

HPNC Monthly Meeting

Tuesday, December 9, 2025

7:00 PM in the Little Theatre

Hyde Park Community United Methodist Church

Meeting Agenda

1. Welcome

2. Location of future meetings

January 13th 2026, Hyde Park Community United Methodist Church, Little Theater

3. Guests (please limit comments to 3-4 minutes each)

- *Cincinnati Police Department*
- *Cincinnati Fire Department*
- *Hyde Park Library, Ben Lathrop*
- *Cincinnati Recreation Center, Joe Berta*
- *Hyde Park School, Jill Sunderman*
- *Withrow University High School, Resource Coordinator, Belinda Carson*
- *Clark Montessori High School*

4. Approval of Consent Agenda (Minutes, Officer Reports, Committee Reports)

Reports have been posted to the HPNC website as part of the meeting packet.

5. Guests

- *No guests have requested time on the Agenda*

6. Old Business

- *HPS Development*

7. New Business

- *Vacant Trustee position*

8. Adjourn

HPNC PRESIDENT'S REPORT

DECEMBER 2025

HYDE PARK SQUARE DEVELOPMENT

At the November meeting I was given a request in writing signed by 29 HPNC Voting Members for a Special Meeting per our ByLaws:

Section 4.08 **Special Meetings.** Special meetings may be called by the President or Vice President, by a majority, affirmative vote of the Quorum, or by a petition made by twenty Voting Members. The last shall occur within four (4) weeks of the Board's receipt of such petition.

After sharing with the Executive Committee, we agreed that I would send each individual that signed the request, a letter signed by myself as an acknowledgement of receipt to the request and notice that the Special Meeting would be held prior to our usual monthly meeting Tuesday December 9, 2025 at 6pm. One November 18, 2025, The Development Team was sent a copy of the Special Meeting request and invited to attend. A Special Meeting Agenda has been drafted in collaboration with Maureen Hood, Save Hyde Park Square.

After the November meeting, the emails I received were nominal, 5 total discussing the meeting, two of which were positive and appreciative of our efforts.

NSP

Final paperwork was completed and sent out, late due to the so much time taken from HPS Development matters.

Ault Park

The grand opening for the new Ault Park playground will take place on Friday, December 12th at 3:00 p.m. The new playscape blends new equipment, enhanced safety features, and introduces multi-generational play opportunities for children and teens, along with interactive elements and safer, more accessible play equipment and surface. The project was possible to a partnership between the Ault Park Advisory Council, the Schottenstein Foundation, community donors, the State of Ohio, and Cincinnati Parks. Complimentary coffee, hot chocolate, and waffles will be provided by Travelin' Tom's Coffee Truck.

HPNC Finance Committee

December 2025

HPNC Budget 2025		2025 - NSP Budget	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	Total
	Revised February 8, 2025													
BEGINNING OPERATING BALANCE		\$24,322	\$24,322	\$23,344	\$24,734	\$21,699	\$25,183	\$30,864	\$30,926	\$39,918	\$35,353	\$49,939	\$70,563	\$29,861
RECEIPTS														
NSP - 2025		\$10,000												\$0
Membership		\$1,500	\$286	\$57	\$57	\$57	\$782	\$39		\$19	\$38	\$57	\$707	\$2,101
Halloween Event		\$150												\$0
Fundraiser														\$0
Invest In Neighborhoods (AIG)														\$0
Miscellaneous Donations		\$300	\$25											\$25
Legal Donations				\$12,333	\$11,929	\$4,448	\$30,110	\$2,049	\$9,002	\$13,916	\$14,547	\$21,266	\$1,551	\$121,151
NAF funding														\$0
TOTAL RECEIPTS			\$311	\$12,390	\$11,986	\$4,505	\$30,893	\$2,088	\$9,002	\$13,936	\$14,585	\$21,324	\$2,258	\$123,276
DISBURSMENTS														
<i>To Be Submitted to NSP</i>														
Local School Partnerships														\$0
- Withrow		\$1,000												\$0
- Clark		\$1,000		\$500										\$500
- Annual Meeting		\$500					\$211	\$117						\$328
- Hyde Park School		\$1,000		\$500		\$700								\$1,200
Website														
- Intern		\$500											\$500	\$500
- Web host Fees		\$1,045	\$23		\$21	\$183			\$11			\$80		\$318
Community Events														
- July 4 fireworks		\$1,500						\$1,500						\$1,500
- Halloween Event		\$500											\$168	\$168
- Fundraiser		\$500												
Beautification														
- Wasson Way		\$500												\$0
- Hyde Park East		\$500												\$0
Community Partnerships														
- HydeParkChurch IHN		\$500												\$0
Communications														
- Mailing		\$75				\$57								\$57
- Printing		\$75				\$36								\$36
- Membership		\$605											\$113	\$113
- Post Office Box		\$200						\$210						\$210
- D/O Insurance		\$0												\$0
- Knox Church														\$0
- HPCOA (55 North)														\$0
NSP Subtotal			\$23		\$21	\$976	\$211	\$1,827	\$11	\$0	\$0	\$80	\$780	\$4,930
2024 Checks Cashed in 2025			\$887											
<i>Not Submitted to NSP</i>														\$0
HPNC Expenses														\$0
-return 2024 unspent funds								\$198						\$198
-HPS eclipse glasses														\$0
-Withrow eclipse glasses														\$0
- Ault Park Advisory Council														\$0
- Meet & Greet														\$0
Sparky the Dog - Firehouse Reimbursement												\$619		\$619
Miscellaneous Expenses						\$45								\$45
NAF projects														\$0
Social Events			\$378											
Strauss Troy - Legal Counsel				\$10,000	\$15,000		\$25,000			\$18,500			\$42,180	\$120,680
Checks														
TOTAL DISBURSMENTS			\$1,288	\$11,000	\$15,021	\$1,021	\$25,211	\$2,025	\$11	\$18,500	\$0	\$699	\$42,960	\$126,472
ENDING OPERATING BALANCE			\$23,344	\$24,734	\$21,698.85	\$25,182.59	\$30,864.34	\$30,926.49	\$39,918	\$35,353	\$49,939	\$70,563	\$29,861	\$26,665

HPNC Nominating Committee

December 2025

The Nominating Committee is planning to schedule a meet and greet with interested Trustee candidates to fill our current board vacancy.

Anyone interested should complete a Candidate Information sheet (on our website) and submit to Sybil@smythlawllc.com.

HPNC Education Committee

December 2025

The Church of the Redeemer is partnering with UMC Food Ministry to serve hot meals to **Clark Montessori** students twice a week—Tuesdays and Thursdays (when school is open):

- Volunteer arrival: 3:00pm for setup
- Serving time: 4:00–5:00pm
- Cleanup time: 5:00–5:30pm
- Guidelines: Posted in the serving area + [attached Standard Operating Procedures \(SOP\) document](#)
 - Please read this document if you are specifically a feeding program volunteer.

This is a big step toward supporting our students in new ways—any folks able to volunteer their time for this is appreciated!

If You're a Feeding Program Volunteer or Interested in Volunteering

Welcome aboard! Please use [this link](#) to sign up for all of the days you can serve. We need at least 3, but up to 5, volunteers each Tuesday and Thursday. If there are other folks you think should be part of this effort, send them my way!

- Serving Team Leads:
 - Tuesdays – Tym House
 - Thursdays – Sara Morehous
- Hannah Teetor will be around for extra support while managing regular after-school operations.

Note that volunteers will need to complete a background check and possibly some additional training to comply with Redeemer's Safe Church guidelines for anyone working with minors.

HPNC PLAN Hyde Park Committee

December 2025

No Report

HPNC Traffic & Safety Committee

December 2025

- DISCUSSION ITEM--In process is a request, based on speed studies, to install four sets of speed cushions on Erie Ave, two pairs between Madison Rd and HP Square and two pairs between Rosslyn and Ault Park Ave.
 - As discussed at the October HPNC meeting, pedestrian-activated Rectangular Rapid Flashing Beacons (RRFBs) are the DOTE approved device to control traffic on Hyde Park Square. We need to fund an additional \$130K (we currently have \$50K) to make this happen.
 - On Friday, October 31, the crossing guard at Clark Montessori was struck by a vehicle exiting the parking lot. Currently working with CPS to move the crosswalk at Clark Montessori, as agreed unanimously by HPNC about six years ago. CPS COO Chris Burkhardt has agreed to take the lead to make this happen in accordance with the first principle of Vision Zero traffic control, which states that pedestrians and vehicles should be separated as much as possible.
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HPNC Wasson Way Committee

December 2025

No Report

HPNC Zoning Committee

December r2025



**Board of Trustees Meeting
Tuesday, November 11, 2025
Meeting Minutes**

Meeting at Hyde Park United Methodist Church called to order by HPNC President, V. Woodham at 7:06 p.m.

In Attendance: B. Frappier Schirmang, D. Hapner, S. Lauter, D. Lee, J. Matulaitis, K. Michel Marks, M. Monroe, S. Mullin, M. Olson, E. Paff, R. Sweeney, B. Whitney, G. Wollenweber

Advance Notice of Absence: T. McEvoy

1. Guests:

Cincinnati Police Department, District 2 Officer Monique Martin: Officer Martin distributed the crime statistics and noted:

- Overall, crime is down.
- Thefts from autos continue. People continue to leave keys, purses, and other valuables in their cars. This is particularly a concern with the holidays coming up.
- District 2 has a new commander, Captain Joe Richardson, who is a 37 year veteran of the Cincinnati Police Department.
- If you are interested in allowing the police to have access to your Ring camera data so that it can be used to investigate neighborhood crime, please register it here:

<https://connectcincinnati.org/>

Officer Martin can be reached at (513) 979-4481.

monique.martin@cincinnati-oh.gov. District 2's non-emergency line is (513) 765-1212.

Hyde Park Library—Branch Manager Ben Lathrop shared that:

- The annual Halloween on the Square story times were a success with high attendance at both and more than 700 visitor to the branch that day (a normal Saturday brings approx. 200 visitors). The library will be doing a similar story time for the November tree/fountain lighting event on Saturday, November 22nd.

- Saturday November 15th is the annual Books by the Banks festival at the main library. For more information, see: <https://booksbythebanks.org/>.
- November 18th is the library's 8th annual Customer Appreciation Day. Please stop by for treats and giveaways.
- Please come and get a library card—the library has a goal of issuing 1,000 new cards for 2025.
- Library: Halloween on the Square was a big success. Gave books away. Had over 700 visitors to the branch (normally 200) on a given Saturday.ch

For information on upcoming events, see: [Hyde Park | Cincinnati & Hamilton County Public Library \(chpl.org\)](#) (513) 369-4456.

Withrow University High School

Belinda Carson provided a report via email that noted:

- Withrow hosted their annual HBCU Day on Wednesday October 29th. We had a panel of 7 HBCU graduates speaking with our students about their experience at a HBCU as well as their career path and how some may have pivoted.
- Withrow JCG (Jobs for Cincinnati Grads) students hosted their Officers Installation Ceremony on Thursday October 30th. We had community partners and CYC attend and gave out certificates of installations. On Saturday 11/8 the annual Judith Moore-Tucker Leadership Development Conference for the JCG Career Association was held. One of our new officers, Phaniece Smith was elected to serve as a Citywide Officer. She will hold the position of Vice President of Civic Awareness for the Citywide Career Association.
- Two of Withrow's Soccer players from the boys team and the girls team have been nominated for "Athlete of the Year".
- Withrow's Snack Drive and Holiday Adopt A Child is back this year. We are currently accepting donations of a variety of non-perishable snacks and gift cards ranging from \$10- \$25 for our students who are in need. Our goal is to fill 50-55 shopping bags of snacks for students to take home during the holiday break. We have selected 32 students (4 boys and 4 girls) from each grade to have a good Christmas.

- Ms. Carson celebrated the entire school staff with candy bags for Halloween on Friday October 31st. RC stuffed 149 candy to show staff appreciation and to keep the morale of the staff up. All staff were appreciative and grateful for being thought of.

- Withrow's current wish list for student needs can be found here:

https://www.amazon.com/hz/wishlist/ls/16K6AJMKMBFBQ?ref_=wl_share

For more information, contact Belinda Carson at carsonb@cpsboe.k12.oh.us.

Clark Montessori

No report

Approval of Consent Agenda

D. Hapner moved to approve the Consent Agenda and amended June minutes. Second by B. Frappier Schirmang. All trustees voted in favor. Motion carried.

2. Old Business: Hyde Park Square Redevelopment Project

D. Lee and V. Woodham reviewed a time line that provided details of their meetings with the development team (this presentation is attached in full, for reference).

K. Michel Marks reviewed the status of the legal payments with Strauss Troy (details are included at the end of the minutes). All money that has been donated to HPNC for legal fees has been paid out

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to the lawyers. Currently, HPNC has a \$27,000 balance due). She notes that initially, HPNC had approved a payment of \$10,000 out of existing HPNC funds to pay towards legal fees, but that this money had never been disbursed.

K. Michel Marks moved that HPNC approve the payment of \$10,000 to Strauss Troy towards the balance owed. Second by S. Lauter. All trustees voted in favor with V. Woodham abstaining. Motion carried.

Lois Mentrup: She notes that she had asked that this matter be added to tonight's agenda in hopes that HPNC trustees, Save Hyde Park Square, and other community members could have a productive conversation. How do we make sure that all stakeholders are involved in moving forward in any decisions?

D. Lee: Ensuring community engagement with the developers is hard. He noted that HPNC expects the developers to refile a new plan with

the city.

Andrea Schenck: How can the community be sure that they get input into any decision that HPNC may make in the future about the development, or other issues? She notes that in Bond Hill, for example, everyone gets to vote on issues, not just the trustees. There is now great distrust between the community and HPNC because the discussions with the developers were not disclosed in a timely manner.

Tony Covatta: Who was in discussion with the developers? What were the developers willing to give?

D. Lee: Jon Blackham and Nick Lingenfelter with PLK, Lisa Scovic with Northpointe Group, and Colleen Reynolds (lobbyist for the development). In the first meeting, the developers showed their most recent concept, which they had shown after the repeal. HPNC explained that the sixth floor is a problem. What could they do to remove the 6th floor and why do they need it? The developers explained that the penthouse suites that face Erie are the ones that they felt were the most lucrative. HPNC asked them to go away and come back with other concepts to remove the 6th floor. In the next meeting, they presented two new concepts.

- In the first concept, the building on Erie was still 6 stories, but there was a 40' stepback on the top floor, which made it so that the top floor was not visible from Hyde Park Square. To make this change possible, however, they increased the height of the building along Edwards Rd.
- In the second concept, they brought a hotel back into the plan, but they located it on Edwards Rd., instead. In this plan, the height of the buildings was slightly lower, but the concept still included a 6th floor. The hotel was modified compared to their initial concept in that the event space was reduced (with it accommodating a maximum of 150-175 people).

Community member: She notes that she is a 30year property owner in Hyde Park. She once had a backyard neighbor who wanted to add a garage with a gym on the top floor. HPNC zoning wrote a letter of opposition for this project, and the city agreed that the proposed garage would be too tall. She asks how is this process different?

Janet Buening: She explains the difference is commercial property development vs. residential in the city. She also suggests that HPNC send the city a timeline to let them know about the discussions with the developer.

Community member: Notes that she is a trustee on the Mt. Washington Community Council member: She urges HPNC to

not let the developer divide HPNC and Save Hyde Park Square

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Jen Millman: She notes that she is a member of the Hyde Park Square Business Association. She believes that information needs to be shared more clearly and stresses that the businesses are unified. She urges HPNC to please make the businesses a huge priority in the board's thoughts and discussions.

Sean McGrory: He notes that he has been a participant in the Hyde Park plan process. He relates that he recently spoke with a member of the Cincinnati City Council. That council person stated that "The 50 foot limit (for business districts) in the zoning code is the lowest common denominator." The councilperson also made it clear that they view a planned development as part of the zoning code. He reminds everyone that HPNC has power in whether we choose to write with a letter of support for any proposed project and notes that he is glad to see that we're using it responsibly.

Mike Mauch: He notes that he is a longtime member of the HPNC Zoning Committee and has been a business owner for 26 years. He believes that the Zoning Committee has been boxed out of the conversation with the developers and is upset that the process that HPNC has used with prior proposed developments has been abandoned.

Maureen Hood: She states that lots of voices are asking for more transparency with this process. She doesn't think that we are going to solve any more in this conversation.

Anthony Isaacs: Pedestrian safety always rises to the top of the issues. As a dad of a young kid. Has had close calls with traffic. What affects his life is if his daughter is killed. He notes that he would prefer to negotiate over pedestrian safety and not over building height.

3. New Business: Proposed Bylaws Amendment

John Zinsser: Good governance requires citizen voice and transparency and a mechanism by which those people have a way to express disappointment. He was so disappointed to learn that HPNC met with developers and then waited to inform Save Hyde Park Square of those discussions. He is looking for a process improvement to make sure that "we stay together." To that end, he proposes the following amendments to the HPNC Bylaws:

Per Section 10.01 Amendments of the Hyde Park Neighborhood Council (HPNC) Bylaws, this requests a vote at the November 11th HPNC monthly meeting on the following proposed amendment(s) to the Bylaws.

- *Section 6.07 of the HPNC bylaws is replaced in its entirety by the following language: Section 6.07 Removal of Trustees. Any Voting Member may request a vote on the removal of any Trustee from office, with or without cause, by affirmative vote of a majority of the Voting Members present.*
- *Section 7.12 of the HPNC bylaws is replaced in its entirety by the following language: Section 7.12 Removal from Office. Any Voting Member may request a vote on the removal of any Officer from office, with or without cause, by affirmative vote of a majority of the Voting Members present.*

R. Sweeney: What is the process for trustee removal? How will this work?

John Zinsser: In any meeting, it will be possible for someone to begin this process. He would be happy to work on additional specifics about how the process for removing trustees would work. He says that they want to have something in place as soon as possible.

J. Matulaitis: He states that in any organization, you must have accountability. However, he is very concerned about the “without cause” provision in the proposed amendments. He states that if he makes a mistake, he needs to know what he did wrong.

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Community member: Why are we doing this over one issue when we are ignoring everything good that the council has done?

G. Wollenweber: He notes that on the full HPNC board, there are 15 trustees. 5 elected each year for 3 year terms.

John Zinsser puts forth a motion to adopt the two proposed amendments to the bylaws with a second from a member of the community. In the vote, 18 voting members approved the motion, while 31 voted against it. The motion fails.

4. Adjourn: Without objection the meeting was adjourned at 8:45 p.m.

Blair Whitney, Recording Secretary

HPNC Process Timeline

<u>Date</u>	<u>Attendees</u>	<u>Item</u>
9/9/25	HPNC Pres	Developers reached out asking if HPNC was open to a conversation
9/9/25	HPNC Exec Committee	HPNC Pres shares communication from Developer and plans meeting to brief Full Trustee Board
9/16/25	HPNC Full Trustee Board	Special meeting to discuss developers ask to have a conversation about status
		On Thu, Sep 18, 2025 at 8:45 AM Murray Monroe <m.architect11@gmail.com> wrote: All, I thought Tuesday evening's meeting was very helpful, especially given the lack of a full board private meeting over the summer when so many things were happening related to the development project. It was good for all of us to be in one place and have a chance to express our thoughts, feelings, concerns, etc about the project.
9/18/25	Murray Monroe	

HPNC Exec Team Members

Valerie Woodham
Dan Lee
Sarah Ott Lautar
Blair Whitney
Mike Olson
Kyndal Michel Marks
Tommy McEvoy

Developer Attendees

Jon Blackham
Lisa Skovic
Nick Lingenfelter
Colleen Reynolds



HPNC Process Timeline

9/18/25	HPNC Pres, VP, Developers	Met with developers to discuss current concept and talk through existing concerns. Asked developers to go away and come back with additional concepts
9/25/25	HPNC Pres, VP, Developers	Review new concepts provided for understanding and clarification
10/1/25	HPNC Exec Committee	HPNC Pres shares new concepts with Executive Committee and plans meeting to brief Full Trustee Board
10/14/25	HPNC Full Trustee Board	Special meeting to share new concepts provided by developer and review 20+ negotiated requisites
10/16/25	HPNC Pres, VP, Developers	Conference call to relay the no agreement status by HPNC

HPNC Exec Team Members

Valerie Woodham
Dan Lee
Sarah Ott Lautar
Blair Whitney
Mike Olson
Kyndal Michel Marks
Tommy McEvoy

Developer Attendees

Jon Blackham
Lisa Skovic
Nick Lingenfelter
Colleen Reynolds



HPNC Process Timeline

<u>Donations Received</u>	<u>Attorney Invoice Amount</u>	<u>Attorney Invoice Date</u>	<u>HPNC Payment Amount to Attorney</u>	<u>HPNC Pay Date to Attorney</u>
\$75,000.00	\$20,000.00	6/7/2025	\$15,000.00	6/29/2025
	\$15,000.00	7/2/2025	\$15,000.00	7/30/2025
	\$30,000.00	8/12/2025	\$10,000.00	8/20/2025
	\$28,000.00	9/5/2025	\$12,000.00	9/10/2025
	\$14,000.00	10/1/2025	\$42,180.00	11/5/2025
\$75,000.00	\$107,000.00		\$94,180.00	Amount Paid
			\$0.00	Available to Pay
			\$12,820.00	Balance Due

