

January 23, 2025

To: Mayor and Members of City Council

202500111

From: Sheryl M.M. Long, City Manager

Subject: Emergency Ordinance – 47 William H Taft Rd. Public Infrastructure Improvements

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to execute a Funding Agreement with Corryville Community Development Corporation, providing for a grant from the City to fund streetscape and other public infrastructure improvements to public rights-of-way including William H. Taft Road, Auburn Avenue, and McMillan Street in the Corryville neighborhood of Cincinnati; **AUTHORIZING** the transfer and appropriation of the sum of \$1,106,558 from the unappropriated surplus of Corryville Equivalent Fund 488 (Corryville TIF District) to the Department of Community and Economic Development non-personnel operating budget account no. 488x164x7200 to provide resources for streetscape improvements and other public infrastructure improvements along to rights-of-way including William H. Taft Road, Auburn Avenue, and McMillan Street in the Corryville neighborhood of Cincinnati; **AUTHORIZING** the transfer and appropriation of the sum of \$110,000 from the unappropriated surplus of Corryville Equivalent Fund 488 (Corryville TIF District) to the Department of Community and Economic Development personnel operating budget account no. 488x164x7100 to provide staffing resources in support of the streetscape improvements and other public infrastructure improvements to public rights-of-way including William H. Taft Road, Auburn Avenue, and McMillan Street in the Corryville neighborhood of Cincinnati; and further **DECLARING** expenditures from such accounts related to the streetscape and other public infrastructure improvements to public rights-of-way including William H. Taft Road, Auburn Avenue, and McMillan Street in the Corryville neighborhood of Cincinnati, to be 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 9-Corryville District Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

STATEMENT

The investment for public infrastructure improvements provides resources to effectively enhance pedestrian safety and calm high-volume traffic in a strategic area for the Corryville neighborhood and the University of Cincinnati residential area.

BACKGROUND/CURRENT CONDITIONS

Corryville Community Development Corporation (the “Developer” intends to complete public infrastructure improvements adjacent to a forthcoming private development located at 47 William H. Taft Road east of Auburn Avenue, the west side of Auburn

Avenue between William H. Taft Road and E. McMillan Street, and the north side of E. McMillan Street west of Auburn Avenue. The right-of-way infrastructure adjacent to the private development is currently in poor condition with cracked concrete walkways that are narrow and flushed to the adjoining street.

The public infrastructure improvements will include new street curbs, curb bump outs, painted crosswalks, new concrete walks, new street and parking signage, new underground utilities, new streetlights, new tree wells, and new street trees. The overall project will enhance pedestrian safety for local residents, students, and commuters in the Corryville neighborhood as well as the University of Cincinnati campus community at large.

The Corryville 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/past-community-engagement-meetings/proposed-use-of-tif-funds-for-public-infrastructure-improvements-at-47-william-howard-taft-rd-in-corryville/>

DEVELOPER INFORMATION

The Corryville Community Development Corporation is a local nonprofit organization that was founded in 1995. The organization collaborates with the Corryville Community Council, Short Vine Association, and University of Cincinnati for the overall development and enhancement of the Corryville neighborhood. In their 29-years of operation, the Developer has helped construct over 140,000 square feet of research space and opened four retail spaces at One Stetson Square, completed 53 condos, operated 205 apartment units at the Village at Stetson Square, and spearheaded the renovation of the Turner Center. The Developer continues to advocate and implement development for quality housing, commercial activity, and safety for pedestrians in the Corryville neighborhood.

PROPOSED INCENTIVE

The Administration is recommending \$1,106,558 to fund Developer for TIF District eligible costs related to the public infrastructure improvements. The ordinance also provides for \$110,000 for City personnel related costs for administration and oversight of this project.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance.

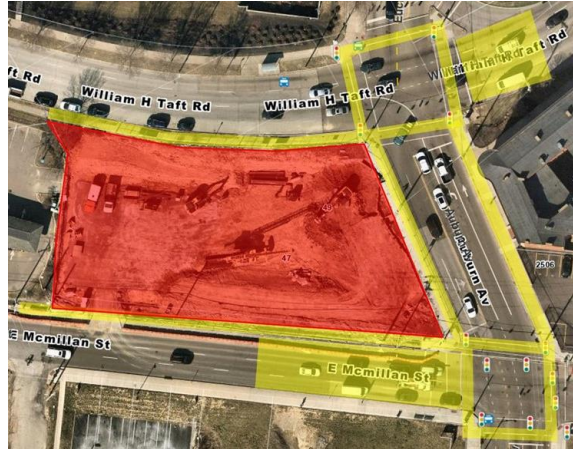
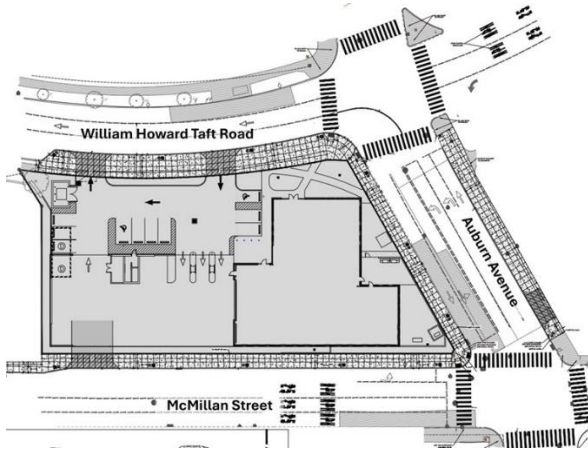
Attachment: Project Outline and Proposed Incentive

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

Project Outline

Project Name	47 William H. Taft Public Infrastructure Improvements - CCDC
Street Address	47 William H. Taft Road, Cincinnati, OH 45219
Neighborhood	Corryville
Property Condition	N/A
Project Type	Public Infrastructure Improvements – Right-of-Way
Project Cost	Hard Construction Costs: \$1,013,751.00 Acquisition Costs: \$0.00 Soft Costs: \$22,000.00 Developer Fee: \$50,807.00 Total Project Cost: \$1,106,558.00
Private Investment	Developer Equity: \$0
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 along the Reading Road BRT line nearby a future curbside station at the intersections of Vine, McMillan, Calhoun Streets. Transit Score: 57
Community Engagement	Most Recent Presentation Community Council (CC) on 08/13/2024. Community Engagement Meeting held on 10/10/2024. 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 Grant	\$1,106,558.00
“But For”	N/A
SBE/MBE/WBE Goals	30% SBE Inclusion Goal
Planning Commission Approval	N/A
Other Incentives & Approvals	N/A