most significant achievement, March added, has been getting various groups together to sit down and meet and work together to make our business district better.

An audience member noted that parking is a major issue for businesses on Ludlow. Will 20/20 address that issue? Marsh noted the group recognizes that we have a shortage of parking that we need to make it convenient to shop on Ludlow.

Treasurers Report

CTM Treasurer Tom Dwyer reported on the current CTM budget. Last month we had Chronicle revenue of \$1,050, membership revenue of **xx**.. Expense included the purchase of deer cameras for \$577.77, \$152 to install the Welcome to Clifton signs, \$1,268 for Chronicle postage, and \$1,250 to pay the Chronicle publisher, for total expenses of \$3658.46 and a net outflow of \$2,511.

CTM has a cash balance \$92,203. Dwyer made a motion to consolidate multiple CTM financial accounts by closing the Streetscapes account and rolling it in to a CD coming due at the end of April, then combine two CDs. The result will be three CTM accounts rather than 6. The motion was passed unanimously.

Projected net for 2013 is a \$10,790 deficit. CTM President Ben Pantoja noted that the good news is that we have cash reserves. But this is a larger deficit than normal. CTM's share of the business district consultant fee is \$5,000, which will increase the deficit deficit.

NSP Funding Proposals

The Neighborhood Support Program (NSP) provides \$2,500 in funding from the city to each neighborhood council for neighborhood-based projects. With the city's current budget uncertainties, Dwyer noted there is also a chance there will be no NSP funds available. However, CTM solicited proposals from neighborhood residents for how to spend the potential NSP funds for next year.

Several proposals were submitted:

--Tree replacement in Clifton

A response to the loss of old trees in our neighborhood, encouraging residents to plant native oaks and maples (Cost = \$2,500)

Submitted by Paul Buckley

--Improve the Clifton Chronicle (Cost = \$2,500)
Submitted by Gina Marsh

--Provide an Artworks bicycle rack on Clifton Plaza (Cost = \$7,500 ...suggestion is to contribute toward this, supplementing money raised from neighborhood sponsors)
Submitted by Marc Mitalaki

--Community gardens
Encouraged to beautify Clifton and facilitate community partnerships (Cost = \$2,500)
Submitted by Cornelius Anderson

--Community flower pots
Sponsor flower pots installed and maintained by City (Cost = \$1,500 for 10 pots)
Submitted by Pete Schneider/Adam Balz

--Miscellaneous community expenses
Including CTM liability and D&O insurance, Memorial Day Parade, neighborhood beautification, CTM website improvements (Cost = \$2,500)
Submitted by Tom Dwyer

After a discussion and audience vote, \$1,500 of the potential NSP funds was earmarked for community flower pots which may help lower CTM beautification costs for Ludlow, thereby helping offset a potential budget deficit. \$1,000 was voted to go to Paul Buckley's tree replacement proposal; however, Dwyer commented that generally, the city will not approve the use of NSP funds for services they already provide, such as tree planting. He will check on the NSP guidelines to determine if the project can be funded via NSP funds.

Contract to Hire Leasing Consultant for Business District

Morgan Rich, Chair of the CTM Business District Committee, reported on the partnership between CTM, the CBPA, Uptown Consortium, and Clifton 20/20 to enter into a contract with leasing consultant Kathleen Norris to work with tenants and owners from the Ludlow Avenue Business District.

After discussion in CTM meetings in January, February, and March 2013, CTM voted to approve a Memorandum of Agreement committing to pay \$5,000 (20% of the total \$25,000 study cost) toward consultant fees. The motion passed with opposition from Tom Dwyer and abstention by Mike Moran.

The Memorandum of Understanding is a statement of intention to work with the partnering organizations to improve, develop, market, and promote the Ludlow Business District and to ensure its long-term viability. Specifically, the signatories' agree to share in the cost and of hiring a leasing consultant to develop a strategy to assist in the development and implementation of a business district recruitment strategy.

A Ludlow Avenue Working Group will be organized to provide the leasing strategy consultant with general instructions and guidance with respect to the performance of consultant services. The working group will be comprised of two representatives each

from the Clifton Business and Professional Association, Clifton Town Meeting, Clifton 2020, and the Uptown Consortium. The Working Group will meet monthly during the contract period.

Rich noted that some people have expressed concern as to whether the study will be a good use of CTM money. “We’re taking a bit of a risk. This could fail. But we’re an organization that’s here to do things that we think will better the community and I think we have a good shot at it with this.”

Ben Pantoja noted there are no guarantees but we have input from the community that CTM should be more directly involved in the health of the business district.

Pat Knapp noted that the contract should include prioritizing getting the grocery store reopened and perhaps developing a Plan B if Goessling’s Market does not open. Gina Marsh of Clifton 20/20 noted the efforts will include grocery store recruitment and/or help with retention as needed and she noted that Uptown Consortium agrees the grocery store should be the leasing consultant’s top priority.

Malcolm Montgomery noted that the relocation of the library up the street to Jefferson and Brookline avenues will also pull some business away from Ludlow Avenue. He also asked if there are any benchmarks tied to payment of the consultant. Rich said no specific benchmarks have been outlined; however, deliverables have been defined and the consultant will be required to give written monthly updates to CTM.

Optional Trustee Reports

Due to the length of the meeting, a motion was made to skip the usual brief Trustee reports. Motion passed unanimously.

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The meeting adjourned at 8:56 p.m.
The next CTM meeting is Monday, May 6, 7pm at the Clifton Recreation Center.