



## **CTM Minutes - Group: CTM Board Meeting**

By Jan Brown Checco, Secretary

**Date: November 2, 2020 7:00 pm**

Location: Online Google Meet electronic meeting, invitations and links were sent out prior to the meeting for all to connect and listen in.

**Present:** *Peter Block, Patrick Borders, Jan Brown Checco, Joe Brunner, Gerald Checco, Brian Duffy, Robert Hamberg, Chris Harding, Teresa Hoelle, Mark Jeffreys, Rama Kasturi, Malcolm Montgomery, Ioanna Paraskevopoulos*

**Absent:** *Buddy Goose, Jennifer Krivickas*

A quorum (13) is present, meeting called to order at 7:00 pm by President Brunner with statement of our mission. (U) below will represent a unanimous vote.

**Public Attendance:** (16) *Brendon Cull, Brian Selander, David Gresslely, Genet Singh, Kevin Marsh, Lisa Hamrick, Marianne Brunner, Michael Elovitz, Michele Murphy, Nagma Malik, Ruth Ann Bumiller, Sondra Presley, Teckla Akinyi, Sean Mullaney, John Ostermann, Geoffrey Calvert*

- I. Welcome to our Electronic Meeting on Google Meet –**  
Pres. Brunner. Advice for participation.
- II. October Meeting Minutes** (attached) – Patrick Borders moves to adopt, Mark Jeffreys seconds (U).
- III. Treasurer's Report –** Treasurer Checco: (Report attached) The \$14K Certificate of Deposit has been transferred to CTM main checking, costing a \$25 fee. We expect \$10K of bills coming due and we previously had \$7K of cash on

hand. \$3K of that is already dedicated to Chronicle costs in 2021, and we fundamentally will have no income for the next 6 months because of cancelled activities. The Arts and Culture Committee is requesting the \$1500 which was included in the first 2020 budget before an Austerity Budget was proposed and Board-approved. The Board should decide whether or not to provide that project funding, and we can talk about it more during the A&C report this evening.

- IV. **Nominating Committee** – Pres. Brunner: We have 6 open seats (5 are for 3 years, 1 is for 2 years) and 6 candidates. Candidate introductions - Teckla Akinyi, Brendon Cull, Chris Harding, Teresa Hoelle, Nagma Malik and Genet Singh (their bios are attached.) Voting hours - both in-person and online - are on Dec 7 from 6-7 pm just prior to the online December CTM Annual Meeting. The proposed COVID-adapted voting procedure to elect new Board members is described as “absentee ballots” per a new exceptional Dec 2020 Standing Rule (see text below) that provides for in-person paper ballots available at Fairview-Clifton German Language School parking lot on Dec. 7 from 6-7 pm where membership renewal (by credit card & Square or cash) will be possible prior to voting, then voting follows in-person. New and renewing members can also purchase memberships online up to Friday, Dec 4, at 5 pm, at <https://www.cliftoncommunity.org/products-page/> , and by providing an email address, paid members will receive their timed ballot through Election Buddy online, good from 6-7 pm on December 7. Results will be compiled and announced before the end of the December 7 meeting.

**“The new Standing Rule on Absentee Ballots:** For the Dec. 2020 Trustee elections only, absentee balloting will be permitted and conducted in one of two ways:

- 1) via in person ballots cast at the Fairview-Clifton German Language School parking lot; or

- 2) via online voting through a tested tool called Election Buddy as recommended by the Nominating Committee. Only active members with email addresses as of Friday, Dec 4th at 5:00 pm will be eligible to obtain an absentee ballot through Election Buddy.”

Motion to accept this new Standing Rule by Pres. Brunner, seconded by Patrick Borders, passed (U). It is suggested that most people renew their memberships just prior to the elections. Kevin Marsh advised that there are 87 Lifetime members, and Teresa Hoelle clarified that Lifetime Members allow 2 people/2 votes. All new Board Candidates need to be CTM members and it’s imperative that current board members are certain that their membership is up to date.

- V. Membership Drive** – Pres. Brunner: Teresa Hoelle has been nominated to become the new chair of this committee (Motion by Pres. Brunner, seconded Patrick Borders (U). She presented a plan for the November membership drive and proposed that membership renewals last until November 30<sup>th</sup> the following year (2021.) (Proposal attached) To clarify, if you have already purchased a membership at any point within the calendar year of 2020, you can vote on December 7, 2020, and your membership will continue to run to just prior to the election date in 2021 when you’ll need to renew to be able to vote in 2021. This pilot program remedies the previous situation where a member renewal just in time for voting at the December meeting would expire on December 31, less than a month after. If you have paid your membership at any point in 2020, this bridging membership will cover the member for all of 2021 up to the day(s) before the December 2021 election. Motion by Malcolm Montgomery, “All memberships paid during 2020 are valid until the Trustee election in 2021.” Secy Checco seconds. Vote: 6 Yes, 5 No. The motion passes. Peter Block asked if automatic renewals of memberships are possible, and Teresa Hoelle

said there's a technology to be explored, including costs and any risks involved. Peter Block also suggested that we try to find additional specific value to attach to CTM membership.

**VI. Library Update:** Lisa Hamrick will move to Green Township Branch Library on 11/16/2020 and she introduced Sondra Presley, our Interim Clifton Branch Library Manager; the scheduled COVID test at the Library was postponed because of weather; Storytime at Fairview was cancelled out of an abundance of caution. Malcolm Montgomery provides a motion, Mark Jeffreys seconds: "Clifton Town Meeting expresses its heartfelt appreciation for Lisa Hamrick's excellent service she has provided to the people of Clifton as manager of our branch library." (U)  
Contact info: [Sondra.Presley@cincinnati-library.org](mailto:Sondra.Presley@cincinnati-library.org)

**VII. Arts and Culture Committee - Sean Mullaney:** An arts writer from the Cincinnati Business Courier was guided around the neighborhood in preparation for an article about the arts in Clifton. J.A. Stevens show was the first open-door exhibition since the March shutdown. There were some sales during the intermittent Sidewalk Shows. Friday, November 13 will be the opening of the Off Ludlow Gallery holiday boutique show which was very popular last year; 50 new lights have been installed inside and the ceiling has been cleaned. The lease and utilities are being covered for all of 2021 by sustaining sponsors. The committee wants to put a 2' x 3' illuminated sign that projects from the facade of the building, and requests \$1500 from the CTM budget to purchase it, based on cost estimates from other local businesses. Sean Mullaney moves to approve, Peter Block seconds. Discussion: Given the state of CTM's treasury, Malcolm Montgomery asked if CBA could sponsor this. Secy Checco asked if the new sign would comply with the Urban Design Overlay specs. Sean Mullaney assured that the sign would be externally, not

internally lit. Pres. Brunner asked Treas. Checco about the budget. We have \$20K remaining for 2020, minus \$3K that we owe to the Chronicle for 2021 expenses. A&C Committee has \$6K in their own bank account which has been designated for use on their projects. Brian Duffy asked that since their money is intended to pay for their projects, why did they have a line item in the CTM Budget? Secy Checco asked if their \$6K has been earmarked for any specific projects? Patrick Borders suggests that CBA could pay \$750 of the signage project cost if CTM would pay \$750. Robert Hamberg asks for tighter oversight and reporting of the A&C Committee account, and raises the question of if CTM wants to be in the gallery business? Sean Mullaney suggests that this gallery serves as a community center and is not a business. Treas. Checco confirms that Joyce Rich has met regularly with him and that gallery revenue and expenditures are carefully documented. Peter Block suggests that the gallery adds real value to our neighborhood. Secy Checco suggests an amended motion to fund the gallery sign project with \$500 from each CTM, CBA, and A&C Committee accounts to cover project costs. Vote: Yes 10, 1 Abstention (Passes)

- VIII. Transportation and Safety** - Mark Jeffreys: Presentation of public engagement process and schedule for the Ludlow Avenue Road Diet project (document attached). Mark Jeffreys moves to accept the community engagement plan and schedule, Patrick Borders seconds. (U) Kevin Marsh submitted feedback from Mt. Lookout's Road Diet experience (document attached.)
- IX. Housing and Zoning** - Malcolm Montgomery: yields his time
- X. Governance** - Malcolm Montgomery: yields his time
- XI. Parks Committee** - Mark Jeffreys: CTM will help promote next April's Green Up Day; Burnet Woods' temporary road

closure has received positive feedback in a survey, Parks will discuss next steps for development; Discussion is ongoing about safety solutions for the Diggs Plaza vagrancy and blight problems. Malcolm Montgomery requested an update and report next month about the Camping and Education Foundation's expanded programming; Mark Jeffreys said that currently funding is not in place and is not a priority for the Park Board.

**XII. Holidays Announcements /** Pres. Brunner: Holidays on Ludlow will be on Friday, December 4, 5-8 pm with reduced programming to adapt to COVID safety; guidelines; Lamppost decoration crew needs volunteers; Instrumental music is being sought for the Plaza; No Lantern Walk was held this year because a parade permit was denied; Trunk or Treat at CRC was cancelled for safety reasons.

**XIII. Applications for Community Budget Request grants:** Pres. Brunner submitted the Juergens St. repairs request, and the City asked us to request specific lighting improvements and plantings related to the Ludlow Avenue Road Diet, as well as specific concepts for a study of traffic safety on Clifton Avenue. Results of the Neighborhood Business District Improvement Program grant application – our request for gateway markers and signage was turned down again this year. He suggests that we find new projects that are not signage related since these are not favored.

**XIV. Trustee, Committee, Liaisons Announcements:** Secy Checco – CBA's "Gift in Clifton" promotion for \$45 and \$50 swag bags includes, respectively, 4 and 5 gift certificates and/or gifts valued at \$15 each, per bag. These can be purchased from Mike Anagnostou at Ludlow Wines.

**XV. Community Questions/Concerns:**

**XVI. Motion to adjourn by all, seconded by everyone (U)**

Respectfully submitted,  
Jan Brown Checco, Secretary

**Attachments:**

November 2020 Agenda  
October 2020 Minutes as approved  
Treasurer's Report for November 2020  
2020 Candidates Bios  
Nominating Committee Update  
Standing Rule on Absentee Ballots  
Membership Committee Update  
Clifton Branch Library Update Nov 2020  
Off Ludlow Gallery  
Transportation Committee  
Mt Lookout Road Diet Feedback  
Housing and Zoning Committee Report  
Holidays on Ludlow poster  
Gift in Clifton ad for Chronicle  
CBR Applications 2022-23 grants  
Correspondence to partners October 2020



Meeting Agenda, online Google Meet: November 2, 2020 7:00 p.m.

A link to the meeting is sent via email and posted on the CTM website prior to the meeting.

Time	Topic	Topic Lead	Scope of Discussion
7:00 / 1 min	Welcome to the Google Meet electronic meeting, advice for participation	Brunner	Trustees
7:01 / 1 min	Approve prior month's meeting minutes	Brunner	Trustees
7:02 / 5 min	Treasurer's Report	G. Checco	Trustees/Community
7:07 / 30 min	Nominating Committee; 8-9 candidate presentations	Brunner	Trustees/Community
7:37 / 10 min	Membership Drive – in preparation for December voting; vote on change of Membership chair	Brunner/Hoelle/ Paraskevopoulos	Trustees/Community
7:47/ 5 min	Library Update: Lisa Hamrick moves to Green Township Branch Library beginning 11/16/2020; introduction of Sondra Presley, our Interim Clifton Branch Library Manager	Hamrick	Trustees/Community
7:52 / 5 min	Arts and Culture Committee report	Mullaney	Trustees/Community
7:57 / 10 min	Transportation and Safety report	Jeffreys	Trustees/Community
8:07 / 20 min	Housing and Zoning Committee report	Montgomery	Trustees/Community
8:27 / 5 min	Governance Committee report	Montgomery	Trustees/Community
8:32 / 5 min	Parks Committee report	Jeffreys	Trustees/Community
8:37 / 5 min	Holidays announcements - Lamppost decoration; No Lantern Walk; No Trunk or Treat @ CRC	Brunner	Trustees/Community
8:42/ 10 min	Application for CBR grants; Results of NBDIP grant application	Brunner	Trustees/Community
8: 52 / 6 min	Trustee, Committee, Liaisons Announcements:	All Board	Trustees/Community
8:58 / 2 min	Community Questions/Concerns	Brunner	Community/Trustees
9:00	Adjournment	Brunner	Trustees/Community





**CTM Minutes - Group: CTM Board Meeting**

By Jan Brown Checco, Secretary

**Date: October 5, 2020 7:00 pm**

Location: Online Google Meet electronic meeting, invitations and links were sent out prior to the meeting for all to connect and listen in.

**Present: Peter Block, Patrick Borders, Jan Brown Checco, Joe Brunner, Gerald Checco, Brian Duffy, Buddy Goose, Robert Hamberg, Chris Harding, Teresa Hoelle, Mark Jeffreys, Rama Kasturi, Malcolm Montgomery**

**Absent: Jennifer Krivickas, Ioanna Paraskevopoulos**

A quorum (13) is present, meeting called to order at 7:00 pm by President Brunner with statement of our mission. (U) below will represent a unanimous vote.

**Public Attendance:** (14) Tom Reese, Michele Murphy, Marianne Brunner, Brendon Cull, Gaby Gerken, Annie Burton, Bruce Ault, Lisa Haglund, Kevin Marsh, Michael Elovitz, Cynthia Duval, Brad Johnston, Bryan Williams, Mike Schur.

- I. **Welcome to our Electronic Meeting on Google Meet** – Pres. Brunner. Advice for participation.
- II. **September Meeting Minutes** (attached) – Malcolm Montgomery moves to adopt, Treas. Checco seconds (U).
- III. **Community Budget Request Discussion/Pres. Brunner:** The CBR is a biennial process in which neighborhood community councils request city capital funding for priority neighborhood projects that are paramount to the preservation and/or revitalization of each neighborhood. The communities' projects are reviewed by appropriate City departments during their budget preparation.

Potential funding options for the projects are considered and recommendations will be made to City Council in the proposed FY 2022-2023 budget. Each community council may submit up to three (3) CBR forms. Deadline October 23, 2020. (Note: Funds can't be used to enhance private property.) Fewer may be submitted at the discretion of the Community Council. It is highly encouraged that neighborhood stakeholders are involved with helping to decide which budget requests are submitted. The City would like each community council to approve its requests before submission and submit a letter on a community council letterhead, stating the community council voted in support of the proposed requests to Samantha McLean, City Planner, at [Samantha.mclean@cincinnati-oh.gov](mailto:Samantha.mclean@cincinnati-oh.gov).

To confer with City department heads, find contact info here - <http://www.investinneighborhoods.org/community-benefits-request-cbr/>

#### Most favored ideas:

**#1 Juergens Avenue needs curbs or sidewalks repair (Buddy Goose, Brian Duffy endorsed)** Kevin Marsh said that in 2017 the CBR was approved to study Juergens, but he doesn't recall any details of the study, and that he suggests we research that. Pres. Brunner moves to submit, Treas. Checco seconds (Y10 N 1) Passes

• **#2 Study bike lane funding for Ludlow and/or Clifton Ave. (endorsed by Mark Jeffries, Teresa Hoelle)** Malcolm Montgomery notes that the median addition will make pedestrian crossings safer. Pres. Brunner moves to submit, Patrick Borders seconds (Y10 A1) Passes

• **#3 Fund a study for improvement of the Intersection of Clifton Ave/Woolper/McAlpin, possibly a roundabout (Brian Duffy, Teresa Hoelle endorsed)** Mark Jeffries and Treas. Checco say that this can be part of the study underway for community planning and traffic calming in Clifton overall. Pres. Brunner moves to submit, Buddy Goose seconds (Y9 N1 A1) Passes

**#4 Move utility wires on Ludlow Ave underground or behind buildings (Malcolm Montgomery and Buddy Goose endorsed)** Malcolm moves that we prioritize this since CBA has expressed

support of this. Treas. Checco suggests that reconnection of businesses would be at least a \$100K cost, and that undergrounding would be at least \$1 million. Buddy is concerned with how that impacts sidewalk replacement. Pres. Brunner moves to submit, Malcolm Montgomery seconds (Y2 N5 A4) Fails

- The following proposal received interest, but did not receive a vote: **Study about closing of Telford Street (Peter Block and Buddy Goose endorsed)** for seating and gathering as a pedestrian plaza, with caveat of having a new left turn light installed at Clifton Ave. going east on Ludlow Ave. Robert Hamberg suggests that the closing of Telford would require other traffic rerouting work. Malcolm Montgomery suggests that many of the studies suggested would be better left for a year while we do Clifton Master Planning work.
- IV. Treasurer's Report** – Treasurer Checco: (report attached) The \$12K Certificate of Deposit has not been cashed in, but he will do that as soon as bills come due that require it. We have \$7K of spendable cash on hand. \$2K is dedicated to Chronicle costs in 2021. We fundamentally will have no income for the next 6 months.
- V. Nominating Committee** – Pres. Brunner presented a report (attached) Candidates are being sought in one-on-one conversations to fulfill our desire for greater diversity in the Board. A wider announcement will be made October 9. Nov. 1 is the cut-off date for declaration of candidacy so that the candidate's biographies can be published in the Winter Chronicle prior to elections.
- VI. Transportation and Safety - Mark Jeffreys, Brad Johnson of DOTE is our guest.** The presentation of seven options for bike lanes on Ludlow has been narrowed to three to be shared more widely with people impacted. Then a proposed plan will come back to us for a vote, and then go to the State for consideration. Protected lanes are safer than buffered lanes, for both bicyclists and pedestrians. Next step: Post cards and a website will be created

to share the options with the community, and documentation of response from community engagement is necessary. Problems of residential driveways and street intersections will need to be discussed and designed. The community will be responsible for cleaning and maintaining lanes and islands.

- VII. Ad Hoc Community Safety Committee Report / Treas. Checco:** (attached report) The coalition of members from CTM, CBA, CCF/Mt Storm/Burnet Woods and SBW, plus Chris Harding, Mark Jeffreys and Buddy Goose have met and created a running list of concerns. Summer was problematic with drug deals and fights with weapons, prompting the formation of this group. Volunteers will be sought via the winter Chronicle to participate in various tasks suggested by the plan. Cameras, better lighting, sound systems and classical music are among the suggestions. "Neglect invites misbehavior" so everyone should be actively engaged in solving these blight-related problems. Rat infestation of Clifton Plaza has been reported by CBA. Scherzinger has been consulted, but cannot treat the Plaza because it is not attached to a building.
- VIII. Beautification Committee Report/Treasurer Checco:** Fall Cleanup schedule for Oct 17 & 18, 10 – 20 volunteers are requested. A call to participate will be posted on our website. Four more benches are arriving and will be installed with help of ACE and Gaslight Property at two bus stop locations on Clifton Avenue and two pausing spots.
- IX. Housing and Zoning/ Malcolm Montgomery:** 3216 Bishop Ave has applied for a variance application, the City has decided against awarding the variance and Montgomery thinks we should agree with the City. (document attached) Malcolm Montgomery moves, Treas. Checco seconds (U)
- X. Holidays on Ludlow/Brunner, Borders:** Plans currently include Lamppost decoration, Off Ludlow Gallery holiday boutique opening, CCAC craft offering. Instrumental holiday music will be sought, and CTM will support to CBA with dissemination of

promotional documents. CBA solicits proposals for safe programming, contact Patrick Borders to participate. patrickborders9642@gmail.com

- XI. Lantern Walk in November 11 (St. Martin's Day)/ Pres. Brunner:** Leadership Vince Metzger, Teresa Hoelle supporting. This requires a permit, is the city allowing this kind of activity now? What is the date/time? TBD
- XII. Arts and Culture Committee / Sean Mullaney:** Committee report attached. Hookah Alley mural and lights project is in planning.
- XIII. Trustee, Committee, Liaisons Announcements – Clifton Branch Library News/Lisa Hamrick** (report submitted and attached).
- XIV. Community Questions/Concerns:** Tom Reese - CRC Oct 24 "Trunk of Treat" announcement will be sent for our sharing via website, etc.
- XV. Motion to adjourn by all, seconded by everyone (U)**

Respectfully submitted,  
Jan Brown Checco, Secretary

**Attachments:**

October 2020 Agenda  
September 2020 Minutes as approved  
CBR Submission Form  
Treasurer's Report for October 2020  
Clifton Crimes report 9/2020  
Community Safety Report  
Clifton Fall Clean Up Schedule  
Clifton Branch Library Update  
Call for Articles for Chronicle  
Housing and Zoning Committee Report  
Governance Committee Report

Committee Reports – CBA Monthly Meeting notes, Nominating Committee Report



## Financial Report 2020

Months:	January	<input type="checkbox"/>
	February	<input type="checkbox"/>
	March	<input type="checkbox"/>
	April	<input type="checkbox"/>
	May	<input type="checkbox"/>
	June	<input type="checkbox"/>
	July	<input type="checkbox"/>
	August	<input type="checkbox"/>
	September	<input type="checkbox"/>
	October	<input type="checkbox"/>
	November	<input checked="" type="checkbox"/>
	December	<input type="checkbox"/>

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*Gerald Checco*

**Submitted by:**

Gerald R. Checco, Treasurer

**Date:**

Saturday, October 24, 2020

# Clifton Town Meeting

## 2020 Budget

## Financial Report

Date: 10/24/2020

	Proposed	Totals	\$YTD	%YTD
<b>Expenditures</b>				
<b>1000 General Expenditures</b>				
1010 Administrative Expenses	\$2,000		\$1,368.25	68.41%
1020 Clifton Chronicle Expenses	\$14,000		\$14,373.19	102.67%
<b>Total General Expenditures</b>		<b>\$16,000</b>	<b>\$15,741.44</b>	<b>98.38%</b>
<b>Committees</b>				
1030 Arts & Culture Committee	\$3,000		\$0.00	
1040 Beautification Committee	\$500		\$151.12	
1050 Housing and Zoning Committee	\$1,000		\$0.00	
1060 Membership Committee	\$500		\$0.00	
1070 Website Committee	\$250		\$542.77	217.11%
1210 Clifton Cares	\$2,000		\$2,000.00	100.00%
<b>Total Committees</b>		<b>\$7,250</b>	<b>\$2,693.89</b>	<b>37.16%</b>
<b>Event Expenses</b>				
1080 Clifton Plaza Programming	\$500		\$0.00	
1090 CliftonFest Expenses	\$3,000		\$0.00	
1100 Holidays on Ludlow Expenses	\$1,800		\$0.00	
1110 Lantern Walk Expenses	\$600		\$0.00	
1120 Memorial Day Expenses	\$1,500		\$0.00	
1130 Wednesdays on the Green Expenses	\$1,500		\$0.00	
<b>Total Event Expenses</b>		<b>\$8,900</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Special Projects</b>				
1140 Special Project/ Parklet	\$10,000		\$340.00	
1150 Benches - NSP	\$6,000		\$5,257.90	87.63%
<b>Total Special Projects</b>		<b>\$16,000</b>	<b>\$5,597.90</b>	<b>34.99%</b>
<b>Transaction Fees</b>				
1160 PayPal Fees	\$100		\$0.00	
1170 Square Fees	\$500		\$0.00	
<b>Total Transaction Fees</b>		<b>\$600</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Misc. Activities</b>				
1180 Off Ludlow Gallery	\$20,000		\$2,394.19	11.97%
1190 Golf Grant to Other	\$9,000		\$100.00	1.11%
1200 Golf Expenses	\$4,500			
<b>Total Transaction Fees</b>		<b>\$33,500</b>	<b>\$2,494.19</b>	<b>7.45%</b>



# Clifton Town Meeting

## 2020 Budget

## Financial Report

Date: 10/24/2020

	Proposed	Totals	\$YTD	%YTD
Total Expenses		\$82,250	\$24,033.23	29.22%

# Clifton Town Meeting

## 2020 Budget

## Financial Report

Date: 10/24/2020

	Proposed	Totals	\$YTD	%YTD
<b>Revenue</b>				
<b>2000 General Revenue</b>				
2010 Clifton Chronicle Income	\$14,000		\$23,907.25	170.77%
2020 Donations	\$800			
<b>Total General Revenue</b>		<b>\$14,800</b>	<b>\$23,907.25</b>	<b>161.54%</b>
<b>Event Income</b>				
2030 Memorial Day Income	\$1,000			
2040 Golf Outing Income	\$7,500			
2050 CliftonFest Income	\$300			
2060 Lantern Walk Income	\$50			
<b>Total Event Income</b>		<b>\$8,850</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Grants</b>				
2070 Annual Interest Grant	\$700		\$802.00	115%
2080 Neighborhood Support Program	\$6,000		5257.9	88%
2090 Total Restricted Grants	\$0			
<b>Total Grants</b>		<b>\$6,700</b>	<b>\$6,059.90</b>	<b>90.45%</b>
<b>Miscellaneous</b>				
2100 Interest	\$800			
2110 Memberships	\$4,000		\$1,070.00	26.75%
<b>Total Miscellaneous</b>		<b>\$4,800</b>	<b>\$1,070.00</b>	<b>22.29%</b>
<b>Sponsorships</b>				
2120 Memorial Day Sponsorship	\$500			
2130 Lantern Walk Sponsorship	\$500			
2140 Golf Sponsorship	\$9,000			
<b>Total Sponsorships</b>		<b>\$10,000</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Art Sale</b>				
2150		<b>\$20,000</b>	\$2,836.13	14.18%
Projected use of Savings from 2018 House Tour		<b>\$17,100</b>		
<b>Total Revenue</b>		<b>\$82,250</b>	<b>\$31,037</b>	<b>37.7%</b>
<b>Total Expense</b>		<b>\$82,250</b>	<b>\$24,033</b>	<b>29.2%</b>

Standard Checking Account

Reconciliation as of:

9/22/2020

<b>Beginning Balance</b>	<b>\$34,677.40</b>
Total Deposit	\$64,114.28
Total Paid	\$73,367.51
<b>End Balance</b>	<b>\$25,424.17</b>

V

in 2020 budget

Date	Check #	To	Amount Paid	Amount Dep	For	Balance	Budget
Beginning Balance						\$34,677.40	
12/31/20	1044	Little Sisters of the Poor	\$11,000.00			\$23,677.40	2019
01/06/20	1029	Judy Serling Strum	\$75.00		Art Sale	\$23,602.40	2019
01/06/20	1040	Steve Barger	\$21.00		Art Sale	\$23,581.40	2019
01/08/20	1068	Paige Widman	\$318.75		Art Sale	\$23,262.65	2019
01/08/20	1070	Pat Olding	\$414.00		Art Sale	\$22,848.65	2019
01/09/20	1064	Kent Krugh	\$57.75		Art Sale	\$22,790.90	2019
01/09/20	1072	Richard Fruth	\$132.75		Art Sale	\$22,658.15	2019
01/10/20	1054	Dylan Tennison	\$56.25		Art Sale	\$22,601.90	2019
01/10/20	1058	Jeanette Blust	\$156.75		Art Sale	\$22,445.15	2019
01/10/20	1063	Judy Domenic	\$142.50		Art Sale	\$22,302.65	2019
01/13/20		Deposit Square		\$19.38	OLG	\$22,322.03	2019
01/13/20		Deposit Square		\$505.88	OLG	\$22,827.91	2019
01/13/20	1036	Robert Fry	\$82.50		Art Sale	\$22,745.41	2019
01/13/20	1059	Jeremy Meadows	\$217.50		Art Sale	\$22,527.91	2019
01/13/20	1067	Melinda Ramos	\$123.75		Art Sale	\$22,404.16	2019
01/13/20	1073	Robert Fry	\$172.50		Art Sale	\$22,231.66	2019
01/14/20		Deposit Square		\$0.87	OLG	\$22,232.53	2019
01/14/20		Check Deposit		\$208.00	OLG	\$22,440.53	2019
01/14/20	1055	Elina Chetkova	\$37.50		Art Sale	\$22,403.03	2019
01/14/20	1057	Jan Checcho	\$60.00		Art Sale	\$22,343.03	2019
01/14/20	1060	Jerry Warmer	\$387.75		Art Sale	\$21,955.28	2019
01/14/20	1074	Steve Barger	\$60.00		Art Sale	\$21,895.28	2019
01/15/20		Transfer to Savings	\$5.00		Art Sale	\$21,890.28	2019
01/15/20		Check Deposit		\$760.00	2010	\$22,650.28	
01/15/20	1021	Jeff Rich	\$420.94		Remnursed Pai	\$22,229.34	2019
01/15/20	1061	Josh Hine	\$127.50		Art Sale	\$22,101.84	2019
01/15/20	1062	Judith Serling Strum	\$180.00		Art Sale	\$21,921.84	2019
01/16/20	1069	Pam Korte	\$210.75		Art Sale	\$21,711.09	2019
01/17/20	1053	Donna Talerico	\$93.75		Art Sale	\$21,617.34	2019
01/17/20	1066	Lisa Inglet	\$58.50		Art Sale	\$21,558.84	2019
01/17/20	1071	Rena Hearn	\$278.25		Art Sale	\$21,280.59	2019
01/17/20	1078	Cinti Police Depart.	\$33.12			\$21,247.47	1010
01/22/20	1056	Gail Lungren	\$9.00		Art Sale	\$21,238.47	2019
01/27/20	VBXC64	Audra Daniels	\$14.10		Art Sale	\$21,224.37	2019
01/28/20		Check Deposit		\$1,095.00		\$22,319.37	

01/30/20	Check Deposit		\$145.00	OLG	\$22,464.37	
01/30/20	Check Deposit		\$812.00	2010	\$23,276.37	
01/30/20	Square Deposit		\$82.69	OLG	\$23,359.06	
01/31/20	Check Deposit		\$360.00	2010	\$23,719.06	
02/03/20	Check Deposit		\$190.00	2010	\$23,909.06	
02/05/20	Check Deposit		\$760.00	2010	\$24,669.06	
02/04/20	1052 Carol Rentschler	\$202.50		Art Sale	\$24,466.56	2019
02/04/20	1079 Ace Hardware	\$22.04			\$24,444.52	1010
02/03/20	QuickBook	\$74.90			\$24,369.62	1010
01/30/20	Square Deposit		\$370.02	OLG	\$24,739.64	
02/04/20	1065 Kirstian Gen	\$176.25		Art Sale	\$24,563.39	2019
02/05/20	1081 USPS (Bulk Mail)	\$900.00			\$23,663.39	1020
02/07/20	1082 Vicki Black- Printing Cost	\$1,836.72			\$21,826.67	1020
02/07/20	1083 Vicki Black-Production - S	\$1,400.00			\$20,426.67	1020
02/09/20	1084 Duffy- Web hosting	\$99.99			\$20,326.68	1070
02/10/20	1085 Duffy- Web hosting	\$226.98			\$20,099.70	1070
02/10/20	5BZC648 SafeSite	\$340.00			\$19,759.70	1140
02/11/20	Check Deposit		\$85.50	2010	\$19,845.20	
02/11/20	Check Deposit		\$570.00	2010	\$20,415.20	
02/11/20	Check Deposit		\$570.00	2010	\$20,985.20	
02/11/20	Check Deposit		\$610.00	2010	\$21,595.20	
02/11/20	Check Deposit		\$20.00	2110	\$21,615.20	
02/11/20	Check Deposit		\$30.00	2110	\$21,645.20	
02/07/20	Square Deposit		\$116.68	OLG	\$21,761.88	
02/14/20	Check Deposit		\$988.00	2010	\$22,749.88	
02/16/20	1086 Owen Gunderman	\$412.50		Art Sale	\$22,337.38	1180
02/16/20	1087 Derek Toebbe	\$243.75		Art Sale	\$22,093.63	1180
02/16/20	1088 Spencer Van der Zee	\$183.75		Art Sale	\$21,909.88	1180
02/16/20	1089 Theodore Balick	\$142.50		Art Sale	\$21,767.38	1180
02/16/20	1090 David Gerena	\$75.00		Art Sale	\$21,692.38	1180
02/16/20	1091 Andrey Kozakov	\$63.75		Art Sale	\$21,628.63	1180
02/16/20	GBNCS41 Ace Hardware	\$58.35		Art Sale	\$21,570.28	1180
02/19/20	Check Deposit		\$247.00	2110	\$21,817.28	
02/21/20	1092 Brian Beck	\$60.00		Art Sale	\$21,757.28	1180
02/21/20	1093 Sidney Cherie Hilley	\$33.75		Art Sale	\$21,723.53	1180
02/11/20	Check Deposit		\$14.00	2110	\$21,737.53	
02/23/20	QuickBook	\$74.90			\$21,662.63	1010
02/20/20	Square Deposit		\$300.47	OLG	\$21,963.10	
02/20/20	Square Deposit		\$365.15	OLG	\$22,328.25	
02/21/20	1075 Tom Lohre	\$375.00		Art Sale	\$21,953.25	1180
02/21/20	1076 Trish Weeks	\$3.00		Art Sale	\$21,950.25	1180
02/26/20	1094 Vicki Black-Mailing-Sprin	\$332.97			\$21,617.28	1020
03/02/20	Check Deposit		\$360.00	2010	\$21,977.28	
03/02/20	Check Deposit		\$410.00	2010	\$22,387.28	
03/02/20	Check Deposit		\$10.00	2110	\$22,397.28	
03/02/20	Check Deposit		\$14.00	2110	\$22,411.28	
03/02/20	Check Deposit		\$20.00	2110	\$22,431.28	

03/02/20		Check Deposit		\$14.00	2110	\$22,445.28	
02/26/20		Square Deposit		\$243.40	OLG	\$22,688.68	
02/28/20		Square Deposit		\$48.60	OLG	\$22,737.28	
03/05/20		Square Deposit		\$121.65	OLG	\$22,858.93	
03/10/20		Square Deposit		\$58.34	OLG	\$22,917.27	
11/04/19	1009	Kevin March	\$60.00			\$22,857.27	1070
03/14/20		Check Deposit-TriHealth		\$2,376.00	2010	\$25,233.27	
03/02/20		Check Deposit - Invest in Neigh		\$802.00	2070	\$26,035.27	
03/02/20		Check Deposit - Murphy		\$14.00	2110	\$26,049.27	
03/02/20		Check Deposit - Thie		\$30.00	2110	\$26,079.27	
03/02/20		Check Deposit - Fatherree		\$10.00	2110	\$26,089.27	
03/14/20	NBGCZF:	Ace Hardware	\$40.01		Art Sale	\$26,049.26	1180
03/18/20		Check Deposit - Aaron Weiner		\$660.00	2010	\$26,709.26	
03/18/20	1095	Avonfield Golf Course	\$100.00			\$26,609.26	1190
03/21/20		Check Deposit - Camblin		\$50.00	2110	\$26,659.26	
03/26/20	748795	Check Deposit - Clifton Dental		\$760.00	2010	\$27,419.26	
03/28/20	20026	Check Deposit - Ken Bryan		\$988.00	2010	\$28,407.26	
03/28/20		Check Deposit - Berger		\$10.00	2110	\$28,417.26	
03/24/20		Transfer to Savings	\$300.00			\$28,117.26	
03/23/20		QuickBook	\$74.90			\$28,042.36	1010
03/24/20	1096	Clifton Business Associat	\$2,000.00			\$26,042.36	
04/14/20		Check Deposit - GCF for CBA		\$2,000.00		\$28,042.36	
04/14/20	1097	Clifton Business Associat	\$2,000.00			\$26,042.36	
04/14/20	5281	Check Deposit -Clifton United Methodist		\$171.00	2010	\$26,213.36	
04/14/20	1098	Ann Skove	\$8.50		Art Sale	\$26,204.86	1180
04/14/20	1099	Paulette Hansel	\$39.95		Art Sale	\$26,164.91	1180
04/14/20	1100	Judith Serling Strum	\$266.00		Art Sale	\$25,898.91	1180
04/14/20	1101	Ann Leader	\$297.50		Art Sale	\$25,601.41	1180
04/14/20	1102	Pam Korte	\$101.50		Art Sale	\$25,499.91	1180
04/14/20	1103	Cal Cullen	\$56.00		Art Sale	\$25,443.91	1180
04/14/20	1104	Jan Brown Checco	\$262.50		Art Sale	\$25,181.41	1180
04/15/20	NB69FO	Ace Hardware	\$5.26		Art Sale	\$25,176.15	1180
04/21/20		Check Deposit - Ditomassi		\$741.00	2010	\$25,917.15	
04/21/20		Check Deposit - Petey's		\$90.00	2010	\$26,007.15	
04/21/20		Check Deposit - Fidelity / Clifton Cares		\$300.00		\$26,307.15	
04/21/20	1105	USPS (Bulk Mail Permit)	\$240.00			\$26,067.15	1010
04/21/20	1106	Clifton Cares (Fidelity)	\$300.00			\$25,767.15	
04/21/20	1107	Victor Stanley- Benches	\$5,257.90			\$20,509.25	1150
04/23/20		Check Deposit - The New School		\$760.00	2010	\$21,269.25	
04/30/20	1108	Vicki Black- Printing Cost	\$2,362.40			\$18,906.85	1020
04/30/20	1109	Vicki Black-Production - S	\$1,400.00			\$17,506.85	1020
04/30/20	1110	USPS (Bulk Mail)	\$1,000.00			\$16,506.85	1020
04/30/20		Check Deposit - James White		\$104.50	2010	\$16,611.35	
04/21/20	1105	Ohio Bureau of Workers	-\$125.00			\$16,736.35	1010
05/09/20		Check Deposit - Clifton Cares		\$495.00	2010	\$17,231.35	
05/09/20		Check Deposit - Seventh Day		\$429.00	2010	\$17,660.35	
05/09/20		Check Deposit - Clifton Market		\$735.25	2010	\$18,395.60	

05/14/20	1111	Vicki Black - Postage	\$330.85			\$18,064.75	1020
05/17/20	1112	Harlan Graphic Arts	\$1,750.00			\$16,314.75	
05/17/20	Trans	Transfer to Art Account	\$6,792.72			\$9,522.03	
05/19/20		Reimb. From Art Acc. Harlan		\$1,750.00		\$11,272.03	
05/19/20		Check Deposit - Kasturi/Nelson		\$104.50	2010	\$11,376.53	
05/19/20		Check Deposit - GCF for CBA		\$2,000.00		\$13,376.53	
05/19/20	1113	Clifton Business Associat	\$2,000.00			\$11,376.53	
05/19/20		Check Deposit - Gerlon Smith		\$30.00	2110	\$11,406.53	
05/19/20		Check Deposit - Roberta Henderson		\$10.00	2110	\$11,416.53	
05/22/20		Check Deposit - Dusmesh		\$760.00	2010	\$12,176.53	
05/22/20		Check Deposit - Rosenberg		\$247.00	2010	\$12,423.53	
05/22/20		Check Deposit - Eileen Kues		\$40.00	2110	\$12,463.53	
05/22/20		Check Deposit - Druffel		\$741.00	2010	\$13,204.53	
05/27/20	Trans.	Transfer to Art Account	\$1,169.00			\$12,035.53	
06/01/20	1114	Treasurer State Ohio	\$100.00			\$11,935.53	1010
06/08/20		Check Deposit - Forusc		\$360.00	2010	\$12,295.53	
06/08/20		Check Deposit - NSP Cincinnati		\$5,257.90		\$17,553.43	
06/08/20		Check Deposit - Barber		\$25.00	2110	\$17,578.43	
07/04/20	1131	Ohio Bureau of Workers	\$123.00			\$17,455.43	1010
07/04/20	1132	Rama Kasturi	\$125.39			\$17,330.04	1010
07/04/20	1133	Soper, Soper & Weinel	\$625.00			\$16,705.04	1010
07/04/20	1134	Adam Balz - Mulch	\$54.56			\$16,650.48	1040
07/04/20		Check Deposit - Slovin		\$14.00	2110	\$16,664.48	
07/04/20		Check Deposit - Eby		\$20.00	2110	\$16,684.48	
07/26/20		Check Deposit - Amend		\$10.00	2110	\$16,694.48	
07/26/20		Check Deposit - Yelton		\$20.00	2110	\$16,714.48	
08/01/20		Check Deposit - Superior		\$104.50	2010	\$16,818.98	
08/01/20		Check Deposit - Gasligth		\$1,482.00	2010	\$18,300.98	
08/01/20		Check Deposit - Peteys		\$40.00	2010	\$18,340.98	
08/09/20		Check Deposit - Florez		\$104.50	2010	\$18,445.48	
08/09/20		Check Deposit - Immanuel		\$760.00	2010	\$19,205.48	
08/09/20		Check Deposit - Gaslight Whietfield		\$360.00	2010	\$19,565.48	
08/09/20	1135	Bulk Main	\$1,000.00			\$18,565.48	1020
08/09/20	1136	Vicki Black - Printing	\$2,075.25			\$16,490.23	1020
08/09/20	1137	Vicki Black - Production	\$1,400.00			\$15,090.23	1020
08/09/20	1135	Vicki Black- Postage	\$335.00			\$14,755.23	1020
08/09/20	1139	Mary Rita Domenic	\$96.56			\$14,658.67	1040
05/19/20		Check Deposit - GCF for CBA		\$10,000.00		\$24,658.67	
08/14/20	1140	Clifton Business Associat	\$10,000.00	\$0.00		\$14,658.67	
08/27/20	1141	Victor Stanley- Benches	\$6,901.20			\$7,757.47	
08/28/20	1142	Ioanna Paraskevopoulos	\$155.80			\$7,601.67	1070
09/01/20		Depositi -Seventh Day dventist		\$429.00	2010	\$8,030.67	
09/01/20		Deposit - Kurak		\$10.00		\$8,040.67	
09/01/20		Deposit - Lewis/ Jaslow		\$24.00		\$8,064.67	
09/01/20		Deposit - Provancher/ Hoelle		\$230.00		\$8,294.67	
09/05/20		Check Deposit - Dell		\$10.00	2110	\$8,304.67	
09/22/20		Check Deposit - Geoff Calvert		\$20.00	2110	\$8,324.67	

09/22/20	Check Deposit - Elizabth Camp-King	\$35.00	2110	\$8,359.67
09/22/20	Check Deposit - Brian Rivers	\$360.00	2010	\$8,719.67
09/22/20	Check Deposit - Clifton Market	\$429.00	2010	\$9,148.67
09/22/20	Check Deposit - Checco	\$100.00	2110	\$9,248.67
09/22/20	Check Deposit - Checco	\$130.00	2110	\$9,378.67
10/16/20	Transfer from CD	\$14,687.00		\$24,065.67
10/16/20	Check Deposit - Howell	\$760.00	2010	\$24,825.67
10/16/20	Check Deposit - Rosenberg	\$247.00	2010	\$25,072.67
10/16/20	Check Deposit - Rosenberg	\$247.00	2010	\$25,319.67
10/24/20	Check Deposit - James White	\$104.50	2010	\$25,424.17

**Clifton Chronicle Income**

Year 2020

TTL YTD: **\$23,907.25**

Line Item: 2010

Name	Check #	Date	Amount
Clifton Methodist Church	5194	12/31/2019	\$760.00
Ace Hardware	5386	12/31/2019	\$180.00
Brian Rivers Music	528	1/20/2020	\$360.00
Ruth's Place	12393	1/17/2020	\$360.00
Gaslight Property		1/14/2020	\$760.00
Kimberly Billings	7287	1/13/2020	\$170.00
Dewey's	286593	1/10/2020	\$165.00
Geoff Gelke		1/30/2020	\$52.00
Clifton Soccer Association	1046	1/28/2020	\$360.00
Petey's	1400	2/3/2020	\$190.00
Clifton Dental	108121	1/9/2020	\$760.00
Gaslight Bar & Grill	20534	2/7/2020	\$85.50
Robert Ditomassi	1037	2/6/2020	\$570.00
Barbara Druffel	1689	2/4/2020	\$570.00
Petey's Pet Stop	1407	2/5/2020	\$610.00
Ludlow Garage	20509	2/7/2020	\$988.00
Rosenberg Orthopedic	15578	2/17/2020	\$247.00
Sitwells Act II	711	2/25/2020	\$410.00
Ruth's Place	12654	2/24/2020	\$360.00
TriHealth	1214198	2/28/2020	\$2,376.00
Aaron M Weiner	4003	3/16/2020	\$660.00
Clifton Dental	748795	3/20/2020	\$760.00
Ken Bryan Construction	20026	3/25/2020	\$988.00
Clifton Methodist Church	5281	4/8/2020	\$171.00
Ditomassi	1038	4/14/2020	\$741.00
Petey's	1438	4/17/2020	\$90.00
The New School	46276	4/16/2020	\$760.00
James White	223	4/22/2020	\$104.50
Clifton Cares	1560	5/8/2020	\$495.00
Seventh Day	4468	5/6/2020	\$429.00
Clifton Market	2496	5/6/2020	\$735.25
Kasturi/Nelson	3440	5/1/2020	\$104.50
Dusmesh	1255	5/18/2020	\$760.00
Rosenberg	15701	5/20/2020	\$247.00
Druffel	1727	5/4/2020	\$741.00
Forusz	6684	6/4/2020	\$360.00
Superior Honda	532616	7/23/2020	\$104.50
Gaslight Bar and Grill	20668	7/24/2020	\$1,482.00
Petey's	1481	7/24/2020	\$40.00
Florez	1146	7/31/2020	\$104.50
Immanuel	50432	6/12/2020	\$760.00

Combined Add

2019 bill



Gaslight Whitfield	2255	7/31/2020	\$360.00
Seventh Day	4521	8/21/2020	\$429.00
Brian Rivers	543	9/8/2020	\$360.00
Clifton Market	3122	9/15/2020	\$429.00
Howell Pet	7096	9/21/2020	\$760.00
Rosenberg	15884	10/9/2020	\$247.00
Rosenberg	15896	10/13/2020	\$247.00
James White	241	10/15/2020	\$104.50

## Clifton Chronicle Expenses

Date	Check # To	Amount Paid	Production	Printing	Mailing	Postage
02/05/20	1081 USPS (Bulk Mail)	\$900.00			\$900.00	
02/07/20	1082 Vicki Black- Printing Cost - Winter	\$1,836.72		\$1,836.72		
02/07/20	1083 Vicki Black-Production - Winter	\$1,400.00	\$1,400.00			
02/26/20	1094 Vicki Black-Mailing-Winter	\$332.97				\$332.97
04/30/20	1108 Vicki Black- Printing Cost - Spring	\$2,362.40		\$2,362.40		
04/30/20	1109 Vicki Black-Production - Spring	\$1,400.00	\$1,400.00			
04/30/20	1110 USPS (Bulk Mail)	\$1,000.00			\$1,000.00	
05/14/20	1111 Vicki Black - Postage	\$330.85				\$330.85
	1136 Projected Printing Summer	\$2,075.25		\$2,075.25		
	1137 Projected Production Summer	\$1,400.00	\$1,400.00			
	1138 Projected Mailing Summer	\$335.00				\$335.00
	1135 Projected Bulk Summer	\$1,000.00			\$1,000.00	
Projected Fall Costs	Projected Printing Fall	\$2,200.00				
	Projected Production Fall	\$1,400.00				
	Projected Mailing Fall	\$330.00				
	Projected Bulk Fall	\$1,000.00				
Totals Actual		<b>\$14,373.19</b>	\$4,200.00	\$6,274.37	\$2,900.00	\$998.82

Total Actual 1st issue	\$4,469.69	
Total Actual 2nd issue	\$5,093.25	4 more pages from Clifton Cares
Total Actual 3rd issue	\$4,810.25	
Total <b>Expected</b> 4th issue	\$4,930.00	
<b>Total Expected for year 2020</b>	<b>\$19,303.19</b>	
Total Income as of 6/8/2020	\$23,907.25	
Paid in 2020 for 2019	\$760.00	estimate pending Vicki confirmation
Paid in 2020 for 2021	\$2,478.00	real
Total for 2020	<b>\$20,669.25</b>	
Net as of 9/30/2020	<b>\$1,366.06</b>	

## Meet Our CTM Trustee Candidates

One of CTM's primary objectives is to build a Board of Trustees that represents the diversity of Clifton, including ethnic, racial, gender, sexual orientation, religious, profession (salaried/hourly), community of origin (lifelong Cliftonites/new to Cincinnati and/or Clifton), etc. so we ensure our decisions are informed by diverse perspectives. We thank our current slate of nominees for stepping up to serve their community and we hope that more of you will consider joining the board in the future.

—*Rama Kasturi, CTM Trustee Chair, Nominating Committee*

### Teckla G. Akinyi—CTM Trustee Candidate

My relationship with Clifton starts during my college years; matinees at the Esquire, trivia nights at Olive's, wine tastings on Friday's at Mike and late nights at Arlin's followed by passionate 3AM conversations at Skyline or J Gumbo's. Having moved to the lone USA in my late teenage years, Clifton stood out to me because of the welcoming, diverse community that somehow manages to keep UC students in their 20s through to established late career adults and even retirees all engaged. After spending 2 years as a young professional, I spent some time traveling the world with two short stints living in Montreal, Canada and Philadelphia and these choices really highlighted the uniqueness of the Clifton community to me and I moved right back in the summer of 2020 to build on the home I have found here.

Beyond my college years, Clifton has allowed me a rich quality of life through activities that have kept me engaged as my life changes from exploratory college life to young professional and I trust through to when I seek family life by providing safe, walkable and aesthetically pleasing outdoor areas, keeping diverse businesses open and all the community events at Burnet woods or the plaza.

Beyond living in the neighborhood and patronizing the vibrant businesses (regular at Esquire), I had a small stint at World Peace Yoga after completing the training program where I helped with some of the community classes on Saturday. This engagement solidified my inter-

est in the community as I interacted with long term and transitional Cliftonites and learnt more about Clifton's values and motivations.

I work as a data programmer/analyst and seek to utilize my technical skills within committees that may find such useful within CTM. Further, I seek involvement in the CTM with the hopes of preserving the diverse and vibrant community nature of Clifton, which allowed this transplant from Nowhere, Kenya to find and build a home.

### Brendon Cull—CTM Trustee Candidate

My name is Brendon Cull and since 2012, my wife Becky and I (and now our two children have lived on Warren Avenue. Clifton is a place that seemingly everyone in our City has a connection to, and this is an important asset for our neighborhood. We have stunning parks, great schools, a bustling business district, and we're a destination for families looking for a welcoming neighborhood to call home. I'm proud to live here and I'm committed to ensuring our neighborhood is a place that is known for safe streets, vibrant parks and arts, sustainable development, and inclusive values.

I moved to Cincinnati 25 years ago to attend Xavier, majoring in Organizational Communication with a Peace Studies minor. My first job was working for Amnesty International, and at nineteen, new to the city, I organized events in Burnet Woods and at the Esquire Theatre. I knew then this neighborhood was welcoming, diverse, and important to our City's culture.

After graduation, I worked for the renowned diversity and inclusion firm, Global Lead Management Consulting. But a love for policy and politics led to a career change: in 2000, I started working for the Mayor of Cincinnati, where I served in various capacities over five years during a tumultuous yet critical time in our city's history. As a city hall staffer, I attended Clifton Town Meetings, and was proud of the work we did to support our City's 52 neighborhoods and to improve police-community relations. After public service, I led government affairs at Kroger for a decade, focusing on collaborative policy de-

velopment, sustainability, and local engagement.

I'm currently the SVP and COO at the Cincinnati Chamber. My proudest accomplishment is developing the Chamber's transportation initiatives strategy, that resulted in the successful ballot initiative supporting funding for Cincinnati Metro, roads, and bridges. A close second was the privilege of leading production and fundraising teams that delivered BLINK to our community.

I'm on the SORTA Board and I'm the Vice-President of the Mercantile Library's Board. I've worked with dozens of organizations in volunteer roles, including the United Way, ArtsWave, Crown Cincinnati, and Tender Mercies. In my free time, I enjoy reading, running, biking (we need safer streets!), and listening to live music.

I look forward to working with neighbors, trustees, and anyone who is passionate about Clifton. I respectfully ask for your vote as CTM Trustee.

### Chris Harding—CTM Trustee Candidate

My name is Christopher Harding, and I am running to serve on Clifton Town Meeting. I am currently an appointed member of the Board, serving out the rest of a vacated term left open in July. I am originally from Portland, Oregon, and moved to Cincinnati to attend Xavier University. I have since decided to lay my roots in Ohio. My background is in political consulting, advocacy, and public policy. I am currently wrapping up a campaign this November, serving as the Deputy Campaign Manager for County Commissioner Denise Driehaus. Before that, I worked on the Issue 7 transit levy, which passed last Spring, and I have done work for the Hamilton County Democratic Party. Outside of local politics, I am also serving as Public Policy Director for the Ohio Chapter of the League of United Latin American Citizens, the oldest and largest Latino/Hispanic civil rights organization in the country. I have also spent time in Washington D.C. as a Policy Associate for the National Association for Latino Community Asset Builders. Considering my background, experience, and network, I know that I can serve our neighborhood well.

continued on page 5

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## Meet Our CTM Trustee Candidates – from previous page

I am incredibly passionate about public service, which is why I decided to apply for the vacancy. When I joined the Board in the Summer, CTM debated public safety issues in our business district and parks. Since then, a handful of Trustees and I have taken it upon ourselves to find solutions by creating an ad hoc committee. Through our work, we have pulled together a coalition of stakeholders, such as the Stewards of Burnett Woods, Cincinnati Police District 5, the Clifton Business Association, and most recently Strategies to End Homelessness. The committees' work has all been part of a more considerable effort to find solutions to homelessness, crime, and other public safety issues in our neighborhood. If elected to the Board, I will continue to pursue equitable solutions to problems that pop up and be a fierce advocate for our community. I hope that I can earn your support!

### Teresa Hoelle—CTM Trustee Candidate

Hello, neighbors. My name is Teresa Hoelle, and I'd like to continue serving you as your CTM Trustee.

I live on Clifton Ridge Drive with my husband and two-year old daughter. Outside of a three-year stint of living and earning my MBA in Charlotte, NC, I have called Clifton home for the past 15 years.

I co-own a business, Ignite Philanthropy, with my husband. We manage community grantmaking for over a dozen family and corporate foundations and raise charitable dollars for key community initiatives and institutions, including Clifton Cultural Arts Center. I previously was an executive at United Way and ArtWorks, and have served on several boards, including Findlay Market, Friends of College Conservatory of Music, and MORTAR.

I want to help to preserve and celebrate what makes Clifton unique, and also advance adaptations and growth to ensure our community thrives for decades to come. I know this requires advocating for our residents and local businesses. I have the perspective of being both a Clifton renter and homeowner, as well as that of a business-owner and an expatriate. I also believe my experience of bringing community leaders and capital together to fuel community

solutions in both the cultural and human services sector can be of great value to the neighborhood I love and call home.

Of the trustees who will remain on the board, I represent only one of three incumbent women of the 15 trustee positions. I would appreciate your vote so I may continue to serve and provide my diverse perspective as an experienced business-owner, former non-profit executive, woman and mother in all decisions related to our Clifton neighborhood. Thank you.

### Naghma Malik—CTM Trustee Candidate

My name is Dr. Naghma Malik and I have resided in Clifton for 11 years. My husband Dr. Geoff Calvert has been a Clifton resident for 26 years. We have always been actively involved in Clifton. For example, I regularly contribute to neighbor get-togethers by planning and sometimes hosting block and holiday parties and opening up our house for the 2018 Mothers Day Clifton House Tour.

I have a passion for promoting diversity. In 2017, this passion led me to organize an Asian Physicians Convention in Cincinnati that attracted approximately 300 attendees from across the country. I was most pleased that it showcased the colorful and rich Mughal-era culture of the Pakistani-Indian subcontinent, while also providing continuing medical education (CME) opportunities for licensed physicians, and generating tax revenue for the city and county.

For the 11 years I've resided in Clifton, my heart has been filled by the warmth of the welcoming and embracing openness of the people in our community. This has led to many long-lasting friendships. Although this year has been especially challenging due to the COVID-19 pandemic, our Clifton community appears to be meeting that challenge by coming together.

To show my gratitude for the neighborliness I've experienced, I would like to serve as a CTM Trustee. I welcome the opportunity to use my organizing and networking skills to continue to preserve what is great about Clifton. I want to promote our community's multicultural existence, and to continue to promote its strength and per-

severance. I envision Clifton to be a beacon of diversity, inclusion and harmony.

I humbly request your vote to enable me to serve our wonderful community. Thank you for your consideration.

### Genet Singh—CTM Trustee Candidate

I am an immigrant who emigrated from Addis Ababa Ethiopia to the United States in 1990 and settled in Cincinnati, and I am proud to be connected to the city, its rich history and community. I attended the University of Cincinnati to study pharmacy. While at University I met my husband of 25 years and later decided to stay at home and raise our three kids. Clifton was one of the first neighborhoods I visited upon arriving in Cincinnati, and I immediately fell in love with it. Having children who attended primary school in Clifton and being a business and home owner in Clifton has only deepened this love for the Clifton community.

I have owned various retail and wholesale businesses in Clifton, the greater Cincinnati and Northern Kentucky areas over the last 20 years.

I hope to use the insights I have gained as a business owner to help the Clifton business district community. I believe that the success of the businesses on Ludlow Avenue is important for the health of the Clifton community as a whole. I welcome this opportunity to give back to the community that has welcomed and served me and my family well.

**You must be a CTM Member to vote. For more information on voting as well as to join or renew your membership, see page 2 (or visit <https://www.cliftoncommunity.org/membership/membership/>)**



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Trustees,

In advance of our meeting next Monday the Nominating Committee is providing this report and recommendation on the upcoming trustee election.

### **Candidates**

As of today there are seven candidates for the six available positions. Current board members Chris Harding and Teresa Hoelle are running for full terms. Our five new candidates are (in alphabetical order) Teckla Akinyi, Brendon Cull, Bob Driehaus, Vikas Mehta, and Genet Singh. Several other candidates expressed interest but withdrew for various reasons. We are maintaining a list and hope to recruit them for future elections. We will distribute the candidate biographies when they are all received. In addition, we will invite the candidates to briefly introduce themselves at the November 2nd meeting.

### **Election Process**

Normally, voting takes place in person at the CRC for the hour preceding the December meeting. Due to COVID-19, we are recommending changes to the voting process for this year's elections.

#### *In-person*

It is important to still offer an in-person voting option. Historically the majority of our membership income comes from in-person renewals before voting, and we want to still offer this option for CTM members who do not renew online. We have secured permission to use Fairview-Clifton German Language School's parking lot for in-person voting. We will have a tent and table set up, just as we did in prior years, to process memberships and handle paper ballots. CTM members can walk or drive to the parking lot and submit their ballot. We will need volunteers to help staff the booth from 6:00 pm to 7:00 pm.

#### *Online*

Due to the existing circumstances, we also think it is important to offer an online voting option this year. This comports with the Bylaws, which state that voting "shall be conducted at [the place of the annual meeting] for a period not to exceed one hour immediately preceding the [annual] meeting." Bylaws Art. VIII § 7. The "place of the annual meeting" this year is online, so online voting should be permitted.

We have tested an online voting system provided by Election Buddy ([www.electionbuddy.com](http://www.electionbuddy.com)). For a \$19.00 fee, we can have an online election with up to 350 voters. We would import a list of our current members and their email addresses, and then at 6:00 pm on election day all the members would get an email with a link to a secure ballot. They would fill out the ballot online and submit it, and the system will compile the results. Election Buddy permits users to run free test elections and the Nominating

Committee ran several tests. The Nominating Committee is confident that the system would work on election day.

Because we will need to input our member list into the system, there will have to be a cut-off point to sign up for online voting. This could be used as a membership incentive. Anyone who purchases or renews their membership online by 5:00 pm the Friday before the election, i.e. by December 4th, would be able to vote online. We would publicize this option through email/social media and try to use online voting as a way to drive up membership before the election.

### **Recommendation**

For the reasons set out above, the Nominating Committee recommends that CTM offer both in-person and online voting options for the upcoming election. The Nominating Committee intends to submit a motion at the November 2nd meeting to this effect. If you have any questions, please let us know beforehand so we can try to address them.

## **Standing Rule On Absentee Ballots**

For the Dec 2020 Trustee elections only, absentee balloting will be permitted and conducted in one of two ways:

- 1) via in person ballots cast at the Fairview-Clifton German Language School parking lot; or
- 2) via online voting through a tested tool called Election Buddy as recommended by the Nominating Committee. Only active members with email addresses as of Friday, Dec 4th at 5:00 pm will be eligible to obtain an absentee ballot through Election Buddy.

## Membership Committee Update

November 1, 2020

Trustees,

In advance of our meeting on Monday, November 2, the Membership Committee is providing this report and recommendation regarding our membership process.

### Overview:

In order to engage more Clifton residents throughout the year and maintain / increase membership with CTM, we are exploring opportunities for Clifton residents and business owners as well as for the volunteer management processes. We believe these modifications will position us to develop a more effective and efficient engagement and communications strategy for CTM and our key constituents.

**One proposed modification is the membership term.** Our membership term is currently defined by the calendar year regardless of when dues are paid. As we prepare to promote our membership drive over the coming weeks in advance of the December 7 election, we want to optimize engagement of a diverse range of Clifton residents to purchase first-time memberships or to renew their memberships. Additionally, this is much needed revenue for CTM; membership dues and contributions make up our second largest source of income. The postponement of our triennial House Tour, our primary fundraiser, makes donations and membership dues even more essential in 2020.

Although cost and duration of membership is *not* specifically outlined in our Bylaws, it has been a practice that memberships purchased within a calendar year have been only valid through December 31 of that year. Thus, if one purchased a membership during an autumn membership drive in order to vote at the December trustee election, their membership would only be valid for a couple of months or less. This practice has been largely due to the challenges of managing rolling (monthly or quarterly) membership renewals.

While we will promote lifetime memberships during the 2020 membership drive, we want to ensure our commitment to making memberships accessible for all, as is reflected in the numerous membership levels and price points. Reducing barriers and increasing members at all membership fee levels is our goal, and in order to engage a new and diverse representation of our community, we recommend increasing a term for which one can experience the greatest benefits of membership. This will help CTM attract more to join as members and increase the likelihood of membership retention. This is an especially important consideration at this time as many residents may be increasingly income constrained due to the pandemic or simply choosing to be more fiscally conservative until the economy and global health crisis stabilizes (thus a lifetime membership may seem too costly for first-time or income constrained households.)

As such, **we recommend that all memberships purchased in November and December 2020 be valid through November 30, 2021.** Following the November 2 meeting, the Membership Committee will work in collaboration with the Finance, Chronicle and Media committees to explore a more integrated technology solution – specifically the review and selection of a Customer Relationship Management (CRM) Database (i.e. Bloomerang, Salesforce, MS Access, etc.) and a more user-friendly payment portal solution for online membership and donation transactions. At the conclusion of our efforts, we plan to present to the CTM Board a membership management & renewal process, as well as recommendations around the selection and implementation of a more robust technology solution to enable the Membership Committee to oversee monthly or quarterly membership renewal terms moving forward.



## **Membership Committee Update**

**November 1, 2020**

### **Additional proposed Member and Communications Processes updates under consideration:**

- Run our membership list through the National Change of Address annually to update addresses for when residents move
- Develop a fundraising strategy to solicit Clifton residents who are lifetime members and/or have the capacity to contribute to CTM via annual donations (and leveraging third-party wealth engine resources, such as iWave, for research and analysis)
- Create a cloud-based CRM database and a centralized master list of all member and non-member mailing and email addresses for all Clifton households and businesses.
- Develop an integrated engagement strategy, from which engagement, membership, donations / sponsorship and communications (email, social, Clifton Chronicle) extend.
- Document processes for updating and maintaining all membership renewals (reminders and record maintenance) and the coordination between membership, communications and finance committees.

### **Recommendation:**

**For the reasons outlined above, the Membership Committee recommends that CTM allow all CTM membership purchases and renewals in November and December 2020 to be valid through November 30, 2021.** The Membership Committee intends to submit a motion at the November 2 board meeting to this effect. If you have any questions, please let us know beforehand so we may attempt to address them.

## Clifton Branch Library Update for CTM 11/2/2020

### Staffing Change

- Since August 2017, I have been so fortunate to be the Manager at the Clifton Branch Library. Working with the members of this community has been a great experience and wonderful chance to increase the Library's visibility with our neighbors and work together with other groups to bring positive programs and events to Clifton. I'd like to thank the CTM Trustees for being so receptive to including the Library in your meetings and using the Library as a regular community partner.
- Until a new Manager is announced and in place, it is my privilege to introduce the Clifton Interim Manager at this meeting. Sondra Presley is the Manager of the Price Hill Branch Library – which is being built right now and since she is without a home location at this time, she agreed to help out at Clifton! She is sharing her time with Covedale Branch and Madisonville Branch as well as meeting with her Price Hill Team. And now she is adding Clifton Branch.
  - Since my last day at Clifton will be Friday November 13<sup>th</sup>, Sondra will begin as the Interim Manager at Clifton on Monday November 15<sup>th</sup>!

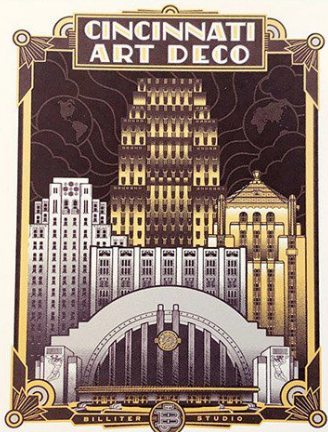
### Recent Activities

- Cincinnati and Hamilton County Public Library (CHPL) has worked with UC Health and the Test and Protect Initiative to provide free Covid Testing outdoors at different CHPL locations. Clifton Branch Library was hosting this on October 23<sup>rd</sup>, but because of UC Health capacity and forecasted rain it was postponed. We don't have a new date yet, but we anticipate the group coming for a testing event in November. Go to their website to find library and other free Covid testing opportunities: <https://healthcollab.org/testandprotect/>
- The Library was going to participate in the CRC Trunk or Treat event, but because of the spike in Covid cases, the event was cancelled. We appreciate the thoughtful decision to make safety a priority even though it is disappointing for the community. Making these difficult decisions is what helps the community stay healthy and maintains critical availability in the Cincinnati area hospitals.
- There was also going to be a Halloween Story Time at the Fairview German Language School featuring the Clifton Branch Library's Children Librarian Eric Davis. Again, even though there were social distancing precautions planned and mask wearing was required, the recent spike in cases and the updated recommendations to not gather in groups even limited to 10 or fewer, meant CPS and CHPL cancelled this program.

### We are open and we are also careful

- Clifton Branch Library remain committed to helping customers have a safe, efficient and pleasant visit! We are continual welcoming people in our lobby and thanking them for wearing their masks correctly (covering their noses, mouths and chins) the entire time they are in the building.
  - Now that you can visit for up to 2 hours, we understand that the mask can be a nuisance, but we need you to be as careful as we are being for your safety and the safety of your friends, family and neighbors.
  - If you do not have a mask, we have one for you – adult and child sized!
  - If your mask slips down, we are all watching out for you and will remind you

- If you need more than one reminder per visit, we will ask you to quickly finish your task so you can leave and return when you are better able to follow the mask mandate.
- If you are in the library and concerned that someone is not wearing their mask correctly, please ask staff for assistance!



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## **Proposed Resolution for Ludlow Avenue Road Diet**

For Consideration in November 2, 2020 Board Meeting

Whereas, in July 2018, the City of Cincinnati DOTE requests CTM to submit priority locations for pedestrian safety improvements. In Sept, 2018, CTM submitted 3 locations: Ludlow Avenue at Morrison Avenue/Place, Ludlow Avenue at Clifton Hills Avenue, and Ludlow Avenue at Ormond Avenue. Location selection was based on the results of a City of Cincinnati Pedestrian Safety Survey, persistent problem areas received by CTM, and areas without recent improvement activity by the city;

Whereas, in May, 2019, City of Cincinnati released a list of 2019 Pedestrian Safety Program Projects. The Ludlow at Clifton Hills is the only location selected for project funding. A radar sign is selected as the solution. In June, 2019, DOTE Pedestrian Safety Manager (M. McVay) informs CTM that the Clifton Hills location scored above the finding line and the request for the Morrison location scored just below. However, the Pedestrian Safety team had significant concerns about striping crosswalks at those two locations, given the volume and speed of traffic. The Pedestrian Safety team proposes a safety study to identify changes to Ludlow Ave that would have a positive impact on speeding and pedestrian safety.

Whereas, in July 2019, CTM adopts a motion to request safety study on Ludlow Avenue; Vision Zero program is launched in City of Cincinnati. In Oct 2019, City of Cincinnati announces ODOT has approved DOTE's application requesting that they perform safety studies on Ludlow Avenue.

Whereas, in March 2020, safety study completed and shared with CTM Transportation Committee by DOTE in June 2020. In July 2020, the CTM Transportation Committee shared the objectives & goals with the Board of Trustees and in October 2020, DOTE shared potential options for implementing the road diet with the CTM Board.

Whereas based on discussions with DOTE, the CTM Transportation Committee wants to ensure adequate community engagement on the Ludlow Avenue road diet options and has laid out the following process in addition to the above process to this point:

- *November 2, 2020: DOTE posts options and link to survey on their site; survey will remain open until*
- *November 2, 2020. CTM to also post background on the project and a link to the DOTE site on its website.*
- *November 3, 2020: CTM to post announcement on Facebook, Next Door Clifton, Twitter as well as email its members of the options and a link to the survey from the CTM website.*
- *By November 6, 2020: CTM Transportation Committee to hand out flyers to impacted properties along Ludlow Avenue directing them to learn about the options and take the survey*
- *Week of November 16, 2020: CTM to re-post social and email notification encouraging participation in survey.*
- *December 2/3, 2020: DOTE summarizes results of survey and shares it with CTM Transportation Committee.*
- *December 7, 2020: CTM Transportation Committee presents recommendation on a path forward on the options to the Board of Trustees. CTM Board of Trustees will endeavor to decide on proceeding with the Ludlow Road Diet and also direction on which option to proceed with in order to enable DOTE to submit a funding request by April 2021.*
- *December 2020-March 2021: DOTE prepares materials for submission to state funding for the project with expected notification back in the Summer/Fall 2021 and start of construction if approved in 2022.*
- *During this process, CTM Transportation Committee will engage with DOTE on issues around details of design drawings, studies on parking implications, medians, etc. and will engage with the community as they become available.*

*Resolved*, That Clifton Town Meeting supports this process and encourages all residents of Clifton to express their opinion about the different options according to the above timeframe.

## Feedback from Mt Lookout Community on Delta Ave Road Diet

In advance of consideration of different options for implementing a Ludlow Ave Road Diet, Kevin Marsh – CTM Transportation & Public Safety Committee member – reached out to community leaders in Mt Lookout to hear about their feedback of the changes on Delta Avenue. This was gathered in Oct 2020.

-----feedback from Mt Lookout-----

My own personal experience with it is positive for the reasons cited below. But the northbound traffic on Delta at the traffic light definitely backs up badly at times. But our square is a very quirky place in terms of traffic circulation, so the issue may not be relevant to your community.

Here's what I got back from my colleagues:

### **Response 1 (square business owner):**

I have mixed feelings.

Pro: It provided a bike lane. Con: The bike lane disappears when you get to the square. That can be a little scary scenario for both bicyclists and drivers.

Pro: For folks like me who park down Delta during the day, it gives us a buffer to get in and out of our cars. (because of the bike path)

Con: Traffic coming up Delta gets backed up all the way down Delta around the bend at certain hours of the day! The light coming into the square is very short.

### **Response 2 (former MLCC president):**

I was on the board back then and was on the team responsible for getting this done. In my opinion (not because I was championing it :-)), it is a great improvement. Before the road diet, we had races up and down Delta Ave. If someone was in the left (speed lane) and wanted to turn left into a driveway, there were lots of weaving back and forth between lanes to get around people. Another area of concern is that some lanes were narrow and really didn't fit into the Cadillac Escalade world we are living in. IE, the lanes weren't wide enough for these bigger SUVs and car mirrors were often clipped or even worse, the SUV would encroach on the other lane which could push the other cars into a head on collision. Frankly, the bike lane wasn't a part of our vision, it was just something that could be added with the room that was left over.

The benefits I have seen:

- Cars traveling at a much reduced speed from US50 all the way to Erie Avenue.
- Traffic through the square also much smoother as before it was much more "lane switching" and speeding through there.
- People who pull out of their driveways on Delta now have room to pull out and not fear for their lives.
- Center suicide lane is beneficial not only for those turning off Delta into driveways but beneficial for those turning out of their driveways into Delta to make it easier for them.
- Right turn lanes for the streets have also been great for traffic.

**Response 3 (current board member):**

Both so far have pointed out that there is both good and bad things that happened related to the change. I agree with most.

Since the new change I have still seen a lot of dangerous things happening.

Coming up Delta from Columbian Parkway people excessively speed illegally through the center turning lane for long distances because they don't want to wait in the long lines that Kim referenced.

Coming down Delta from Erie as soon as someone turns left or right onto a side street folks still punch the gas because they don't like the slowdown that the one lane has created.

To me the only thing that would curb some of these actions would be patrolling.

**Response 4 (same person as Response 2):**

I believe the community initiated it and it was near the same time as the improvements on Linwood between the square and the levy (same issue there as racing ensued from having 2 lanes than down to 1 and back to 2. Lots of accidents around that curve as you were going down the hill towards the levy.

In my opinion, one of the biggest reasons we have traffic through the square is the crosswalk in the middle from the Redmoor to ML TV. That is triggered at any time when someone pushes the button to cross and in my opinion, stays Red long enough for a turtle to cross the 1 lane of traffic. Also, as Kim said sometimes the light coming south on Delta near UDF stays green for about 20 seconds. All it takes is someone looking at their phone while waiting at the light and then they miss it and traffic doesn't move.

----- end of feedback -----

**November 2, 2020**

**The Housing and Zoning Committee** is providing this update to ensure that all Trustees are informed about the status of this case. At the last Board meeting, Trustees voted unanimously to object to the Applicant's request to alter the roof. Since then, the Applicant postponed the hearing and met with H&Z Committee representatives to explain the project, who then met with the City Plans Examiner to review the Staff Report. In short, the Committee found no error in or new information about the City's application of the Zoning Code that would alter their recommendation to the Board or the Board's to the City. For further information, please see our full report below, which includes the City Project File containing the Applicant's submission, City Staff Report, and public comments.

Please let me know if you have any questions or concerns.

Thanks,  
Malcolm

-----  
CTM Housing and Zoning Committee Report – Update on 3216 Bishop St.  
ZH20200144  
October 31, 2020  
submitted by Malcolm Montgomery, Chair

The Committee Chair attended the public hearing scheduled for Wednesday, 10/14/20. The Owner requested a continuance which was granted because the architect was not present and he had just learned of CTM's opposition to the variance request.

Later that day, Trustee Patrick Borders asked the Committee to meet with Owner on site to hear their explanation of the variance request. All Housing and Zoning Committee members were invited, and John Osterman and the Chair attended on behalf of the Committee on Thursday, 10/15/20. Owner acknowledged executing architectural changes prohibited by the Zoning Code, without City approval, and is now seeking a variance to allow them. The architect was not present.

Subsequently, John Osterman set up a telemeeting for the Committee with the City Staff Planning Examiner Walter Moeller on Friday 10/16/20 at 2 PM. All Committee members were invited. Robert Hamberg, John Osterman, and the Chair participated. The following is our understanding of the situation.

Overview



The Applicant has a permit to change from single-family to multifamily and make repairs. The original plans filed with the permit were approved. Applicant subsequently asked to amend them in a way that the City Plans Examiner found violates the Zoning Code, as explained below. The amendment was denied and the Applicant asked for a hearing before the Zoning Examiner to request a variance. The Applicant did not follow the City's recommendation to contact CTM nor respond to the Housing and Zoning Committee's invitation to engage prior to the hearing date.

Generally, variances are only approved where there is a case of hardship not brought on by the Applicant, or where necessary to maintain value, or where strict application would deny the owner of a substantial property right enjoyed by other owners in similar circumstances. There is also a public interest test: are the changes necessary to meet the public interest? Are they currently compatible with the neighborhood? Finding no justification for the variance on any of these grounds, the City Staff Report recommended denial of the request. The CTM Board concurred and voted to oppose the request, and the Chair filed the resolution with the City.

#### Explanation of Variance Request

A variance is required for the proposed work which consists of raising the roof on the north side of the building, because it would violate the setback requirement. The setback requirement is 3 feet from the property line in this instance, for the entire height of the building envelope. The property was built at a slight angle to and right along the property line, which while not currently permitted, was apparently acceptable at the time it was built. The transgression is treated as a legal nonconforming use, and that much is uncontested and not an issue.

However, modifications made to any building are required to conform to current regulations. Whereas grandfathering, as it is known, may allow nonconforming uses to continue, it does not excuse new work from meeting current regulations. If it did, there would be a lot of places in the city where no rules at all would apply because the property and/or structures predated zoning code -- a clearly undesirable and even dangerous situation. In short, the City rarely requires an owner to update their property to meet current rules, but when updates are made, they need to follow current law.

Raising the roof on the north side requires a 2 foot six-inch incursion into the required 3 foot setback. From the ground looking up, this may not seem like it should be an issue since the building wall is already there and is merely being extended upward, not outward. But looking out the dormer windows at the same level of the house next door, this is like staring into a wall 3 feet from your window where there used to be a roof sloping away to open sky with the architectural feature of dormers off to either side.

This is where the setback issue ties into other zoning issues. The City Staff Report noted Bishop is a street with a collection of houses of certain styles that complement each other. They are of similar height, width, and depth on similar lots. Roofs have similar styles, in terms of slope and features like the dormers. Their similarities provide coherence and their differences add interest. The removal of the dormers and alteration of the roof line clash with the other houses in this group. This makes more of a difference some places than others, for what you see depends on sightlines.

## Conclusion

The participating Housing and Zoning Committee members found no error or new information about the City's application of the Zoning Code that would alter the recommendation to the Board or the Board's to the City. CTM's role is advisory only, and the actual decision is in the hands of the Zoning Hearing Examiner. The Applicant has the opportunity to argue against the City Staff recommendation at a public Zoning Hearing. That is the proper venue to explain mitigating circumstances, potential hardship, or any other reasons why they should be exempted from the rules that everyone else is compelled to follow. If the Hearing Examiner remains unpersuaded, the Applicant has many opportunities to appeal. That is the proper course of events in such a situation.

-----  
-----

Thanks,  
Malcolm

Malcolm Montgomery  
Trustee, Clifton Town Meeting

### Committees:

Business  
Transportation & Public Safety  
Housing & Zoning (chair)  
Governance Committee (chair)  
Support CCAC in Clifton (chair)

### Member:

Clifton Business Association

### Contact:

222 Hosea Avenue

Cincinnati, OH 45220  
Cell 513-884-0944  
[Malcolm-CTM@edutech.us](mailto:Malcolm-CTM@edutech.us)



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**343 Ludlow Avenue • Noon - 7 pm Tuesday - Saturday**  
**513-351-3727 • [mike@ludlowwines.com](mailto:mike@ludlowwines.com)**



## Membership Committee Update

November 1, 2020

Trustees,

In advance of our meeting on Monday, November 2, the Membership Committee is providing this report and recommendation regarding our membership process.

### Overview:

In order to engage more Clifton residents throughout the year and maintain / increase membership with CTM, we are exploring opportunities for Clifton residents and business owners as well as for the volunteer management processes. We believe these modifications will position us to develop a more effective and efficient engagement and communications strategy for CTM and our key constituents.

**One proposed modification is the membership term.** Our membership term is currently defined by the calendar year regardless of when dues are paid. As we prepare to promote our membership drive over the coming weeks in advance of the December 7 election, we want to optimize engagement of a diverse range of Clifton residents to purchase first-time memberships or to renew their memberships. Additionally, this is much needed revenue for CTM; membership dues and contributions make up our second largest source of income. The postponement of our triennial House Tour, our primary fundraiser, makes donations and membership dues even more essential in 2020.

Although cost and duration of membership is *not* specifically outlined in our Bylaws, it has been a practice that memberships purchased within a calendar year have been only valid through December 31 of that year. Thus, if one purchased a membership during an autumn membership drive in order to vote at the December trustee election, their membership would only be valid for a couple of months or less. This practice has been largely due to the challenges of managing rolling (monthly or quarterly) membership renewals.

While we will promote lifetime memberships during the 2020 membership drive, we want to ensure our commitment to making memberships accessible for all, as is reflected in the numerous membership levels and price points. Reducing barriers and increasing members at all membership fee levels is our goal, and in order to engage a new and diverse representation of our community, we recommend increasing a term for which one can experience the greatest benefits of membership. This will help CTM attract more to join as members and increase the likelihood of membership retention. This is an especially important consideration at this time as many residents may be increasingly income constrained due to the pandemic or simply choosing to be more fiscally conservative until the economy and global health crisis stabilizes (thus a lifetime membership may seem too costly for first-time or income constrained households.)

As such, **we recommend that all memberships purchased in November and December 2020 be valid through November 30, 2021.** Following the November 2 meeting, the Membership Committee will work in collaboration with the Finance, Chronicle and Media committees to explore a more integrated technology solution – specifically the review and selection of a Customer Relationship Management (CRM) Database (i.e. Bloomerang, Salesforce, MS Access, etc.) and a more user-friendly payment portal solution for online membership and donation transactions. At the conclusion of our efforts, we plan to present to the CTM Board a membership management & renewal process, as well as recommendations around the selection and implementation of a more robust technology solution to enable the Membership Committee to oversee monthly or quarterly membership renewal terms moving forward.

## **Membership Committee Update**

**November 1, 2020**

### **Additional proposed Member and Communications Processes updates under consideration:**

- Run our membership list through the National Change of Address annually to update addresses for when residents move
- Develop a fundraising strategy to solicit Clifton residents who are lifetime members and/or have the capacity to contribute to CTM via annual donations (and leveraging third-party wealth engine resources, such as iWave, for research and analysis)
- Create a cloud-based CRM database and a centralized master list of all member and non-member mailing and email addresses for all Clifton households and businesses.
- Develop an integrated engagement strategy, from which engagement, membership, donations / sponsorship and communications (email, social, Clifton Chronicle) extend.
- Document processes for updating and maintaining all membership renewals (reminders and record maintenance) and the coordination between membership, communications and finance committees.

### **Recommendation:**

**For the reasons outlined above, the Membership Committee recommends that CTM allow all CTM membership purchases and renewals in November and December 2020 to be valid through November 30, 2021.** The Membership Committee intends to submit a motion at the November 2 board meeting to this effect. If you have any questions, please let us know beforehand so we may attempt to address them.



Clifton Town Meeting  
P.O. Box 20042  
Cincinnati, OH 45220

Board of Trustees

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Malcolm Montgomery

Ioanna Paraskevopoulos

November 13, 2020

Ms. Lisa Hamrick  
Hamilton County Public Library, Clifton Branch  
Jefferson Avenue  
Cincinnati, OH 45220

Dear Lisa,

On behalf of the Board of Trustees, and of our entire community, we'd like to thank you for the depth and richness of programming and welcoming presence you've created at the library for our neighborhoods.

While we are mindful that your opportunity in Green Township is a happy thing for many, we hope that you'll remember how much we love you here and hope that you'll be a frequent visitor to Clifton.

Gratitude and Congratulations!

Sincerely,  
The Clifton Town Meeting Board of Trustees





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Malcolm Montgomery

Ioanna Paraskevopoulos

October 23, 2020

Mike Anagnostou  
Ludlow Wines

Dear Mike,

We'd like to thank you for your kind support of our work on planting the street flower pots this month. It has been invaluable for us to benefit from your safeguarding of the flowers and shrubs up to the time of installation.

For this and for the many more things you make easier for all of us as we work around the neighborhood, we send you this expression of appreciation.

Sincerely,  
Gerald Checco and the CTM Board



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October 23, 2020

Brian Valerius  
ACE Hardware

Dear Brian,

We'd like to thank you for your kind support of our work on bench replacement this past year. It has been invaluable for us to benefit from your offer to receive and store the benches up to the time of installation.

For this and for the many more things you make easier for all of us as we work around the neighborhood, we send you this expression of appreciation.

Sincerely,  
Gerald Checco and the CTM Board



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Mark Jeffreys

Rama Kasturi

Jennifer Krivickas

Malcolm Montgomery

Ioanna Paraskevopoulos

October 23, 2020  
Dave Taylor and Rob Taylor  
Gaslight Property

Dear Dave and Rob,

We'd like to thank you for your kind support of our work on street bench replacement this year. It has been invaluable for us to benefit from your support and crew's skills for installation.

For this and for the many more things you make easier for all of us as we work around the neighborhood, we send you this expression of appreciation.

Sincerely,  
Gerald Checco and the CTM Board