

Madeira Historic District News

Madeiramessenger.com

It was only one year ago when Madeira voters decidedly passed an amendment to our city charter establishing a historic district, preserving and protecting the Muchmore and Hosbrook Houses. The amendment also includes the historic Rail Road Depot. Sadly, our city council is discussing a partial dismantling of the historic district. Let me explain....

Our city council members have had a relationship with Madeira resident Tom Powers for the past four years. The relationship can be defined as an effort by Madeira council members, the city manager and our law director, collectively working on behalf of Mr. Powers in his four year effort to locate a sports bar/restaurant in the historic part of downtown Madeira. Later, e-mails and other documents exchanged over the past four years between Mr. Powers, council members, the city manager, the law director, attorneys for Powers, and others, will be posted on this web site substantiating the four year relationship.

My objective today is providing facts relating to the current threat to the historic district, and the demand from Mr. Powers that Madeira tax payers must finance a large portion of his restaurant development cost. Our city council is out front, promoting for Mr. Powers. City council and our city officials have concocted a shameless scheme, requiring that Madeira tax payers give Mr. Powers an estimated \$350,000.00 for the purpose of acquiring the quarter acre B&B property. Mr. Powers and his investor's will not be required to repay the tax payers. Instead the scheme utilizes "Tax Increment Financing" TIF for short. The interpretation of Tax Increment Financing is that the estimated \$350,000.00 loan to Mr. Powers will be paid back with money that would otherwise be tax revenue for our schools and city over a period of 12 to 20 years. One council member (Mrs. Spencer-Suburban Life 9/9/2015) is quoted as saying that we are partnering with Mr. Powers to subdivide an expensive lot too big for the needs of Mr. Powers and his investors. That statement is untruthful and Mrs. Spencer should

be ashamed. Most council members appear to be supporting Madeira tax payer involvement in this development. Thus far there has not been a formal vote taken by your city council. Please scroll thru the various documents attached and consider the following.

- 1) City document marked as exhibit A. This document is a rendering showing the proposed layout of the Powers Restaurant. The dotted lines represent the quarter acre B&B property that was never listed "for sale". Notice that the drawing places the proposed restaurant in the farthest corner of the B&B site implying that the quarter acre is too big for the restaurant.
- 2) Documents B, C, and D are far more accurate than document A and include many important foot notes. Documents B, C, and D dispute the position shared by Mr. Powers and his friends at city hall that the B&B site is "TOO BIG" for his restaurant. The implications are that Mr. Powers is unwilling to follow the requirements found in the Madeira zoning code and instead is asking city officials to turn a blind eye. Please review all of the documents attached to this commentary. My suggestion is that our city council should turn down Powers proposal and buy the B&B property on behalf of Madeira Tax Payers. We need parking and more green space in the Historic District.
- 3) If City council moves forward with the Powers proposal, then there is no doubt that Madeira residents will proceed with a Referendum making sure that Madeira tax payers are provided with all of the facts before voting against the proposal. Please see the last document marked E, Referendum.

Thank you for visiting!

Begin Scrolling

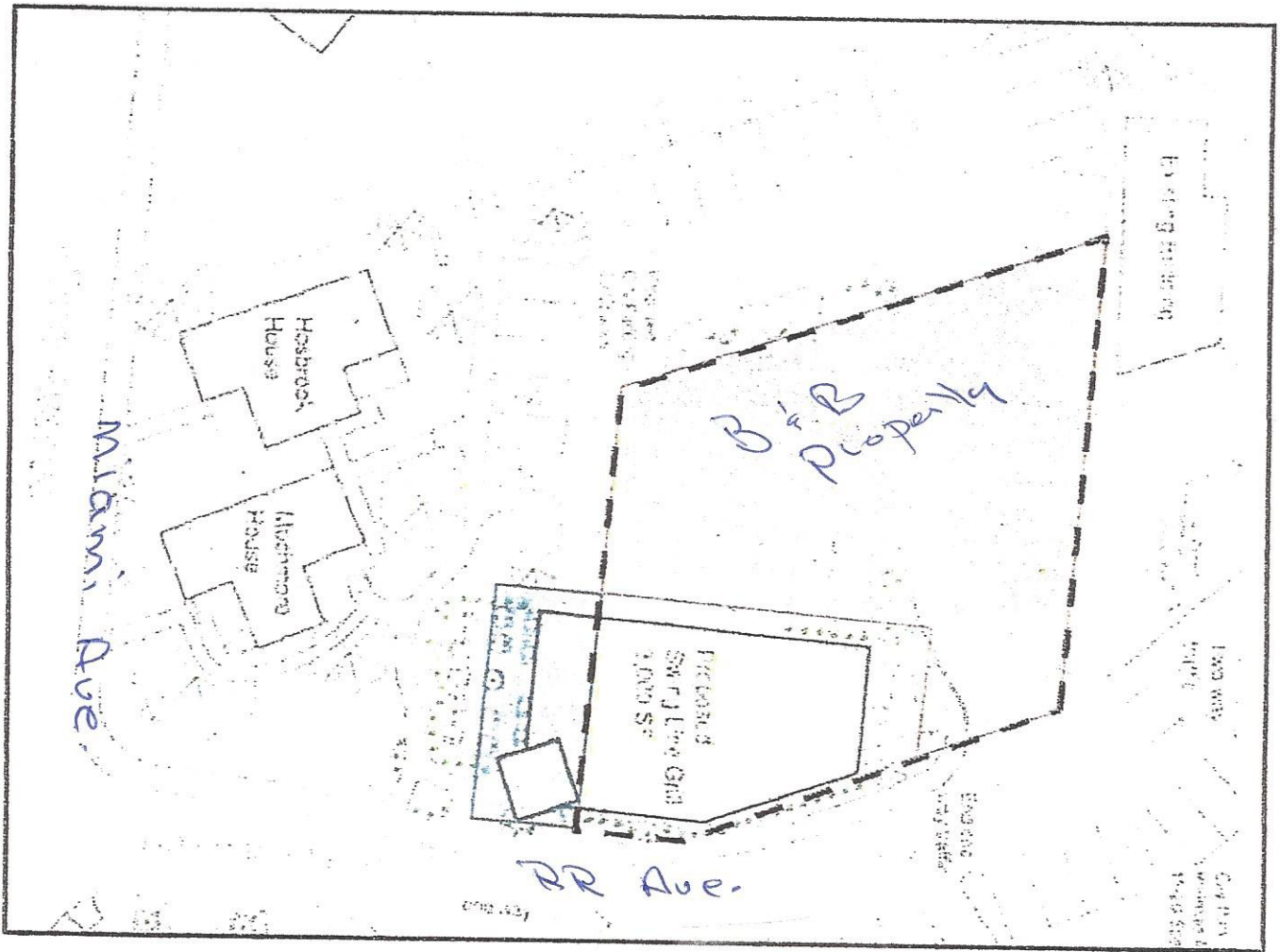





EXHIBIT A

- 
 B&B Property
 - .242 Acres (10,541 SF)
- 
 Portion to sell to city
 - .150 Acres (6,541 SF)
- 
 Portion city sells to Swing Line
 - .034 Acres (1,500 SF)

SCHEMATIC SITE LAYOUT ASSUMPTIONS

PARKING & SETBACK REQUIREMENTS PER MADEIRA MAIN STREET CORE DISTRICT

RESTAURANT AREA ASSUMPTIONS

- KITCHEN / PREP & R.R. = 1000 SF
- INDOOR DINING = 2000 SF
- OUTDOOR DINING = 1300 SF
- TOTAL DINING CAPACITY = 100 PEOPLE
- EMPLOYEES PER SHIFT = 10 STAFF

PARKING

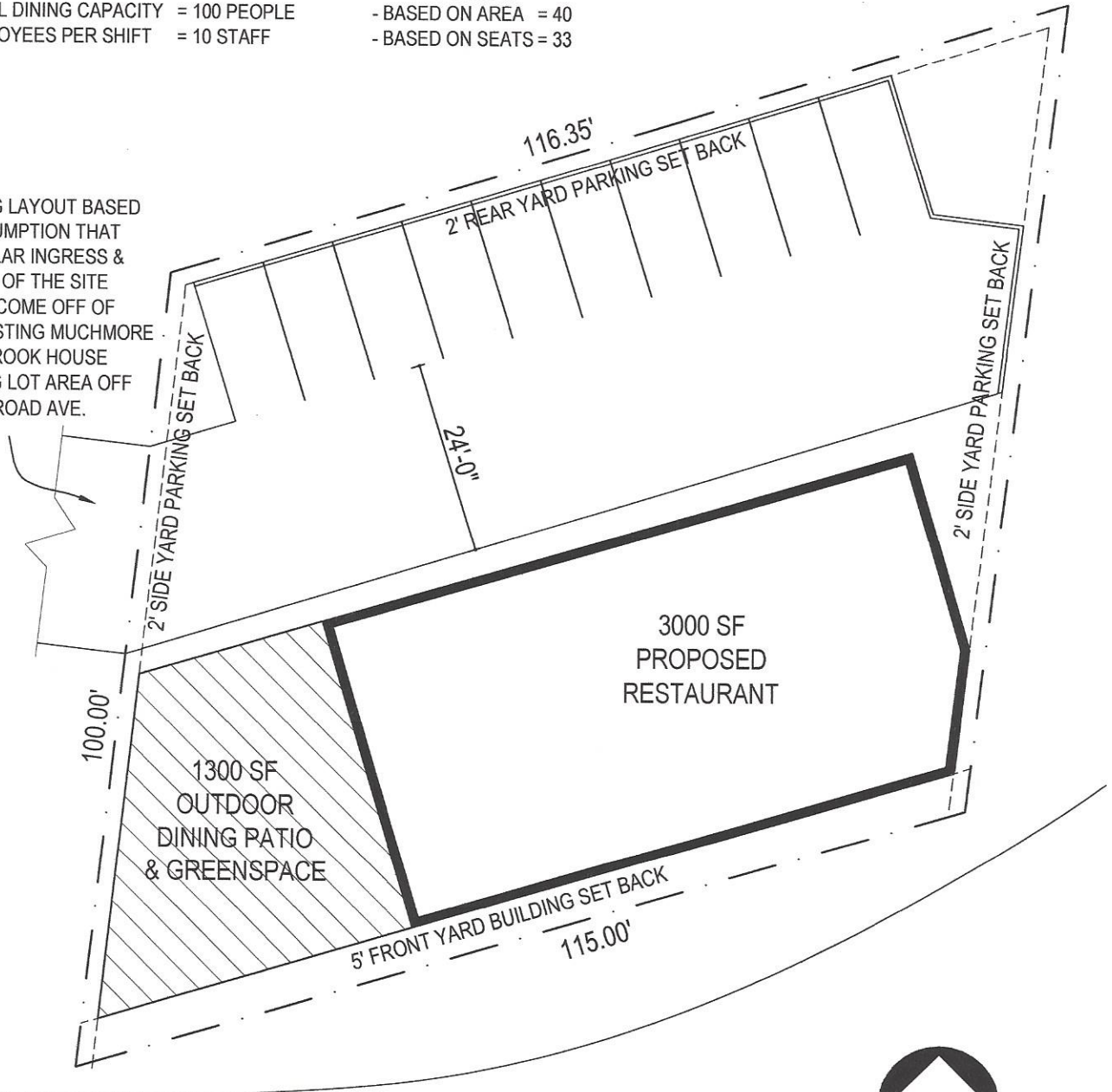
1 SPACE PER EACH EMPLOYEE & 1 SPACE FOR EACH 50 SF CUSTOMER OCCUPIED AREA, OR 1 FOR EVERY 3 SEATS.

- EMPLOYEE SPACES = 10
- CUSTOMER SPACES
 - BASED ON AREA = 40
 - BASED ON SEATS = 33

TOTAL REQUIRED SPACES FOR PROPOSED RESTAURANT = 43-50 SPACES

TOTAL SPACES THAT EXISTING SITE CAN ACCOMMODATE = ± 10 SPACES

PARKING LAYOUT BASED ON ASSUMPTION THAT VEHICULAR INGRESS & EGRESS OF THE SITE WOULD COME OFF OF THE EXISTING MUCHMORE & HOSBROOK HOUSE PARKING LOT AREA OFF OF RAILROAD AVE.



RAILROAD AVE.



NOTE:
PROPERTY LINES & DIMENSIONS OBTAINED
BY HAMILTON COUNTY, OH CAGIS

FORMER B&B MOWER SITE

SCALE: 1" = 20'

SCHEMATIC SITE

C

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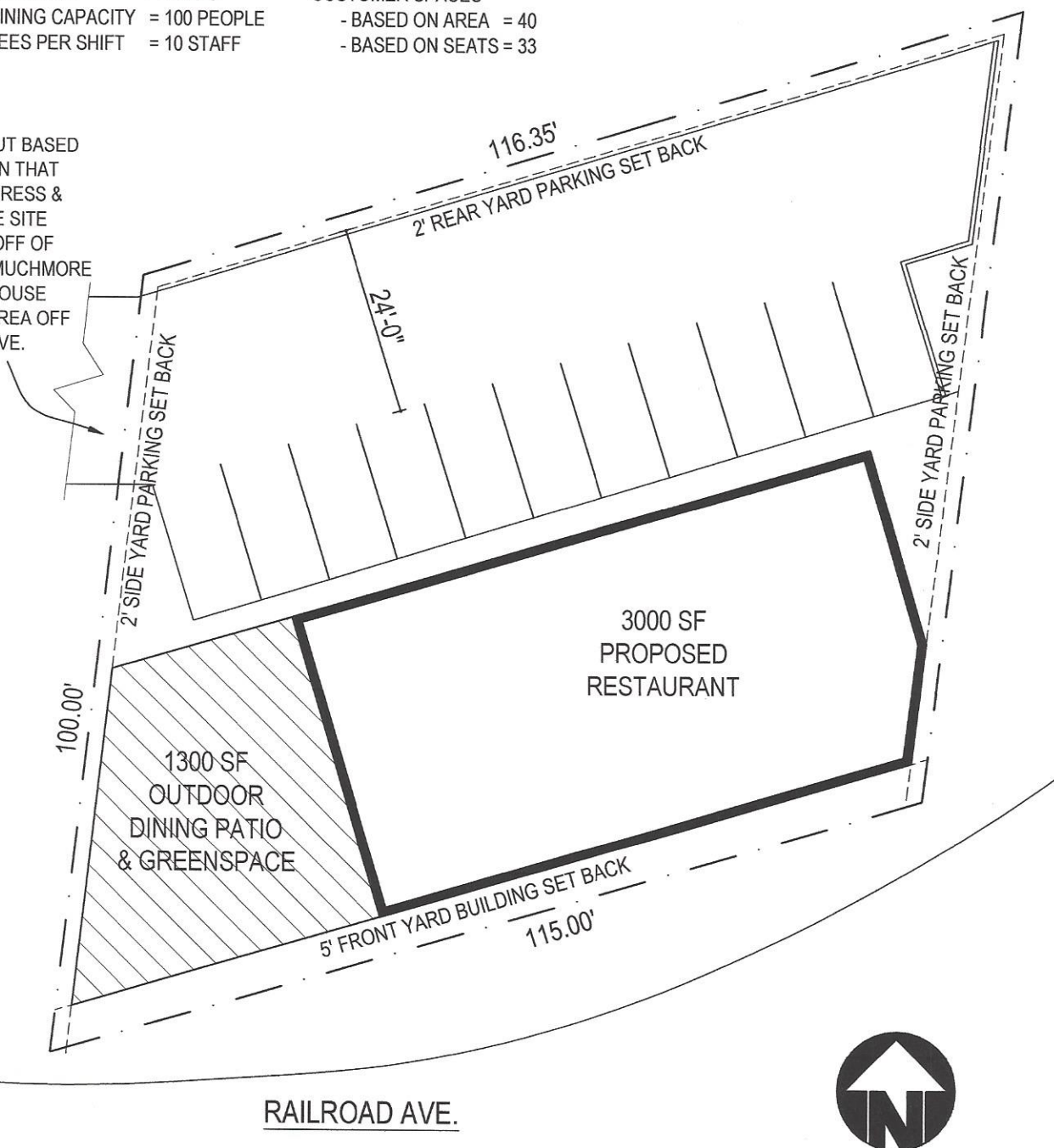
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EMPLOYEE SPACES = 10
 CUSTOMER SPACES
 - BASED ON AREA = 40
 - BASED ON SEATS = 33

TOTAL SPACES THAT EXISTING SITE CAN ACCOMMODATE PER THIS SCHEMATIC = 11 SPACES

PARKING LAYOUT BASED ON ASSUMPTION THAT VEHICULAR INGRESS & EGRESS OF THE SITE WOULD COME OFF OF THE EXISTING MUCHMORE & HOSBROOK HOUSE PARKING LOT AREA OFF OF RAILROAD AVE.



RAILROAD AVE.



NOTE:
 PROPERTY LINES & DIMENSIONS OBTAINED BY HAMILTON COUNTY, OH CAGIS

FORMER B&B MOWER SITE

SCALE: 1" = 20'



BOOK 525
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NOTE:
FROM HAMILTON COUNTY, OH CAGIS

FORMER B&B MOWER SITE

SCALE: 1" = 20'

REFERENDUM PETITION (Municipality or Home Rule Township)

Revised Code 504.14, 731.29-.41, 3501.38, 3503.06

NOTE: Prior to circulation of a referendum petition, a certified copy of the ordinance sought to be referred must be filed with the City Auditor, Village Clerk or Township Fiscal Officer (home rule township). This petition must be signed by ten percent of the number of electors in the city, village township who voted for governor at the preceding gubernatorial election and must be filed with the City Auditor, Village Clerk or Township Fiscal Officer within 30 days after the ordinance or other measure was filed with the mayor of a city, was passed by the council of a village or was passed by the trustees of the township.

(NOTE –The below notice must be printed in red.)

NOTICE – Whoever knowingly signs this petition more than once, signs a name other than his own, or signs when not a legal voter, is liable to prosecution.

To the City Council/Clerk of the City of
(City Auditor, Village Clerk or Township Fiscal Officer) (City, Village or Township)
Madison, Ohio:
(Name of City, Village or Township)

We, the undersigned, electors of the City of Madison, Ohio
(City, Village or Township) (Name of City, Village or Township)
respectfully order that Ordinance No. TBD, passed by the Council of this city or village
or by the township trustees on the TBD day of TBD, _____, be
submitted to the electors of such city, village or township for their approval or rejection at the general
election to be held on the TBD day of November, TBD.

The following is a full and correct copy of the title and text of the proposed Ordinance:

Ordinance No. TBD