

**Westwood Civic Association**  
**-Steering Meeting-**  
**February 10, 2009**

Meeting called to Order at 7:00 pm by President McNulty. 12 Board Members present, 3 excused, and 0 absent. A quorum was present. Secretary: Joel Kimmet.  
Present: McNulty (Jim), Sess, Kimmet, Baumann, Hammann, Lewis, McConn, Finn, Boyd, Lee, Weber, McNulty (Irene). Excused: Gweyn, Kuhl, Bach.

**Westwood School Discussion:**

Hammann reported on his progress to date with the Westwood School meetings. CPS is still going ahead with plans on putting the addition on the Harrison Avenue side, despite objections from WCA. Hammann is attending further meetings with CPS on behalf of WCA. Zoning issues are being made to convince CPS to go with the Epworth plan.

MOTION by Irene McNulty, SECOND by Lewis, to reimburse Hammann \$25.00 for copies of the Westwood School Plans and Drawings. Discussion. **Motion passes.**

**Guests:**

Mr. Nicholas Hollan, our new WCA 2009 Board Member Elect, was introduced.

Mr. Mohamed Tazari made a presentation on his plans to rehab four buildings, 3015, 3019, 3023, and 3037 Bracken Woods Lane. He has made a Rental Rehabilitation Program Application. If approved, the Rental Rehab program would tie these buildings to lower income rentals for 20 years. The board explained to Mr. Tazari why Westwood does not need any more Rental Rehab projects, especially on this street. Discussion.

MOTION by Sess, SECOND by Irene McNulty, to Oppose the Rental Rehab Application for 3015, 3019, 3023, and 3037 Bracken Woods Lane. Discussion. **Motion passes.**

Ms. Markeia Gore from Community Development discussed the planning and development on two sites, Bracken Woods Lane, and 4 acres at McHenry and Harrison. The city wants to work with WCA on a development plan for both sites. Both sites can be rezoned back to single-family if WCA wants to do this. The city would like WCA to have a redevelopment plan for each site that we plan on demolition for the future. TIF funding in the amount of \$750,000 can be used on either site mentioned above. Ms. Gore will be the project manager for the above two sites, and looks forward to working with WCA.

**Federal NSP Discussion:**

The WCA meeting with city officials to discuss the Federal NSP is 02/11/09 at 11:00 am. In lieu of this upcoming meeting, Sr. Ann Rene presented the WestCURC proposal for use of the Federal NSP funding. WestCURC is proposing utilizing the Federal NSP funding on projects in central Westwood, surrounding several "core institutions", (churches, schools, the Town Hall and Westwood School) which includes an approximate 5 X 8 block area, bordered by Werk, Glenmore, Erwiler, Felicity, LaFeuille, and Harrison Avenues. This plan proposes both demos and rehabs. Sr. Ann presented two drafted

letters in support of this proposal. The project would be a joint effort of both WCA and WestCURC, as it would involve buildings in both the business district and residential areas. Discussion

MOTION by Sess, SECOND by Lewis, to approve this joint WCA and WestCURC proposal for the Federal NSP Project in Westwood, as stated. Discussion. **Motion passes.**

The letters were signed, and will be forwarded to the city at the Federal NSP Meeting.

**WCA Committees List for 2009:**

President McNulty stated that we need to finalize our 2009 WCA Committees very soon. A list of Proposed Committees is as follows: Yard of the Month, Problem Properties, Liquor Permit, City NSP, Zoning and Land Use, Crime and Public Safety, Gateways, Grants and Awards, Business District, Membership Promotion, Special Events. All WCA board members were asked to think about this list for one week, and we will finalize the list at the 02/17/09 General Meeting.

**Student of The Year Awards Night:**

The Student of The Year Awards Night will be held at the May 2009 General Meeting. Sess and Hollan volunteered to work on this committee. It was agreed that we would conduct all our WCA business at the May Steering Meeting, and have the Awards Ceremony and Presentations at the May General Meeting.

**Civic Garden Center Report:**

Kimmet reported on the progress of Civic Garden Training Classes he and Lily have been attending, to be certified through the Civic Garden Center for hosting our new Garden. The “Westwood Gardens” site will be at the corner of Talbott and Harrison (2163 Harrison). WCA needs to vote on proceeding with a “Land Use Agreement” between WCA, the Civic Garden Center, and the city, where the Civic Garden Center would lease the property, providing insurance for the site, funding up to \$1500.00 start-up money, annual seeds, annual training, volunteers, and help with building and maintenance.

MOTION by Finn, SECOND by Lewis, for Kimmet to proceed with formulating a “Land Use Agreement” for the Westwood Gardens at 2163 Harrison Avenue, with the Civic Garden Center. Discussion. **Motion passes.**

**501(c)3 Filing:**

Baumann, Sess and McConn will proceed as a committee to get WCA filed as a 501(c)3 recognized organization with the State of Ohio. The committee will get all information and papers on this subject from Jim Huhn, former Treasurer.

**Form-Based Codes Discussion:**

Sr. Ann Rene discussed how the new Form-Based Codes, once approved, could really help as we go forward with the demos and redevelopment of our vacant lots. If the Form-Based Codes were already in force, the Westwood School Addition would have to go on the Epworth Street side of the existing school. Form-Based Codes also focus on what a proposed building and lot should look like after it is finished, and includes materials used, design, landscaping, etc.

**2008 Meeting Minutes:**

President McNulty stated that all the 2008 Minutes have been assembled, and WCA needs to approve them as a completed and up-to-date set.

MOTION by McConn, SECOND by Sess, to approve the 2008 WCA Minutes.

Discussion. **Motion passes.**

**Westwood “Down-Zoning” Study:**

President McNulty discussed the importance of Westwood getting the city to conduct a “Down-Zoning” study for Westwood, which would involve the city focusing on rezoning certain areas to more restrictive, such as multi-family to single family, and SF 3000 to SF 6000, etc. This would help our redevelopment plan for vacant lots, and follow the new Westwood Strategic Plan. Discussion.

MOTION by Irene McNulty, SECOND by Kimmet, that WCA requests the city to do a “Down-Zoning” Study for Westwood, in all areas needed. Discussion. **Motion passes.**

**Westwood 2009 Strategic Plan:**

President McNulty stated the Westwood Strategic plan is nearly completed. A draft copy is available for reading. Kimmet commended the committee on a fine job in creating the draft. McConn reported that WCA should use current “drill-down data” for all statistical data reported in the Plan, as it would be the most up-to-date information available.

**2009 WCA Election Report:**

President McNulty reported that there is no need for a 2009 WCA election, as 5 candidates are approved for 5 openings. One new board member Nicholas Hollan will be joining 4 returning board members. Details and a bio are in the WCA Newsletter.

**WCA Election Dinner:**

Irene McNulty volunteered to contact 3 Westwood establishments to search for a venue for the WCA Election Dinner. She will also check on availability of dates and times.

The target date for this dinner will be the March Steering Meeting.

MOTION by Kimmet, SECOND by Irene McNulty, for WCA to spend up to \$100.00 on postcard invitations and postage to notify the membership of the Elections Dinner.

Discussion. **Motion passes.**

**Vice President's Report:**

Sess reported on the completion of the WCA "15 Areas" Blighted buildings survey. The reports will be compiled and used with meetings with the city and future Federal NSP funding meetings, and discussions.

The Montana Avenue Committee Meeting is set for 2/11/09 at 6:00 pm.

With no further business, Meeting Adjourned by President McNulty at 9:00 pm.

Next Meeting: February General Meeting, 02/17/09, at WTH, at 7:00 pm.