

**MADEIRA CITY COUNCIL  
SPECIAL COUNCIL MEETING  
November 4, 2024**

**I. CALL TO ORDER**

The meeting was called to order by Mayor Moormann at 6:05 pm.

**II. INVOCATION/PLEDGE OF ALLEGIANCE**

Mayor Moormann led the pledge.

**III. ROLL CALL**

Members present:

Doug Moormann  
Alicia Camper  
Tim Brock  
Chad Shaffer  
Logan Junger  
Tom Henning  
Ramzi Takieddine

Officials/Staff Present:

Brian Fox, Law Director  
Michael Norton Smith, City Manager  
Lori A. Thompson, Assistant City Manager  
Lt. James Roy, Police Department  
Kristie Lowndes, Treasurer  
Holly Richards, Clerk of Council

**IV. ACCEPTANCE OF AGENDA**

**Motion to accept the agenda made by Mr. Henning, second by Mr. Brock. Motion passed by unanimous roll call vote.**

**V. COMMUNITY PARTICIPATION**

- A. Mary Anne Christie of 5538 E. Galbraith Rd. asked the council to address her key concerns in discussion before passing the four ordinances on tonight's agenda.
1. Concerns include: Will the city benefit financially from this sale? Why is W-4 receiving a \$60,000 discount from the appraisal? Why did the city not seek a reappraisal of the buildings? Will parking changes affect adjoining businesses and will they be notified? What specific rights do they confer to W Four and the City Manager before closing can occur? How can the agreement that the buildings will never be demolished be assured?
  2. She stated it is crucial to prioritize public trust, and that transparency is essential when selling taxpayer property. In closing, she would like to discuss interest in the properties if the contract is not completed.
- B. Douglas Oppenheimer of 577 Miami Bluff Ct. and the Maderia Messenger addressed council about the four ordinances on tonight's agenda.
1. Concerns include: Insufficient time from Friday to Monday to read 111 pages. How to justify selling the properties under appraised value instead of a bid process for highest value and best use? Is there an appraisal that conforms the value of the properties at \$280,000? How many proposals were submitted publicly, and what prices were offered? How to confirm that there is ample parking for redevelopment?
  2. Mr. Takieddine responded that the 111 pages of documents were made available on Friday for council members as well, the Council has been talking about these properties in several months of council meetings, and community members have had opportunities to speak to council.

3. Mayor Moormann addressed the historic nature of the properties in the donation agreement. He stated that the historical guidelines and protections apply and there has been no discussion about changing this. This donation and sale have been discussed in council meetings since July 2024 and included in a newsletter that went to all residents. In conversations with the mayor, residents have expressed interest in redevelopment. Parking will be resolved if it becomes an issue.

## VI. ORDINANCES AND RESOLUTIONS

- A. **Madeira Ordinance 24-10** – This ordinance concerns Council’s authorization and direction that Mr. Norton-Smith execute the *Donation Agreement*, which is by and between the Community Improvement Corporation of Greater Cincinnati, Inc. and the City.

**Motion to dispense with the three-reading requirement due to passage of Ordinance 24-06 at the July 22 council meeting and Ordinance 24-08 at the August 26<sup>th</sup> council meeting, which outlined the terms of transfer and conveyance, made by Mr. Brock, second by Ms. Camper. Motion carried by 7-0 unanimous roll call vote.**

1. Mr. Norton-Smith reviewed all four ordinances and their content. An overall summary can be found in the 2024-11-04 City Manager Report. In 2023, the city learned the Hosbrook House at 7014 Miami Ave would no longer be occupied by La Grassa. W Four LLC began a proposal for an eatery/wine bar and entered into negotiations with the city.
  - a. The \$340,000 appraisal did not account for the cost to transition buildings into a wine bar. Since \$60K was cost of transition, that determined the sale price, a fair offer considering the condition of the property. The city engaged with Greater Cincinnati Improvement Corp (hereafter CIC), which allows cities to realize economic development. In the past, the city has made improvement investments, but in his instance, the tenant will do it.
  - b. Ordinance 24-10 is a donation agreement with CIC.
  - c. Ordinance 24-11 is a parking easement during business hours.
  - d. Ordinance 24-12 gives the city the first right of refusal to buy property back.
  - e. Ordinance 24-13 is the purchase agreement between CIC and W Four LLC. This aligns with the desires of the community, brings vibrancy to the city in a building that was vacant.
2. Mr. Wyatt, a representative of W 4 LLC, spoke about past tenants, other projects and W Four LLC’s history in Madeira.
  - a. They will start immediately and spend at least \$60,000 to redo floors, bathrooms, and remove a wall. They will not change the structure. 7418 will be a wine bar with a sitting area and restored rear deck and landscaping. An opening is expected in 3-4 months, after property has been vacant for a year. Final drawings will be completed after the contract is signed.
  - b. 7010 leases run for several more years, no structure changes are planned for that property.
3. Mr. Henning stated that previous properties were a burden to manage, and the city could not afford to restore them. The city received protection with each Ordinance agreement with W Four LLC, and he is supportive.
4. Other Council members expressed support:
  - a. Mr. Shaffer is happy to collaborate with a known partner and repurpose a vacant building. Mr. Brock agreed.
  - b. Ms. Camper stated that all the funds from the sale go to Madeira, and nothing goes to CIC.

**MADEIRA CITY COUNCIL  
SPECIAL COUNCIL MEETING**

**November 4, 2024**

- c. Mr. Junger asked about the intended purpose, and advice on purchasing without a reversion clause. Mr. Moormann asked for legal questions to be directed to Mr. Fox. Mr. Junger asked about specific usage in the deed that this will be an eatery and not flexible office space.

**Motion to amend section 3.1 of the service contract to include the specific purpose of an eatery by Mr. Junger. No second, motion did not move forward.**

**Motion to approve Ordinance 24-10 concerning Council's authorization and direction that Mr. Norton-Smith execute the *Donation Agreement*, which is by and between the Community Improvement Corporation of Greater Cincinnati, Inc. and the City made by Mr. Brock, second by Ms. Camper. Motion carried 6-0-1 with Mr. Junger abstaining.**

- B. **Madeira Ordinance 24-11** – This ordinance concerns Council's authorization and direction that Mr. Norton-Smith execute the *Parking Easement Agreement*, which is by and between W Four LLC and the City. W Four LLC's execution of this agreement is one of the conditions for our closing.

**Motion to dispense with the three-reading requirement due to passage of Ordinance 24-06 at the July 22 council meeting and Ordinance 24-08 at the August 26<sup>th</sup> council meeting, which outlined the terms of transfer and conveyance made by Mr. Brock, second by Ms. Camper. Motion carried by 6-0-1 roll call vote with Mr. Junger abstaining.**

**Motion to approve Ordinance 24-11 concerning the Council's authorization and direction that Mr. Norton-Smith execute the *Parking Easement Agreement*, which is by and between W Four LLC and the City made by Mr. Henning, second by Mr. Brock. Motion carried 6-0-1 with Mr. Junger abstaining.**

- C. **Madeira Ordinance 24-12** – This ordinance concerns Council's authorization and direction that Mr. Norton-Smith execute both *Right of First Refusal Agreements*, which are by and between W Four LLC and the City. Like the *Parking Easement Agreement*, W Four LLC's execution of this agreement is one of the conditions to our closing.

**Motion to dispense with the three-reading requirement due to passage of Ordinance 24-06 at the July 22 council meeting and Ordinance 24-08 at the August 26<sup>th</sup> council meeting, which outlined the terms of transfer and conveyance, made by Mr. Brock, second by Ms. Camper. Motion carried by 6-0-1 roll call vote with Mr. Junger abstaining.**

**Motion to approve Ordinance 24-12: Council's authorization and direction that Mr. Norton-Smith execute both *Right of First Refusal Agreements*, which are by and between W Four LLC and the City, made by Mr. Shaffer, second by Mr. Brock. Motion carried 6-0-1, with Mr. Junger abstaining.**

- D. **Madeira Ordinance 24-13** – This ordinance concerns Council's authorization and direction that David K. Main execute the *Real Estate Purchase Agreement*, which is by and between W Four LLC and the Community Improvement Corporation of Greater Cincinnati, Inc.

Motion to dispense with the three-reading requirement due to passage of Ordinance 24-06 at the July 22 council meeting and Ordinance 24-08 at the August 26<sup>th</sup> council meeting, which outlined the terms of transfer and conveyance made by Mr. Brock, second by Ms. Camper. Motion carried by 6-0-1 roll call vote with Mr. Junger abstaining.

Motion to approve Ordinance 24-13: Council's authorization and direction that David K. Main execute the *Real Estate Purchase Agreement*, which is by and between W Four LLC and the Community Improvement Corporation of Greater Cincinnati, Inc. made by Mr. Brock, second by Mr. Shaffer. Motion carried 6-0-1, with Mr. Junger abstaining.

**VII. NEW BUSINESS**

A. None

**VIII. OLD BUSINESS**

A. None

**IX. EXECUTIVE SESSION**

A. None

**X. ADJOURNMENT**

Motion made by Ms. Camper, second by Mr. Shaffer to adjourn at 7:02 p.m. Motion approved by 7-0 unanimous roll call vote.

  
\_\_\_\_\_  
Holly Richards, Clerk of Council