



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Meeting Minutes 2 - Final

Budget and Finance Committee

Councilmember David Mann, Chairperson
Councilmember Chris Seelbach, Vice Chair
Councilmember Jan-Michele Kearney
Councilmember Greg Landsman
Councilmember Jeff Pastor
Councilmember P.G. Sittenfeld
Councilmember Betsy Sundermann
Councilmember Wendell Young

Monday, August 31, 2020

1:00 PM

Council Chambers, Room 300

Rollcall

Present: 7 - Chairperson David Mann
Vice Chair Chris Seelbach
Jan-Michele Kearney
Greg Landsman
P.G. Sittenfeld
Betsy Sundermann
Wendell Young

Remote: 1 - Jeff Pastor

Also in attendance was Councilmember Smitherman (Remote) and Mayor Cranley (3:00 p.m.), Budget Analysis Andrew Dudas, Director of Finance Karen Alder, Assistant City Solicitor Emily Woerner and Clerk to the Committee Robert Neely.

PRESENTATIONS

Court Street Development

The following filled out a Speakers Card to speak during the meeting.

Peter Hames, Bob Deck, Derell Bavman, Mike Marek, Drew Gorcs, Rae Vuic, Albert Brown, Tony Fishim.

Also the following registered to speak remotely during the meeting: Kim Klosterman, John Wagner, Kick Lee, Patrick Daffin, Brad Slomsky, John Hautz, John Blatchford, Anastasia Mileham, Daniel, Lipson, Karen Blatt, Rita Williams, Michael Marek, Josh Spring.

AGENDA

1. [202000869](#) REPORT, dated 08/05/2020, submitted by Paula Boggs Muething, Interim City Manager, regarding Netting Beneath the Western Hills Viaduct. (REF DOCUMENT #202000050)
Sponsors: City Manager
Approve & File
2. [202000894](#) REPORT, submitted by Paula Boggs Muething, Interim City Manager on 8/5/2020, regarding Department of Finance Reports for the Month Ended May 31, 2020.
Sponsors: City Manager
Approve & File
3. [202000909](#) ORDINANCE submitted by Paula Boggs Muething, Interim City Manager, on 8/5/2020, **AUTHORIZING** the City Manager to execute a *Grant of Encroachment Easements* in favor of K-S Realty Holdings, LLC pursuant to which the City of Cincinnati will grant encroachment easements for two out-swinging doors and steps located at 3044 Harrison Avenue that encroach upon portions of the Harrison Avenue and Ruelhman Place public rights-of-way in the Westwood neighborhood of Cincinnati.
Recommend Passage
4. [202000910](#) ORDINANCE submitted by Paula Boggs Muething, Interim City Manager, on 8/5/2020, **AUTHORIZING** the City Manager to execute a *Grant of Easement* in favor of Duke Energy Ohio, Inc., granting a utility easement over a portion of City-owned property generally located at 2284 Montana Avenue in the Westwood neighborhood of Cincinnati.
Recommend Passage
5. [202000944](#)
Sponsors: City Manager
Recommend Passage Emergency
6. [202000947](#) ORDINANCE submitted by Paula Boggs Muething, Interim City Manager, on 8/5/2020, **AUTHORIZING** the City Manager to accept, with gratitude, and appropriate donations in the amount of \$5,000 from the Clifton Town Meeting and \$5,000 from the Clifton Business & Professional Association to existing capital improvement program project account no. 980x232x202367, "Ormond & Ludlow Crosswalk," for the purpose of providing resources for the installation of a new marked crosswalk and ADA accessible ramps at Ludlow Avenue and Ormond Avenue.
Sponsors: City Manager
Recommend Passage

7. [202001337](#)

PETITION, dated 08/27/2020, submitted by Paula Boggs-Muething, Acting City Manager, Property Owner Petition to the City Council of the City of Cincinnati. (1209 Elm Street)

Sponsors: City Manager

File

8. [202001371](#)

MOTION, dated 08/28/2020, submitted by Councilmember Kearney, WE MOVE for the City Administration to cease adding fines associated with code enforcement violations to the property tax bills of residential property owners. WE FURTHER MOVE that the City Administration provide recommendations to City Council to create a program (or set of programs) similar to what was formerly known as the "Harbor Fund", which provided low-income homeowners with grants to resolve code violations. WE FURTHER MOVE for this report to be delivered within 14 days following passage of this motion. (STATEMENT ATTACHED)

Sponsors: Kearney

Referred to CM for a Report

9. [202001357](#)

ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/31/2020, **APPROVING AND AUTHORIZING** the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement* with OTR Holdings, Inc., or other subsidiary of Cincinnati Center City Development Corporation (3CDC) acceptable to the City thereby authorizing a 12-year tax exemption for 100% of the value of improvements made to real property located at 915 Vine Street in the Central Business District of Cincinnati, in connection with the remodeling of existing first-floor commercial space, at a total construction cost of approximately \$390,512.

Sponsors: City Manager

Recommend Passage

10. [202001353](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/31/2020, **AUTHORIZING** the City Manager to execute a Funding Agreement with WHRF Holdings III, LLC and Nassau Avenue Investments, LLC, providing for a forgivable loan of \$1,000,000 to support acquisition, demolition, and development of the former Kroger Site in the neighborhood of Walnut Hills; ESTABLISHING new capital improvement program project account no. 980x164x211635, "Walnut Hills Former Kroger Site," for the purpose of providing resources to facilitate the acquisition, demolition, and development of the former Kroger Site in the neighborhood of Walnut Hills; AUTHORIZING the transfer and return to source Capital Funds 757 and 858 of the sum of \$2,000,000 from various capital improvement program project accounts for the purpose of decreasing certain existing capital improvement program project accounts, according to Section 1 of the attached Schedule of Transfer; AUTHORIZING the transfer and appropriation of the sum of \$2,000,000 from the unappropriated surplus of Capital Funds 757 and 858 to new or existing capital improvement program project accounts for the purpose of providing resources for certain capital improvement program project accounts, according to Section 2 of the attached Schedule of Transfer; and further DECLARING certain herein described projects to be for a public purpose.

Sponsors: City Manager

Recommend Passage Emergency

Yes: 6 - Chairperson Mann
Councilmember Kearney
Councilmember Landsman
Councilmember Sittenfeld
Councilmember Sundermann
Councilmember Young

No: 1 - Vice Chair Seelbach

Absent: 1 - Councilmember Pastor

11. [202001356](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/31/2020, **APPROVING AND AUTHORIZING** the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement* with OTR Holdings, Inc., or other subsidiary of Cincinnati Center City Development Corporation (3CDC) acceptable to the City thereby authorizing a 12-year tax exemption for 100% of the value of improvements made to real property located at 7-11 E. Court Street in the Central Business District of Cincinnati, in connection with the remodeling of existing first-floor commercial space, at a total construction cost of approximately \$1,098,288.

Sponsors: City Manager

Recommend Passage Emergency

12. [202001359](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/31/2020, **APPROVING AND AUTHORIZING** the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement* with OTR Holdings, Inc., or other subsidiary of Cincinnati Center City Development Corporation (3CDC) acceptable to the City, thereby authorizing a 12-year tax exemption for 100% of the value of improvements made to real property located at 31 E. Court Street in the Central Business District of Cincinnati, in connection with the remodeling of existing first-floor commercial space, at a total construction cost of approximately \$248,919.
- Sponsors:** City Manager
Recommend Passage Emergency
13. [202001358](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/31/2020, **AUTHORIZING** the City Manager to execute a *Funding Agreement* with Court and Vine Holdings, LLC, or other subsidiary of Cincinnati Center City Development Corporation (3CDC) acceptable to the City, providing for a forgivable loan of \$1,500,000 and development of a scattered-site, mixed-use project in the Central Business District of Cincinnati consisting of the construction of approximately twenty-eight market-rate residential condominium units and 8,943 square feet of commercial space; ESTABLISHING new capital improvement program project account no. 980x164x211630, "Court Street Housing Redevelopment - TIF" to provide resources for the acquisition of real property associated with the development; AUTHORIZING the transfer and appropriation of the sum of \$1,500,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 (Downtown/OTR West TIF District) to the newly-established capital improvement program project account no. 980x164x211630, "Court Street Housing Redevelopment - TIF," to provide resources for the acquisition of property associated with the development in the form of a forgivable loan; and further DECLARING expenditures from such project account serve a public purpose.
- Sponsors:** City Manager
Recommend Passage Emergency
14. [202001350](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/31/2020, **AUTHORIZING** the City Manager to execute a *Property Sale and Development Agreement* between the City of Cincinnati and Kunst Development LLC for the sale of City-owned property at 1623 Pleasant Street, located in the Over-The-Rhine neighborhood of Cincinnati, to be redeveloped as 8 market-rate residential rental units.
- Sponsors:** City Manager
Recommend Passage Emergency

15. [202001379](#)

ORDINANCE (EMERGENCY), submitted by Mayor John Cranley, AUTHORIZING the transfer of \$1,500,000 from the General Fund balance sheet reserve account no. 050x2580, "Reserve for Weather Related Events, Other Emergency and One-Time Needs," to the unappropriated surplus of General Fund 050; and AUTHORIZING the transfer of \$1,500,000 from the unappropriated surplus of General Fund 050 to the unappropriated surplus of Fund 759 "Income Tax-Transit" in order to preserve the available balance in Fund 759 "Income Tax Transit."

Sponsors: Mayor

Recommend Passage Emergency

16. [202001338](#)

ORDINANCE (EMERGENCY), submitted by Mayor John Cranley, dated August 27, 2020, AUTHORIZING the transfer and appropriation of \$100,00 from General Fund balance sheet reserve account no. 050x2580, "Reserve for Weather Related Events, Other Emergency and One-Time Needs," to the City Manager's Office General Fund non-personnel operating budget account no. 050x101x2700 for the purpose of providing funds for increased census outreach efforts such as canvassing, rental and landlord outreach, and targeted outreach in the lowest performing Census tracts to ensure that every Greater Cincinnati resident is counted in the 2020 Census; AUTHORIZING the provision of prizes and incentives in the form of gift cards for residents who complete the Census questionnaire as part of the outreach strategy; and DECLARING the use of funds for the purchase of gift cards to be used to encourage census participation to be public purpose.

Sponsors: Mayor

Recommend Passage Emergency

Yes: 5 - Chairperson Mann
Vice Chair Seelbach
Councilmember Kearney
Councilmember Landsman
Councilmember Young

No: 1 - Councilmember Sundermann

Absent: 2 - Councilmember Pastor
Councilmember Sittenfeld

17. [202001376](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/31/2020, **AUTHORIZING** the City Manager to execute a *Public Infrastructure Funding Agreement* with OTR Holdings, Inc., an affiliate of Cincinnati Center City Development Corporation (3CDC), pursuant to which the City of Cincinnati will provide funding of up to \$4,000,000 for the design and construction of certain public infrastructure improvements along Court Street in the Central Business District of Cincinnati; ESTABLISHING new capital improvement program project account no. 980x164x211628, "Court Street Public Infrastructure - TIF" for the purpose of providing resources for the design and construction of public infrastructure improvements associated with the development along Court Street generally between Vine Street and Walnut Street in the Central Business District of Cincinnati; AUTHORIZING the transfer and appropriation of the sum of \$4,000,000 from the unappropriated surplus of Downtown/OTR East Equivalent Fund 483 (Downtown/OTR East TIF District) to newly-established capital improvement program project account no. 980x164x211628, "Court Street Public Infrastructure - TIF," for the purpose of providing resources for the design and construction of the certain public infrastructure improvements along Court Street, including an upgraded streetscape, a new public plaza area, and other public infrastructure improvements associated with the development; and further DECLARING expenditures from such project account to serve a public purpose.

Sponsors: City Manager

Recommend Passage Emergency

Yes: 8 - Chairperson Mann
Vice Chair Seelbach
Councilmember Kearney
Councilmember Landsman
Councilmember Pastor
Councilmember Sittenfeld
Councilmember Sundermann
Councilmember Young

18. [202001383](#) RESOLUTION (LEGISLATIVE) (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/31/2020, **APPROVING** the petition for the creation of the Over-the-Rhine South Special Improvement District of Cincinnati, thereby establishing the district; APPROVING the articles of incorporation for Over-the-Rhine South Special Improvement District of Cincinnati, Inc., the nonprofit corporation formed to operate and govern the district; and ADOPTING the 2021-2024 services plan for the district.

Sponsors: City Manager

Recommend Passage

19. [202001384](#) RESOLUTION (LEGISLATIVE) (EMERGENCY) submitted by Paula Boggs Muething, Interim City Manager, on 8/31/2020, **DECLARING** the necessity of assessing properties in the Over-the-Rhine South Special Improvement District of Cincinnati to implement the 2021-2024 services plan for the district in accordance with Section 727.12 and Chapter 1710 of the Ohio Revised Code.

Sponsors: City Manager

Recommend Passage

The Budget and Finance Committee adjourned at 3:40 p.m.