

MADISONVILLE



Madisonville Business Chamber, Madisonville Community Council &
The Madisonville Community Urban Redevelopment Corporation

August 2020

City Votes to Move Forward with Phase IIB

On Wednesday, August 5th, Cincinnati City Council approved a plan to use \$950,000 in TIF money to fund capital improvements for Phase IIB of the Development project at Madison and Whetsel project. The plan was approved without formal community support, which was a requirement on the prior two TIF funding requests. The developer, Ackermann Group, previously presented a newly re-designed Phase IIB concept to the Madisonville Community Council (via Zoom) at the May 2020 General Body meeting. Changes to the plan included a reduction in office space, the addition of two more apartment units and two more corresponding parking spaces, as well as complex swimming pool. At the May meeting, the \$850,000 TIF allocation was proposed for infrastructure improvements to the public plaza, differing from numbers presented at the December General Body meeting (previously no TIF funding specific to the plaza was referenced).

The approval from City Hall comes as Councilman Mann is currently working to push through new policy changes that would give the Community Councils in Cincinnati the right to refuse the use of TIF district funds without formal community approval. Councilman PG Sittenfeld is also co-authoring legislation that would require 25% of TIF allocations to be earmarked for affordable housing at 60% or less of median income. A draft Community Benefits Agreement (CBA) submitted to both the City of Cincinnati and the Ackermann Group included requests in line with both pieces of the pending policy changes. No response to the CBA was received from the developer. Cincinnati leadership chose to move ahead with the project while understanding that there are still major concerns about lack of parking for a project this size and the continued need for truly affordable housing in the city.

A few finishing touches remain to be completed on Phase I, including the final "punch list." Apartment homes continue to lease despite the pandemic. The project is 85% leased and 70% occupied.

On Phase IIA, construction continues. This portion of the project should be ready for leasing mid-2021. Streetscape work on three of the four blocks are complete with the remaining trees being installed after Labor Day. Micro surfacing and restriping of Madison and Whetsel is scheduled for this fall. Streetscape work around the Phase 2 block is also scheduled for the fall.

For more on the multiple phases of the project, go to: www.ourmadisonville.com/madison-and-whetsel-development

Office/Retail Space: 12 | Library Space: 12 | Apartment Units: 94 | Public parking spaces: 15 | Private Parking Spaces: 94



Submitted by Leni Cable, Age 7

**Congratulations to our winner,
Leni Cable!**

Quarterly Art Contest

The theme for this newsletter was *"How are you spending your summer?"* for our quarterly art contest. See the inspirational artwork above, submitted by Madisonville's own Leni Cable, age 7.

If this inspires you, submit your masterpiece to be considered for our next newsletter!

All submissions can be sent to:
coloringcontest@ourmadisonville.com

New Neighbors

Madisonville would like to welcome The Housing Network of Hamilton County & Hamilton County Developmental Disabilities Service, and their new tenants



to our community. We are excited to see their improvements to the property, and are thrilled to have new neighbors calling Madisonville home.

The Housing Network of Hamilton County, in partnership with Hamilton County Developmental Disabilities Services, is in the process of renovating the apartment building at 6750 Bramble Avenue. Once complete, the building will provide housing for 16 individuals with disabilities. This substantial investment in the Madisonville community will ensure people with disabilities have a safe, affordable, and accessible place to call home. When purchased, 75% of the building's interior had been demolished to the shell by the previous owner. The Housing Network will complete interior renovations to provide updated, quality living spaces, including new HVAC and the addition of sprinkler systems. Exterior renovations will include removal of balconies from the front of the building, the addition of a ramp to provide access to the second floor, and landscaping improvements. Construction is expected to begin in late fall and conclude next summer.

Historic Stewart Home Renovations

With all the orange cones in the neighborhood, one can't help but notice the development going on at Stewart and Madison. This site will be the future home of The Jameson, a complex of 25 buildings containing 151 apartments. The 206 parking spaces on site include a mix of lot space and garage options. The Stewart Home will be renovated to become the new home for the clubhouse. With the renovations currently underway, PLK is simultaneously working to complete the landmark process for the home. This will require a rezone of the original home to a historic designation at completion. This designation will ensure that no demolition can occur to the home in the future without community or City Council approval. The clubhouse is anticipated to open around Thanksgiving with the first unit deliveries in February. They will begin pre-leasing at the end of September and are currently interviewing for the new positions which will be located at the property.



The home was built in the early 1830's by Jonathan Ward. Jonathan was a Master Mason and the Grandson of Joseph War, the first permanent settler of Madisonville. Jonathan later sold the home to Benjamin Stewart in the 1840's. Benjamin was a businessman and was part owner in the Madisonville Turnpike which was incorporated in 1851 as well as many other businesses. The home's style is classic federalist and was built near the end of the Federalist period.

Millie's Place - Cincy Outdoor Dining

The City of Cincinnati has a new Outdoor Street Dining pilot program to help local restaurants and bars reopen their businesses in light of recent health orders from the State. In order to provide additional room for these establishments to safely operate, some street segments will remain closed for up to 90 days. Our own **Millie's Place** was chosen to participate in the program through the fall of 2020.

Hours of Operation:

Thurs. 3 -8 pm
Friday 12-8pm
Saturday 3-8pm
Sunday 1-6pm

Contact: 513-527-4075

Street Closure:

Ward Street - Closed
between Madison Road
and Prentice Street

Getting to know our Madisonville Businesses

1 More Rep

www.1-more-rep.com | FB: 1MoreRepCincinnati | IG: Onemorerepincy

Interview with 1 More Rep Owner, Dwayne Wilson

What inspired you to start your own business? I'm a former collegiate athlete who suffered a host of injuries and struggled with weight loss, so when the opportunity to start 1 More Rep came to mind I thought it was a great way to help others.

What is your background and how did you develop the skills to start your business? In 2008, I obtained my group fitness instructor certification for my job, I then took the CrossFit certification course and took a leap of faith and started 1 More Rep. I developed my coaching skills by coaching basketball, team coaching as well as individual skill development.

What has been your biggest challenge? Marketing is my biggest challenge, I know nothing about it and not sure I really believe in it but, I think it's a necessary evil in any business especially the fitness world.

Which small businesses are you inspired by? Mad Llama coffee because they are right in Madisonville and have great coffee as well as customer service. Jumper Threads, they have a cool concept, killer products and their marketing rocks.

What sets you apart from everyone else? 1 More Rep is local, not a chain. My clients are my extend family and our gym is like home. When people go away on vacations or when we had to close due to Covid-19, I can not tell you how many people expressed to me how much 1 More Rep means to them. Our clients and instructors always welcome new members and develop friendships outside of class. And your 1st class is free.



W Salon

www.wsaloncincinnati.com | FB: wsaloncincy | IG: w_salon_cincinnati

Interview with Salon Owner, Elizabeth White

Tell us about the services you offer: We offer a range of services from haircutting, color, relaxers, keratin treatments, blow dry & style, condition set/wrap, waxing, facials, manicures, pedicures, micro-blading and medical services from Dr. Zimmerman. We have an awesome team that is professional and friendly with loads of talent, the best in the city in my opinion and based on our reviews. We are so blessed and grateful to have an opportunity to bring happiness to so many people.

What is your background and how did you develop the skills to start your business? I started at Identity hair salon and spa in Kenwood in 1997 and have worked in several upscale salons in the city as well as educating for many retail companies. I managed and coached staff to achieve their goals at Avalon Salon and Spa. Steve worked at Planet products in Blue Ash before attending Barber School and receiving his barber's license. He now manages the Hyde Park location.

How do you juggle multiple responsibilities? We have a pretty good system with juggling responsibilities, however, we have a great team that makes it easier. Anything worth working for will always have challenges to overcome, which, I believe makes us all stronger!

What's the nicest thing a customer has ever said about your products/services? Anyone who takes the time to write us a nice review or refer friends to us is the best compliment we can have!



Our Madisonville, Our Future

Madisonville Community Council, MYCC Committee Chair, Ms. Toni, sat down with Shroder High School Valedictorian, Ms. Kaija Dunklin and discussed her experiences in high school and in the community.

How does being named Valedictorian of your class make you feel?

I feel proud, especially during quarantine. I wasn't even aware I was valedictorian until two weeks prior to graduation.

During your time at Shroder High School, who was the most influential person to you? Dr. Gajjar, who is a physics and Pharmacy teacher.

What are your plans for your future after graduation? I plan to go to the University of Cincinnati and be in the Engineering program.

How do you think your school prepared you for graduation? I was encouraged through social and academics at school. It helped me develop my confidence, because at the onset I was shy and afraid.

What were some of the extracurricular activities you were involved in? I had letters in volleyball and softball for three years, I served on the student council for one year and I was a member of Madisonville Youth Community Council (MYCC) for five years.

If you could change one thing about your experience, what would it be? I would change the way my high school focuses on behavior instead of academics. They have a lot of great academics, but too much is focused on behavior.

How has the community's involvement impacted you and the choices you made? The community helped me be more aware as a person, because now I am involved in helping those in my community. Before volunteering I just walked by and now when I see a problem I try to help. My community was a very special part of my development.



MYCC Corner

Do you have a special skill set that you are able and willing to share? Do you have the time to commit to mentoring our Madisonville youth? Our MYCC has been hard at work, canvassing friends and school mates to determine the fun ways that adults could help to enrich their lives through service to our neighborhood youth. If you answered "YES", take a look at the list compiled below and reach out to:

Youth@ourmadisonville.com

- Boxing
- Business Management
- Co-Ed Flag Football
- Co-Ed Lacrosse
- Community Service
- Culinary Skills
- Financial Literacy
- Greenhouse Education
- Life Skills
- Multi Media
- Music Appreciation
- Photography
- Public relations
- Self Defense
- Sewing & Design
- Theatre Arts
- Tutoring
- Writing

Working Together to Build Our Future Leaders

Last Month Indi Ekanayake joined the Madisonville team as the Education Chair. In Indi's role, he will be responsible for keeping our residents up to date on new opportunities for continued learning and promoting all education outlets in Madisonville. He will be working specifically



with Ms. Toni Tanks and the Youth Council to help engage more young adult mentors to assist in providing enrichment and growth opportunities to our children. His team will also be working with the Business Chamber and MCURC to help bring workforce training classes to Madisonville.

To get involved, contact:
education@ourmadisonville.com

Letters From Leadership

Madisonville,

I have just wrapped up my first year as a part of this wonderful community, and it has been a beautiful experience. It is an honor getting to know you, and I look forward to learning more as we work together in the year to come! As we move through this pandemic and our economic recovery period, we want to hear from you. I encourage you to reach out and share your ideas, concerns, and general comments. MCURC continues working to serve as a resource and asset to our community. We are here, we are with you, and we are all in this together!

Elishia Chamberlain

Madisonville Community Urban Redevelopment Corporation
MCURC Executive Director

Madisonville,

We knew in the beginning that the summer would look a little different this year, but we still knew that there was much work to be done and fun to still be had. We have grown closer to friends, enjoyed more time with family, and worked to keep a small sense of normalcy through it all. And so I thought I would share what our house has been doing during pandemic 2020:

- 1000+ times I have said "Mommy's working, what do you need...okay, be right there!"
- 68 handwritten notes to the JPP 6th grade class
- 57 meetings with the Working Group (I cannot thank you enough for your dedication to an inclusive neighborhood), City Leadership, friends and neighbors focused on the Madison & Whetsel Community Benefits Agreement
- 25 gift baskets delivered to our 2020 graduating seniors
- 13 trips to the Little Duck Creek Trail - Great job LDCTF!
- 8 Tuesdays at the Park raffle baskets created with Arts & Rec
- 6 "days of the week" home schooling folders
- 2 Coffee Walks and looking forward to the 3rd of many to come
- 1 temporary backyard pool that saved my sanity
- 0 vacations because everything I need is right here in Madisonville!

I urge each one of you to reflect on all of the challenges that this pandemic has brought to your door. Some good, some bad, but we will continue to fight through, coming out stronger and more connected to each other! Stay safe and healthy.

Kate Botos
Madisonville Community Council President



August Coffee Walk 2020

Coffee Walk

September 15th



Join our crime and safety chair, Wendy Cross, for the new monthly coffee walk in Madisonville.

Bring your coffee or light beverage of choice to meet new neighbors, get some exercise and enjoy serving as eyes and ears to ensure our neighborhood continues to be a safe place to live.

The September coffee walk will take place Tuesday, the 15th at 6:30 p.m. and will meet at Roe Park on Roe Street.

Questions?
Contact Wende Cross at:
safety@ourmadisonville.com

Out and About?

School of Rock: www.cincinnati.schoolofrock.com

- Sunday 9/13 - Punk and Van Halen Shows @ Beech Acres Park
- Sunday 9/20 - 2010's, Neil Young, Sampler Shows @ Big Ash Brewing
- Saturday 9/30 - House Band @ Big Ash Brewing - Bike Nite 6:30-9:30 PM

Artsville

- 10/17 at 2PM — The Wind in the Willows, Playhouse in the Park Off the Hill Prod.

2020 Cincinnati Jazz & BBQ Festival

September 12th

For more information, be sure to check out:
www.jazzbbqfest.com



2020 Madisonville Virtual 5K Run/Walk

September 1st—12th

www.madisonville5k.com



All runners/walkers will receive a race shirt and a finisher medal. Winners in age categories will be announced during the Jazz & BBQ Festival on September 12th.

The Summit Hotel: www.thesummithotel.com

- Two Ounce Tuesdays, a Bourbon Specialty Selection from 4-8PM
- Rooftop Yoga—Saturdays thru October from 9-10AM
- September 5th—Live Music with Brian Lark from 7-9pm

MEAC

- Food Distribution—September 1st, 15th, 29th from 10-2pm

Community Meetings

(currently via Zoom due to COVID 19)

- Madisonville Business Chamber meets 2nd Tuesday of each month from 9-10AM
- Madisonville Community Council General Body Meeting—3rd Thursday of each month at 7PM
- Madisonville Youth Community Council—1st, 2nd, and 4th Thursday at 5:30PM
- Education Committee
- Housing Committee

Check out the respective social media pages via Facebook or websites for meeting log on information, agendas, presentations, and any other policy documentation.

ReLeaf Program

Want a beautiful FREE Tree Planted in your Yard or at your Business?

If you are a Madisonville homeowner, business, school, or church and would like a tree planted on your property this October, contact Joan Willis at beautification@ourmadisonville.com.

Trees not only make your property more beautiful but also make **urban** areas more inhabitable for humans and wildlife by lowering air temperatures. **Urban** forests help reduce global warming by absorbing and storing carbon dioxide CO₂ from the atmosphere.

Trees create an ecosystem to provide habitat and food for birds and other animals. **Trees** absorb carbon dioxide and potentially harmful gasses, such as sulfur dioxide, carbon monoxide, from the air and release oxygen.

Trees provided in 2020 thanks to Cincinnati Parks Foundation and Mad Tree Brewing.



2019 Madisonville Curb Appeal Winner

Madisonville Curb Appeal 2020:

Did you nominate your favorite Madisonville residential or business landscape? Five residential homes and one business will be chosen as Madisonville's Curb Appeal winners. The goal of the contest is to encourage residents to uplift the green thumb skills that we see throughout OUR Madisonville. If you missed out this round, it's never too early to start thinking about next year! Nominate your own yard, a neighbor's lawn, or a yard you just happen to notice while walking, driving, or biking through Madisonville. **Winners to be announced on September 10th.** Members of the Beautification Committee will visit and evaluate each submission. Questions? Contact Michelle (513) 426-1243.

Madisonville Garden Tour 2021

Unfortunately we couldn't hold the Madisonville Garden Tour this summer, but it will be back next year! So start planning now so that your oasis can be included in this self-guided tour into the splendor of Madisonville's outdoor beauty at it's best!

For early submission, send photos of your yard (current or early summer) to: beautification@ourmadisonville.com by September 30th.

Tuesdays at the Park 2020

COVID might have changed the plans this year for Tuesday at the Park (TATP), but we managed to spread some smiles and fun to families in Madisonville while at the same time keeping our children and families safe. Congratulations to all of our TATP "Park Pack" Winners! If you missed out, be sure to follow [@tuesdaysatthepark](https://www.instagram.com/tuesdaysatthepark) on Instagram for upcoming events throughout the year!

Jen Sharp	Katie West
Diamond Bradford	Danielle Sanborn
Megan Ashmore	Justin Kormelink
Melissa Brown	Holly Symons

Virtual Housing Forum

MCURC and the Madisonville Community Council teamed up to do a virtual Housing Forum to help people address their concerns about eviction and foreclosure. We gathered experts from Housing Opportunities Made Equal, Legal Aid Society of Greater Cincinnati and Clerk of Courts Aftab Pureval to answer resident submitted questions. You can find the video here: https://www.youtube.com/watch?v=ziHQHxz5z_I&feature=youtu.be. The Housing Committee will next tackle the lead abatement, testing and removal process. To find out more, contact House Committee Chair Tess Warner at: housing@ourmadisonville.com

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MADISONVILLE NEWS



MCURC, MCC, MBC Quarterly Newsletter

August 2020

Around the World in Madisonville

Down

1. Pulitzer Prize winner and former U.S. poet laureate.
2. Operation Overload launched June 6, 1944.
3. A Royal forest in Nottinghamshire, England.
4. Originally the Kingdom of Pamplona.
5. Direction upwind from the point of reference.

Across

1. Established as the first permanent settlement of the new United States in the Territory Northwest of the Ohio River.
2. Under this Harvard President's tenure, the first class of women were admitted to Harvard Medical School in 1945, and Harvard Law School in 1950.
3. James, Martha, Kristen, John, Patrick, Rod, Tony, Kordell, and Porsha all have this in common.
4. Co-author of The Federalist Papers.
5. Single distillery Irish whiskey.
6. Return on equity, also caviar.

Contact Us

Community Council:
www.OurMadisonville.com
[@MadisonvilleOH](https://twitter.com/MadisonvilleOH)

MCURC:
www.mcurc.org
[@MadisonvilleCURC](https://twitter.com/MadisonvilleCURC)
513-271-2495

Business Chamber:
www.MadisonvilleBC.com
513-394-6645