

June 21, 2021

To: Members of the Budget and Finance Committee 202102339  
From: Paula Boggs Muething, City Manager *CB for PBM*  
Subject: **LEVYING SPECIAL ASSESSMENTS FOR THE PACE  
ASSESSMENT PROJECT FOR 221 E. 4<sup>th</sup> STREET**

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Attached is an Emergency Ordinance captioned as follows:

LEVYING special assessments for the purpose of the assessment project at 221 E. 4<sup>th</sup> Street in the City of Cincinnati involving the City of Cincinnati, Ohio Energy Special Improvement District.

#### **BACKGROUND/CURRENT CONDITIONS**

The Ohio PACE (Property Assessed Clean Energy) program allows commercial property owners to opt-in to a special assessment which is added to the property tax bill to access long-term, fixed-rate financing for energy efficiency upgrades. Acabay Atrium Two, L.P. has requested to have their property added to the Energy Special Improvement District (ESID) and special assessments levied on the property, for the purpose of accessing PACE financing for energy efficiency upgrades to their elevators in the building.

#### **DEVELOPER INFORMATION**

The development entity is Acabay Atrium Two, L.P., and are affiliates of parent company, Motter Properties, which includes seasoned executives with over 40 years as an integrated, full service real estate group. The parent company specializes in industrial and commercial real estate, and construction management experience. Originally concentrating on building its investments in industrial real estate in Montreal, the group expanded into commercial real estate in Colchester, Vermont in 1955 and now have completed various projects in Ohio, Michigan, Quebec and Vermont.

**PROJECT DESCRIPTION**

The project will include modernizing elevators that are nearing the end of their useful life at the currently occupied Atrium II office building site in the Central Business District. The total cost of the PACE eligible improvements is \$3,408,511.

**PROPOSED INCENTIVE**

DCED is recommending that the City amend the Energy Special Improvements District (ESID) boundaries to add this property to the ESID, and levy special assessments on the property. This will allow the developer to access financing for energy efficiency upgrades to the elevators in the building.

**RECOMMENDATION**

The Administration recommends approval of this legislative resolution.

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