**Linwood Community Council**

DRAFT General Meeting Minutes

March 28, 2023

**Opening**

The regular meeting of the Linwood Community Council was called to order by President, TJ Russo at 7:00 P.M. on March 28, 2023 with some attending in-person, and others via ZOOM conference meeting.

**Present:**

Eight (8) Council members, one (1) resident, and three (3) guests were present. Refer to the meeting sign-in sheet, attached.

**Approval of Minutes**

Minutes of the last meeting, February 28, 2023, were previously transmitted by Sec. N. Johns; a motion was made by E. Stoehr and seconded by M. Wagner, to accept the minutes as transmitted.

**President’s Report**

No report this month.

**Treasurer’s Report**

Report received and on file.

M. Wagner stated that our total assets are $17,811.22 and a refund was paid to NSP of $1,022.69. A refund of the balance remaining, $8,199.92, of the NAF grant for Federal COVID relief funds will be returned. A motion was made by M. Wagner, and seconded by B. Levine to reimburse E. Stoehr from the General funds, for $808.07 for signage. A motion was made by N. Johns and seconded by E.Stoehr, to accept the report as given. **City Services Speakers**

*CPD:* No report this month

*CFD*: We were pleased to resume having the CFD visit us, after a long stretch during the pandemic. J.Burdick and K. Carl counseled us on having an exit plan from the home, rehearsed often, if a fire should occur. They also told us that they had completed 53 runs this month, 37 of which were EMS.

*CRC:* Bryan Servizzi was pleased to note that rentals are starting to come in for Lunken Playfield shelters.

**Guest Speakers**

**None this month**

**Committee Reports:**

* **Safety:**

No report this month.

* **Beautification:**

***Our proposed clean up for April 15th with be changed to April 29th in anticipation of hosting the Flying Pig marathon.*** Watch the website for an announcement!

M. Sallee reported that the three red bud trees are planted at the eastern entrance to Columbia Parkway near Rencomb junction train station building. Also 3 concrete planters are placed in front of the pedestrian bridge from Eastern down to Hutton.

* **Communications:** No report this month

**\*Website:** N. Johns reported that the Verizon hotspot account was paid on account for the coming year with the allotted NSP funds. Also that “Documents of Note” have been added to the Committees/Meeting Minutes page of the website. You can find our by-laws, and our 2002 Linwood Neighborhood plan there. More will follow.

**Events:** A preliminary discussion of the Flying Pig event on May 7th;the CRC will loan us tables and tents for our presence on the parade route. We greet and host the runners coming off of Columbia Parkway onto Eastern.

* **Membership Committee:** *We are pleased to have gained several new members over the last few months and we hope to keep growing this year.* Please be reminded that our Membership form can be downloaded from our website: <https://www.linwoodcc.com/contact>
* **Zoning**

\***CIG:** A possible new developer for 4575 Eastern Ave. has met with Officers and Trustees of the Council for discussion not presentation of a plan. Notes from this meeting will be attached as part of the minutes.

**\*MtLCC-Linwood CAG:** No update.

**\*Bloor Ave project:** No update.

**\*IIN/EGD subcommittee:** No update.

* **AIG/NSP:** We have received our NSP funds.
* **Old Business:**

\*Linwood banner placement: as per last month, the signs are at the manufacturer and ready for hanging. TJ Russo reported that he’s working on a placement map.

* **New Business:**

None

* **Open Forum**:

E. Stoehr reported that John Bentley has passed away at the age of 82. He was the original occupant of the firehouse at the corner of Heekin and Eastern. N. Johns also mentioned that he was a member of the board of The Civic Garden Center.

Submitted by

Nina Johns

Secretary

**CIG Meeting Report** begins on the next page.

Notes: March 16th – CIG Charette

Attendees:

CIG Communities

Danny McKelvey

Gregg Fusaro

Linwood

Tom Kunkemoeller (Turf Club owner)

Bonnie Levine

Todd Newcomb

Michelle Sallee

Elizabeth Stoehr

Marlene Wagner

Jack Weaver

Charette hosted by CIG Communities’ Development Associate, Danny McKelvey and Partner, Gregg Fusaro.

* CIG has contracted to purchase the former Wine Cellar Innovations site located at 4575 Eastern Avenue, Cincinnati, OH 45226. Also includes the parking lot currently used by Brew River Restaurant.
* Under the terms of the agreement, they will need to close on the purchase in 45 days.
* Project is eligible for the Ohio Community Reinvestment Program, aka Tax Abatement.
* The orientation of the building was described as: North – front of the building facing Eastern Ave, South – rear of building facing the railroad tracks, East – end closest to Columbia Pkwy ramp and West – end closest to Downtown.
* Due to environment concerns, the northeastern two-thirds of the building will be demolished.
* Hope to keep the stone tower, some brick and the white concrete portion of the southwestern end.
* It is believed that part of the existing site in the southeastern end (white concrete area) could accommodate 200 parking spaces. Another parking garage would be built on the eastern end of the site to accommodate an additional 250 parking spaces.
* Remediation will be a factor, but until demolition begins the extent will not be known. They will follow EPA regulations.
* Focus will be on building approximately 275 multi-family apartments ranging in size from Studio (560 sq ft) to 3 bedroom (1400 sq ft) with pricing from $1100 - $2800 per month.
* There was mention of some “affordable” rental options through a program called Workforce that is based on 80-100% of median income for Hamilton County.
* The apartment development would be 4 stories, which would be the same height as the existing water tower structure on the site.
* Zoning allows for up to 450 apartment units.
* Would likely pave over the parking lot (used by Brew River) as it was a gas station in the past and this would not require remediation.
* Timeline estimations: demolition and remediation – 1 year. Build out – 2 years.
* There will be improvements made to the streetscape and would work with City of Cincinnati to make the area more pedestrian friendly. They are aware it is a truck route.
* Due to economic climate – this is not the market for condos or mixed use development. Forced to build high-end to be profitable.

Feedback/general consensus from Linwood (Marlene):

* Would like to see the “Business District” welcome more businesses via mixed use vs strictly multi family unit development
* Would like to see affordable housing, but not section 8.
* Welcome balanced redevelopment in terms of ownership/affordable rent.
* Want to be kept informed on status of sale and redevelopment.

Notes courtesy of M. Sallee, LCC Trustee