

# HARRISON WEST NEWS

September 2006 17/9

*A Neighborhood on the National Register of Historic Places*

*Since 1976*

## TIF Info

The Harrison West Neighborhood TIF is a gift. We're one of the last neighborhoods that will receive such a gift, as cities around the country kill off Tax Increment Financing (TIF) programs.

The Harrison West Neighborhood TIF was put into place in April, 2004, on a basis of 777 properties. The first proceeds will be coming to the neighborhood in December, 2006.

What the TIF means to Harrison West is that every year, *all the increased* tax revenue generated because Harrison West is prospering will come back to Harrison West for *capital* improvements, after the Schools get their full share.

The first TIF monies will be used to buy land and to develop Harrison Park.

For neighborhood property owners, there is *no downside to the TIF*. The County will continue to assess higher property taxes as properties in Harrison West increase in value. The TIF has no affect on this assessment. The only difference to Harrison West is that because of the Neighborhood TIF, the *increase* (minus what the schools get) returns to the neighborhood for capital improvements.

*(Continued on Page 6)*

## Victorian Village 32<sup>nd</sup> Tour of Homes and Gardens September 17

This year, three houses in Harrison West will be on the Tour: **1050 Perry Street** — Nick and Bonnie Kentris moved from 4th and Harrison into this new Harrison Park home, and plan to enjoy the bike path, swimming pool, and clubhouse built where the Humko factory once stood; **996 Pennsylvania Avenue** — Veda Gilp has spent a year bringing this house back to life. It's a former speakeasy built in 1883, filled with unique artwork, antiques from the mid-1800s—some crafted by her great grandfather, and souvenirs of her travels; **1171 Harrison Avenue** — Valerie Acton has filled this adorable cottage with original art and antiques and created a wonderful plant-filled yard, a unique pond and a huge 200 year-old American Elm tree.

Other houses on the Tour include: 997 Delaware Avenue—a beautifully-landscaped property with tons of flowers and an in-ground, one-piece, heated fiberglass swimming pool plus koi pond with waterfall; 1153 Neil Avenue—this grand five-level home recently received its “100-year renovation;” 1346 Highland Street—the homeowner recently purchased this home because he was fascinated by a unique door, the purple and lime color scheme, and the quirky kitchen; 63 Smith Place—a large home with a pool, decorated inside and out with circus and movie memorabilia; 73 W. Second Avenue—after extensive renovation, this lovely Italianate houses family heirlooms and has a sun porch overlooking the courtyard with large three-tiered fountain; 763 N. Park Street—a total renovation including new kitchen and baths, a guest suite, a lowered basement floor, and stunning tin ceilings in the living and dining rooms; 114 Buttles Avenue—a magnificent home, beautifully landscaped, with fascinating history, and a huge front porch overlooking Goodale Park and the downtown skyline.



Next Meeting:  
Wednesday,  
September 20

TIF

Constitution & By Laws

**NEXT MEETING**

The Harrison West Society will meet  
Wednesday,  
September 20 at 7:00 PM  
First Brethren Church, Third & Oregon

**INSIDE**  
Minutes  
Vic Vil Tour  
Entering Alpha State  
TIF Info  
UIRF  
Stop, Stoop, Weed  
Light Poles  
Mad Mex

# HARRISON WEST SOCIETY MINUTES

## July 19, 2006

as submitted by Barb Koebe, Harrison West Society Secretary

The regular monthly meeting of the Harrison West Society was held on Wednesday, August 16, 2006, at 7:00 PM., at the First Brethren Church, 473 W. Third Avenue. **President Rob Harris, Treasurer Becky Borlaza and Secretary Barbara Koebe** were present. **Vice President Mary Funk** was not in attendance. **Rob Harris** welcomed the attendees and introductions were made. A quorum of more than eight was reached.

The Minutes of previous meeting were approved.

**Treasurer's Report** **Becky Borlaza** reported \$9,716.74 currently in the Harrison West Society checking account.

Ms. Borlaza said that she has spoken with Scott Robinson about a savings account for the three year membership fees from Harrison Park.

**President's Report** **Rob Harris** said that Tom McClain, Vice President of Corporate Communications at Battelle and liaison to Harrison West has now retired. The letter that the Harrison West Society sent thanking him was read aloud at his retirement party. Mr. Harris then showed and passed around the thank-you card from Mr. McClain.

President Harris said that the issue of residency for Ms. Borlaza was decided by July Harrison West motion. Mr. Harris said that the July meeting addressed the issue with this motion, favoring the retention of Ms. Borlaza as Treasurer. She was a resident at the time of election. Further, the issue of moving during term of office was vague in our current By-Laws. Thus, this issue should and will be addressed in the By Laws Committee where the language will be refined.

**UIRF Funds** **President Harris** requested a motion to respond in confirmation of the UIRF Public Disclosure funds. **Pastor Morris** made a motion to respond: to send a confirmation of the UIRF funds disclosure (Tim Bledsoe seconded). The Motion was approved.

**Budget and Finance Chair Jerry Colvin** was not in attendance.

**Civic Relations/Conservation Chair Pastor Morris** had nothing new to report at this time.

**Communication Chair Stephanie Celebrezze** reported she had received pictures for the 30th Anniversary Brochure and planned to check with Ms. Funk regarding the brochure designer's availability.

**Harrison West News Editor Veda Gilp** reported that the deadline for submitting an article is the third Friday of the month. Ms. Gilp is always looking for articles-- "we always need news."

**Constitution and By-Laws Chair Chris Ruder** reported that he conducted a three hour meeting Monday, August 14, 2006. The agenda included Development, Minutes and correspondence. The committee is currently working on reworking the By-Law language and policy. At this point, according to Mr. Ruder, the Harrison West Society runs well, however he intends to rework the By-Laws to eliminate any vagueness in the language.

**Elections Chair Rick Koebe** reported that he is currently working with the By-Laws committee to clarify the language and dynamics of elections, liaison positions in the society as well as a possible election sub committee.

**Membership Chair Tony Celebrezze** was not in attendance, however President Harris reported that we currently have 214 members, and we are receiving new memberships in the mail continually. There are often notes included in membership dues that are positive reflections of our neighborhood. Mr. Harris applauded both Ms. Gilp and Mr. Celebrezze for their fine work regarding membership.

**Parks Co-Chair Bob Mangia** reported the Alpha State event brought in approximately forty people. This event was given to benefit Harrison West parks. Mr. Mangia is also checking on possible

maintenance contract bids with four different companies. The recently activated water for the Side by Side park is working well. The garden tour on June 11 raised approximately \$1,200 and 250 people attended the Harrison West Garden Tour.

**Planning and Development Chair Jacob Sukosd** reported activity on West Second Avenue.

- **414 West Second Avenue** is an empty lot. Building is planned on that location with no variances requested at this point. The builder has previously built a house on 464 West First Avenue.

- **422 West Second** (double lot) currently with at house and garage on the property. The plan is to build two houses on this double lot location. The builder has previously built a house on 1070 Pennsylvania Avenue.

- **562 West Second Avenue** had variances approved by the BZA. According to the owner, Harrison West will be notified as new plans are available.

- **580 Goodale** is a warehouse close to Harrison West. However, it is located in the Downtown District.

**Real Estate:** 9 Real Estate Transactions in Harrison West; 3 in Harrison Park; Average is \$260,000.

**Social Chair Tim Bledsoe** reported John Nowak and Jessica Smith of Cafe Corner were interested in working with the Harrison West Society to host an OSU tailgate party on September 9, 2006. It would be a possible fund raiser for Harrison West. Ms. Gilp stated that our insurance would not cover the event and that our 501c4 status could be an issue with the fund-raiser. Mr. Bledsoe stated that he would contact John Nowak and check on the details, to see if something could be worked out.

Halloween or Harvest party for the fall. Possibly the Harrison West Society could work with Alpha State and Cafe Corner for this event. Pumpkin carving, costume contest and door prizes were among the suggestions. Steven Cross, liaison to SNNF and owner of the Trendy Thriftique, offered to donate gifts.

Sarah Brown of the Third Avenue Vineyard, suggested a Harrison West fall yard sale. However, it was pointed out that OSU has home games each weekend this fall. It was then suggested that possibly the Harrison West yard sale would be held in conjunction with the Victorian Village yard sale in June.

Mr. Bledsoe asked if there was any interest in continuing the Marathon Party on October 15, 2006. He will continue to check into the event.

Mr. Bledsoe reported that the Harrison West Block Party was very successful. The total cost incurred was \$285.26. However \$161 was paid by sponsors with a return to Harrison West Society of \$124.26.

**Traffic Chair Craig Copeland** reported that on the Third Avenue traffic calming island there is a Maintenance Agreement that needs to be checked over and signed. The insurance for liability would be approximately \$25.00. Mr. Copeland made a motion that the Harrison West Society authorize Mr. Harris to sign the Maintenance Agreement, pending his (Mr. Harris's) review of the Agreement (Bob Mangia seconded). The motion was approved. The traffic island on Fifth Avenue has been redesigned, because a water main was discovered at the site. The design by POD Design is not as formal but none the less, quite good.

**Crime Report Officer Steve Smith** reported: 2 attempted burglaries and 1 no loss burglary; 1 malicious destruction of property, 1 miscellaneous theft and 1 stolen car.

**New Business - Open Forum**  
 • Concern was raised over the traffic on Michigan Avenue with special interest between West Second and West Third Avenues. Permits were suggested as a way to deal with the problem. President Harris

### HARRISON WEST NEWS

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www.harrisonwest.org

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**Harrison West Society meets 3rd Wednesday of each month, 7:00 PM.**

requested that Mr. Copeland research the issue.

- Ms. Gilp requested that the Harrison West Society consider increased printing of the Harrison West Newsletter because of the addition of Harrison Park. The matter will be discussed at the next Harrison West Executive Committee Meeting on Monday, August 21, 2006.
- Mr. Harris explained the roll of the Harrison West Executive Committee as an advisory body.
- The next Harrison West Executive Committee Meeting is Monday, August 21, 2006.
- The next Harrison West Society meeting is Wednesday, September 20, 2006 Meeting Adjourned.

## Entering Alpha State

By Gilbert Borlaza

On a recent Saturday morning, I decided to forgo my typical breakfast of coffee and more coffee and instead try something healthier for myself. I pulled out a mat and towel from my closet and headed over to a yoga class at AlphaState, the movement arts studio at the corner of Third and Michigan.

Named after the state of mind in which the brain is relaxed, though focused and aware, AlphaState offers yoga and Pilates classes as well as massages and various workshops. I dropped in for a class called "Yoga Flow."

The Yoga Flow class was small – in fact, there was only one other student in the studio the day I attended, most likely due to rainy weather. However this small setting was ideal for me, as it allowed my instructor Lori to provide me with specific guidance for each yoga position.

Larger studios offer a wider variety of courses but they may also draw upwards of twenty students per class. According to Lori, who co-owns the studio, AlphaState's philosophy focuses on smaller, more personal classes.

At the end of the hour-long class, I felt relaxed and rejuvenated. Although I still can't touch my fingers to my toes, the distance between them has been shortened.

More information about AlphaState, including schedules and pricing, is available on-line at [www.alphastatelife.com](http://www.alphastatelife.com).

## Welcome New Advertisers

This month Caffe Apropos, Cafe Corner, and National City Bank show their support — and good business sense — by advertising in the Harrison West News. Let's patronize those establishments to show our support for them, too.

## Harrison West Society Membership



Please complete this form and mail it, along with your appropriate contribution to **Harrison West Society, P.O. Box 163442, Columbus, OH 43216**. Membership dues are paid each calendar year.

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Individual \$10  Household \$15

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Non-Harrison West Resident (non-voting) \$10

2006

## Same Old Light Poles -- Just Taller

You've seen the trucks and workers working on the light poles in Harrison West, and you've probably wondered, "What new horror is this?"

Relax. The City simply is replacing the connections for each pole, in the process, boosting each pole about 18 inches because of the new box holding the connections.

I know because I stopped to ask these City workers before I took their picture.



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## Victorian Village Tour of Homes Is More than Just a Tour

This year, three of the nine Tour homes are in Harrison West.

Think for a moment what that means to Harrison West. It brings about 2,000 people here -- people who probably didn't know just how great our neighborhood is. How affordable our housing stock is. How safe and pleasant our streets are. How close we are to EVERYTHING!

It also means the Vic Vil Tour is a sweet bit of FREE advertising for our neighborhood.

Just as an aside -- my home is on the Tour this year, and I've learned that you are showered with gifts and parties. For instance, Urban

**This year one third of the Tour homes are in Harrison West. Next year one half? Or more? Think about that.**

Gardener's Christie Nohle spent more than an hour with me, critiquing my garden, giving me great ideas and a \$50 gift certificate. Market Blooms will fill my vases with flowers. Plus, I'm invited to several parties.

Here's an added incentive: the Tour deadline caused me to finish up projects that had been hanging around my home for years. How great is that?

## Alpha State Classes: No Guilt, No Limit

Beginning September 5, Alpha State will offer class passes with NO expiration date. Purchase the number of classes that you want and take as long as you need to use them. No more guilt over not using enough of your pass before it expires, come to class as often or as little as you like.

The new rates are as follows: Single class: \$15; 5 classes: \$70 (\$14 per class); 10 classes: \$120 (\$12 per class) and 20 classes: \$180 (\$9 per class). No Expirations, No Limits, NO GUILT.

## Fall Youth Program Beginning at Columbus First Brethren Church

Beginning September 21, from 6:30 to 8 PM, the church at 473 West Third is sponsoring a Bible program for kindergarten through high school. For info, call Pastor Richard Morris at 299-3663.

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## Stop, Stoop, and Weed

While you're enjoying the green spaces in Harrison West, pull a few weeds. Walking the dog? Do some weeding. Riding your bike?

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New meeting time is 7 PM.

## TIF Info

(Continued from Page 1)

Bad news: currently there is no mechanism to convert the *future* TIF money stream to *current* revenue. Mark Wagenbrenner, Harrison Park developer, and the City are exploring ways to make this conversion through bonds or similar vehicles.

When the TIF money comes in, Harrison West will tell City Council how we want to spend it. This is the way the Urban Infrastructure Recovery Fund works now, except that our TIF money would be reserved for Harrison West and not shared through the city. Only the City Auditor, currently Hugh Dorian, and City Council are authorized to actually spend the money for us. Harrison West does not get TIF funds to put into our bank account.

### SIGN ON THE LINE

Harrison West residents must approve the TIF or we don't get all the money. For each property owner in Harrison West who does not "sign on the line" to approve the TIF, the City will charge 15% of the tax increases on that property to administer the TIF. Consider that of the 777 parcels in Harrison West, almost 50% are absentee owned. If Harrison West cannot get these property owners to "sign on the line," the neighborhood will lose a great deal of money over the next 30 years to administrative fees.

In the next few months, Society members will be asking property owners to "sign on the line" to support the TIF. The goal is to get 100% support. Volunteer for your block, talk up the TIF, and bring the TIF capital improvement money home to Harrison West.



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Kristin Hindau 1006 Perry St  
Diane Plunkett 1002 Perry St  
Jacqueline Wilson 1014 Perry St  
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Jenny Gable 977 Harrison Ave  
Joe George 418 West 2nd Ave  
Hans Kamphowe 1088 Oregon

Lorri Kuczynski 1231 Harrison  
Veronica McCann 369 West 5th  
Josephine McCann 369 West 5th  
Thomas McCann 369 West 5th  
Fred Rector 993 Delaware Ave  
Steve Stivers 372 W Second Ave  
Mindi Stokely 448 West 2nd  
Jake Stokely 448 West 2nd  
Greg Wehrer 514 W. Third  
Kelly Wehrer 514 W. Third

New meeting time is 7 PM.

# Eadie Gourmet du jour Eats Out at Mad Mex

(Continued from Page 8)

Then in a twist of fate, three of us got the Margarita Chicken wrap with waffle fries, very tasty and good size to fill up those who like quantity in their meal.

The odd ball ordered the Red Bean Turkey Chili along with an appetizer of Potato Taquitos. The chili proved very good for turkey eaters while the Taquitos, not a typical delicacy, potatoes and black beans wrapped in a tortilla, were a nice veggie addition to the meal.

# Harrison West on UIRF Funding List for 2005-2007

Great news! The Harrison West application for Urban Infrastructure Recovery Funds for a Rails to Trails improvement in our neighborhood has been recommended for funding. There are more hurdles to come, but the application has gotten this far, at least.

Kudos to Mary Funk for putting the package together, to Brad Westfall (Rec and Parks) for offering to contribute to extend the bike path north, and to everyone who worked so hard on the planning: Rob Harris, Pastor Richard

Morris, Jacob Sukosd, Debby Colvin, Bob Mangia, Veda Gilp, Craig Copeland, Tim Bledsoe. Hope we didn't leave anyone out.

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# Eadie Gourmet du jour Eats Out at Mad Mex

by Tony Celebrezze

(Since Veda Gilp's house in on the Victorian Village Tour of Homes Sept. 17, Tony Celebrezze stepped in to save her some time. Here's his review of Mad Mex at Gateway.)

Mad Mex restaurant, no Mel Gibson here just good food and cool interior design.

On a hot Saturday afternoon four of us ventured to South Campus Gateway for some food to hold body and soul together. What we found not only was good but the murals on the walls provided a wild backscapes to our enjoyable lunch.

Located on the first floor right below the Gateway Theater is Mad Mex.


Entering through the steel doors off High Street you enter a relaxed atmosphere restaurant with wall murals straight out of a late Friday or Saturday night experience. You have to see them to experience them!

Because the group I was with does not do decisions well we ordered the Picka Dip and chips. This allows you to choose 3 of 9 dips or salsas for your dipping pleasure. We chose the Guacamole, XX Cheese Dip, and the Kaya Yucatan Black Bean Dip. Great choices, I would put the Guacamole against any in the city! The cheese dip was good and the spicy bean dip lived up to its name. Not hot but good and spicy. Any connoisseur of spicy will enjoy this dip.

(Continued on Page 7)



# HARRISON WEST NEWS




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