

# OUTLOOK

**THE  
HILLSIDE TRUST**

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Volume XL Issue I

## Work Continues on Landslide Documentary

After beginning filming on its landslide documentary last year, The Hillside Trust is nearing the halfway point of its production. Landslide damages and remediation work have been filmed in Milford, Mt. Washington, North Avondale, Bellevue, and the East End, along with documentation of the Columbia Parkway stabilization work. The film's producer, Laure Quinlivan is now beginning to interview experts in the fields of geology, geomorphology and landsliding, as well as setting up interviews with government officials.

The Hillside Trust has raised \$35,000 in support of this project. This includes grants from The Stephen H. Wilder Foundation, The Maxwell C. Weaver Foundation, The William P. Anderson Foundation, The Louise Taft Semple Foundation, The Oliver Family Foundation, and The H.B., E.W., and F.R. Luther Charitable Foundation, Fifth Third Bank and Narley L. Haley, Co-Trustees.

The Hillside Trust needs to raise an additional \$50,000 in order to complete this \$85,000 project. It has set a target completion date of Summer, 2022.



*Columbia Parkway stabilization work part of landslide documentary*

## Second Annual Pope Coleman Event Set

The date for the Second Annual Pope Coleman Awards has been set for Thursday April 21, 2022 at the Anderson Pavilion. The 2022 award recipients will be announced in the Fall.

The First Annual Pope Coleman Event convened last April, following a delay of six months. Nearly 100 guests turned out to enjoy the proceedings, punctuated by the awards ceremony itself, and a keynote presentation from Cincinnati Zoo Director, Thane Maynard and some of his local animals.



*Cincinnati Zoo's Barn Owl*

# Trust revising property acquisition criteria

The preservation of hillside green space is an important component of The Hillside Trust's mission. Since acquiring its first properties in 1984, The Hillside Trust has protected 1388 acres of hillsides throughout the Greater Cincinnati and Northern Kentucky region. This includes 30 properties totaling 230 acres it owns outright in fee, and 16 properties totaling 1158 acres on which it possesses a conservation easement. A conservation easement is a tool whereby the underlying land is owned privately, yet its development rights are permanently extinguished via an easement owned by The Hillside Trust.

Much has changed in the land conservation business over the last 40 years. Chief among these is the actual cost of stewarding property. Land preservation has become an expensive operation, especially when it is located in an urban setting.

From a property ownership standpoint, The Hillside Trust has a laundry list of expenses to manage. Although it is exempt from paying property taxes, it is saddled with forestry assessments on properties it owns within the City of Cincinnati. These annual assessments are levied per linear foot of land owned, whether it is along dedicated rights-of-way, or paper streets hidden within wooded hillsides that likely will never be developed. The funds levied from this program pay for tree management and tree planting along City streets. Annually, The Hillside Trust pays in excess



***The Hillside Trust's new Yeiser Preserve in Mt. Washington. Its Stern Preserve and Cincinnati's Stanbery Park located in upper right.***

of \$5,100 into this fund for all of its city properties. This cost is expected to increase as the millage rates are likely to increase over time.

Ironically, while the City's Urban Forestry Program is designed to care for trees within boulevard areas between streets and sidewalks, it does not pertain to trees outside that boundary. Over the last 15-20 years, The Hillside Trust has experienced a significant increase in the costs of maintenance and management of trees located along its boundaries with private neighbors. It has spent over \$60,000 during that time, trimming and cutting down diseased or decaying trees that are imperiling private properties. Some of this is the result of the Emerald Ash Borer and urban tree disease, while others are the result of wind and storm damages. Similar to these expenses, The Hillside Trust is

also responsible for keeping green spaces along City rights-of-way free of weeds and tall grasses, otherwise it is exposing itself to fines, which begin at \$500 per infraction.

In the mid-1980s, The Hillside Trust could expect to pay several hundred dollars a year in property management costs. That figure has escalated in excess of \$9,000, and that is at the low end of the spectrum. Some years the figure can be as high as \$15,000.

The Hillside Trust is committed to fulfilling its land conservation mission. However it is committed to doing so in a way that is financially responsible. One way this can be achieved is by establishing stronger property acquisition criteria and stewardship gift requirements that meet the conservation values of the ***Please see Property, page 3***

*Property, from page 2*

organization along with its financial obligations.

The Hillside Trust's Land Conservation Committee is assessing its land acquisition criteria, with an eye towards accepting only the highest rated properties. This will be based on a checklist that includes such measures as conservation value and property location, as well as potential liabilities. It will also include a stewardship calculator that considers fixed costs as well as contingency costs in establishing one-time property management gifts from prospective donors.

## In Memory of Two Cincinnati Icons

The Hillside Trust acknowledges with deference the passing of Priscilla Garrison Haffner and Paul Sittenfeld earlier this year. Both were members of The Hillside Trust's newly established Advisory Committee, that serves as an adjunct to the organization's Board of Trustees. Their eagerness to join this committee as charter members exemplified their commitment to causes that helped elevate the health and well-being of this region through the arts, education, and the environment.

Priscilla Haffner was a long-time supporter of The Hillside

Trust, going back to its early beginnings. She often commented on her love of the extraordinary beauty of this region, punctuated by its wooded hillsides. Paul Sittenfeld was a long-time supporter as well. Besides his financial contributions, Paul often took the time to reach out to The Hillside Trust and lend his expertise on such matters as fundraising or networking. Both of these Cincinnati icons will be greatly missed, not only by The Hillside Trust, but also by the many lives that each of them touched so uniquely.

## The Hillside Trust partners with the Cincinnati Reds

The Hillside Trust is excited to announce a promotional partnership with the Cincinnati Reds. From now until the end of August, 2021, every new or renewing membership of at least \$100.00 or more will receive a voucher for two Box tickets that are redeemable for any Monday through Thursday Reds home game during the month of September.

These seats are available either in Field Level Sections 107-112 (between third base and the left field foul pole), or Field Level Sections 134-139 (between first base and the right field foul pole). Please see seating chart on right.

These vouchers can only be redeemed online once you receive a certificate from The Hillside Trust. There will be a total of five qualifying home games in September with the St. Louis Cardi-

nals, Pittsburgh Pirates and the Washington Nationals.

The Hillside Trust greatly appreciates the generosity of the Cincinnati Reds and its CEO,

Phil Castellini in making this promotional program available. Vouchers will be limited to the first 150 participants who qualify. Go Reds!!



**Great American Ballpark seating**



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