

September 16, 2024

To: Members of the Budget and Finance Committee

From: Sheryl M.M. Long, City Manager

202402053

Subject: Emergency Ordinance – 803 Windham Avenue Acquisition – Urban League of Greater Southwestern Ohio, Inc.

Attached is an Emergency Ordinance captioned:

AUTHORIZING the transfer and appropriation of \$450,000 from the unappropriated surplus of Avondale Equivalent Fund 468 to Department of Community and Economic Development (“DCED”) non-personnel operating budget account no. 468x162x7200 to provide resources to finance the acquisition of real property located at 803 Windham Avenue in the Avondale neighborhood of Cincinnati and associated acquisition-related costs; **AUTHORIZING** the transfer and appropriation of \$25,000 from the unappropriated surplus of Avondale Equivalent Fund 468 to DCED personnel operating budget account no. 468x162x7100 to provide staffing resources to support the acquisition of real property located at 803 Windham Avenue in the Avondale neighborhood; and **DECLARING** that expenditures from DCED non-personnel operating budget account no. 468x162x7200 and from DCED personnel operating account no. 468x162x7100 related to the acquisition of real property located at 803 Windham Avenue in the Avondale neighborhood of Cincinnati and associated acquisition-related costs to be for a public purpose and constitute a “Public Infrastructure Improvement” (as defined in Ohio Revised Code Section 5709.40(A)(8)) that will benefit and/or serve the District 21-Avondale Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

STATEMENT

The investment for property acquisition, demolition, and stabilization provides resources to effectively remove blight in a strategic area for the Avondale neighborhood and its neighborhood business district.

BACKGROUND/CURRENT CONDITIONS

Urban League of Greater Southwestern Ohio, Inc. (the “Developer”) has acquired the property at 803 Windham Avenue in the Avondale neighborhood. The property currently abuts the Developer’s current headquarters located at 3458 Reading Road. The subject property currently includes a 3-story mixed-use building structure. Developers are pursuing site control to eliminate the current slum and blight conditions through demolition of the building structure in anticipation of the future redevelopment of the property.

Following acquisition of the property, the Developer will create a redevelopment plan for the property and submit it to the City for review and approval.

The Department of Community and Economic Development has reviewed the request for assistance and is recommending the use of District TIF funds from the Avondale Tax Increment Financing District.

The Avondale Community Council has written a letter in support of this assistance request. The City also hosted a Community Engagement Meeting to seek feedback on the assistance request the results of which can be found here: <https://www.cincinnati-oh.gov/planning/community-engagement/upcoming-community-engagement-meetings/proposed-use-of-tif-funds-for-property-acquisition-at-803-windham-ave/>

DEVELOPER INFORMATION

The Urban League of Greater Southwestern Ohio (ULGSWO) is a local non-profit organization located in the Avondale neighborhood with primary services including workforce development, financial literacy, crime prevention, and youth development. ULGSWO was recently accepted into the National Urban League’s Urban Development Accelerator (UDA). The UDA is an attempt to leverage, optimize, and promote the movements’ commitment to transforming and enriching the communities the ULGSWO serves through real estate development. ULGSWO has extensive experience in large-scale projects and funding campaigns including (1) absorbing the former Dayton area Urban League affiliate to create the Miami Valley Urban League, (2) the completion of the development of the Hollomon Center for Social Justice in the Avondale Town Center, (3) the acquisition and renovation of new rental office space for its Miami Valley location at the Arcade Innovation Hub in Dayton, Ohio.

PROPOSED INCENTIVE

The Administration is recommending \$450,000 to reimburse Developer for TIF District eligible costs related to the acquisition. The ordinance also provides for \$25,000 for City personnel related costs for administration and oversight of this project. The Developer may make a future request for more TIF District resources for future expenses and if Developer seeks additional resources the Administration will evaluate and return to City Council for consideration.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance.

Attachment: Project Outline and Proposed Incentive

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Project Outline

Project Name	803 Windham Avenue Acquisition - ULGSWO
Street Address	803 Windham Avenue, Cincinnati, OH 45229
Neighborhood	Avondale
Property Condition	Mixed-use building
Project Type	Acquisition
Project Cost	Hard Construction Costs: \$250,000 Acquisition Costs: \$397,594.39 Soft Costs: \$290,347.50 Total Project Cost: \$962,941.89
Private Investment	Developer Equity: \$512,941.89
Sq. Footage by Use	N/A
Number of Units and Rent Ranges	N/A
Median 1-BD Rent Affordable To	N/A
Jobs and Payroll	Created FTE Positions: 0 Total Payroll for Created FTE Positions: \$0 Average Salary for Created FTE Positions: \$0 Construction FTE Positions: 5 Total Payroll for Construction FTE Positions: \$256,100
Location and Transit	Located within the Reading Road Corridor a BRT line. Transit Score: 53
Community Engagement	Most Recent Presentation Community Council (CC) on 05/21/2024. Community Engagement Meeting held on 09/03/2024. CC has provided letter of support.
Plan Cincinnati Goals	Compete Initiative Area Goal (p. 101-107)

Project Image and Site Map



Proposed Incentive

Property Transaction Types	Direct Funding – District TIF
TIF District Forgivable Loan	\$450,000
“But For”	N/A
SBE/MBE/WBE Goals	N/A
Planning Commission Approval	N/A
Other Incentives & Approvals	N/A