

March 24, 2025

**To:** Members of the Budget & Finance Committee

**From:** Sheryl M.M. Long, City Manager

202500585

**Subject: Emergency Ordinance – Authorizing a Funding Agreement with OTR Holdings, Inc.**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to execute a Funding Agreement with OTR Holdings, Inc., an affiliate of 3CDC, providing for a grant from the City to fund the acquisition of real property located at 1506 and 1518 Vine Street in the Over-the-Rhine neighborhood of Cincinnati; **AUTHORIZING** the transfer and appropriation of the sum of \$1,500,000 from the unappropriated surplus of the Downtown/OTR West Equivalent Fund 482 (Downtown/OTR West TIF District) to the Department of Community and Economic Development non-personnel operating budget account no. 482x164x7200 to provide resources for the acquisition of real property located at 1506 and 1518 Vine Street in the Over-the-Rhine neighborhood of Cincinnati; and further **DECLARING** expenditures from such project account related to the acquisition of real property located at 1506 and 1518 Vine Street in the Over-the-Rhine neighborhood of Cincinnati, to be a public purpose and constitute a “Public Infrastructure Improvement” (as defined by Ohio Revised Code Section 5709.40(A)(8)) the will benefit and/or serve the District 3-Downtown/OTR West District Incentive District, subject to compliance with the Ohio Revised Code Sections 5709.40 through 5709.43.

### **STATEMENT**

COMMUNITY ASSETS: This collection of projects will help create several new community facilities that offer residents access to affordable, quality healthcare, opportunities for recreation and leisure, critical services like childcare and after school programming, and public parking. Collectively, these projects will contribute significantly to the revitalization of Over-the-Rhine north of Liberty Street.

### **BACKGROUND/CURRENT CONDITIONS**

In late 2020, the City of Cincinnati, in partnership with the Cincinnati Recreation Commission, engaged the Cincinnati Center City Development Corporation (“3CDC”) to serve as the development manager for the revitalization of several key City-controlled sites in the northern part of Over-the-Rhine, including the current Over-the-Rhine Recreation Center, Grant Park, the Elm Street Playground, and Findlay Playground.

The City entered into a professional services contract with 3CDC related to the revitalization of these sites in 2021. The first phase of community engagement around the sites was initiated in the summer of 2021. Multiple workshops and small group sessions were held with neighborhood residents and business owners, along with a survey that generated over 300 responses. Additional rounds of engagement were conducted in the fall of 2021 and in 2022.

Based on feedback from these session, 3CDC provided a recommendation to relocate the existing Over-the-Rhine Recreation Center, located at 1715 Republic Street, to the current Findlay Playground, creating a new state-of-the-art recreation facility known as the Findlay Community Center. The existing Over-the-Rhine Recreation Center would be partially demolished and redeveloped into a new expanded facility for Crossroad Community Health Center, a non-profit healthcare provider currently located 5 E. Liberty Street that primarily serves low-income patients. The remainder of the site at 1715 Republic Street would become a public parking lot designed to serve Findlay Community Center, the new Crossroad facility, and North Over-the-Rhine.

Specifically related to the Crossroad Health Center relocation, Crossroad is proposing to utilize sale proceeds from their existing facility located at the corner of Vine Street and Liberty Street to fund the renovation of the new facility at 1715 Republic Street. This ordinance would authorize the City to enter into a Funding Agreement with 3CDC, providing \$1.5MM in funding from the OTR West TIF District to 3CDC to acquire the existing health center property. 3CDC and the City would then partner to redevelop the site at a future date.

### **RECOMMENDATION**

The Administration recommends approval of this Emergency Ordinance.

Attachment: Project Outline and Site Map

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

**Project Outline**

Project Name	Crossroad Health Center Relocation – Acquisition of existing Health Center (1506 and 1518 Vine Street)
Street Address	1506 and 1518 Vine Street
Neighborhood	Over-the-Rhine
Property Condition	Occupied Building (to be vacated as result of relocation project)
Project Type	Acquisition Funding
City Contribution	\$1,500,000
Source	OTR West TIF District

**Project Image and Site Map**

