



City of Cincinnati

801 Plum Street
Cincinnati, Ohio 45202

CALENDAR

Cincinnati City Council

Wednesday, February 28, 2024

2:00 PM

Council Chambers, Room 300

ROLL CALL

PRAYER AND PLEDGE OF ALLEGIANCE

FILING OF THE JOURNAL

MAYOR AFTAB

Cincinnati Board of Park Commissioners

1. [202400665](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint John Neyer to the Cincinnati Board of Park Commissioners for a term of six years. This appointment is submitted to City Council for its advice and consent pursuant to its Rules. (Male/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

MR. HARRIS

2. [202400475](#) **RESOLUTION**, submitted by Councilmember Harris, from Emily Smart Woerner, City Solicitor, **RECOGNIZING** Quiera Levy Smith as a 2024 City of Cincinnati Black History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati for her decades of volunteerism, leadership, and promotion of the arts within the Black community and around the City of Cincinnati.

Recommendation PASS

Sponsors: Harris

3. [202400481](#) **RESOLUTION**, submitted by Councilmember Harris, from Emily Smart Woerner, City Solicitor, **RECOGNIZING** Rev. Nelson Pierce as a 2024 City of Cincinnati Black History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati for his lifetime of work uplifting his community through preaching, activism, and service.

Recommendation PASS

Sponsors: Harris

MR. JEFFREYS

4. [202400496](#) **RESOLUTION**, submitted by Councilmember Jeffreys, from Emily Smart Woerner, City Solicitor, **RECOGNIZING** Candice Matthews Brackeen as a 2024 City of Cincinnati Black History Month honoree for her exceptional

contributions to innovation, diversity, and inclusion within the technology sector through her work with the Lightship Foundation and Black Tech Week; and **EXPRESSING** the appreciation of the Mayor and Council of the City of Cincinnati for her dedication to fostering an inclusive ecosystem for underrepresented founders in Cincinnati and beyond.

Recommendation PASS

Sponsors: Jeffreys

MS. PARKS

5. [202400647](#) **RESOLUTION**, submitted by Councilmember Parks, from Emily Smart Woerner, City Solicitor, **RECOGNIZING** the Honorable Judge Donte Johnson as a 2024 Black History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati to Judge Johnson for his contributions and passion for the people of Hamilton County.

Recommendation PASS

Sponsors: Parks

MS. KEARNEY

6. [202400640](#) **ORDINANCE (EMERGENCY)**, submitted by Vice Mayor Kearney, from Emily Smart Woerner, City Solicitor, **DECLARING** that Court Street at Mound Street in the West End neighborhood shall hereby receive the honorary, secondary name of "Wilbert Longmire Way" in honor of Wilbert Longmire and in recognition of his contributions to the City of Cincinnati as a nationally recognized jazz musician.

Recommendation HEATHLY NEIGHBORHOODS COMMITTEE

Sponsors: Kearney

CITY MANAGER

7. [202400564](#) **REPORT**, dated 2/28/2024, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for Annual Health Expo.

Recommendation FILE

Sponsors: City Manager

8. [202400565](#) **REPORT**, dated 2/28/2024, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for Best of Taste Food Trucks.

Recommendation FILE

Sponsors: City Manager

9. [202400597](#) **REPORT**, dated 2/28/2024 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Sessions Vinyl LLC, DBA Sessions Vinyl, 4011 Allston Street #1A. (#7979467, New, C1) [Objections: None]

Recommendation FILE

Sponsors: City Manager

10. [202400598](#) **REPORT**, dated 2/28/2024 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Catch Me If You Can Cincy LLC, DBA Catch Me If You Can, 6112 Montgomery Road. (#1334234-0005, New, D5J D6) [Objections: None]
Recommendation FILE
Sponsors: City Manager
11. [202400599](#) **REPORT**, dated 2/28/2024, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for 2024 UC Homecoming Parade.
Recommendation FILE
Sponsors: City Manager
12. [202400600](#) **REPORT**, dated 2/28/2024, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for Queen City Slam 2024.
Recommendation FILE
Sponsors: City Manager
13. [202400613](#) **REPORT**, dated 2/28/2024, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for Cincinnati Walks for Kids 2024.
Recommendation FILE
Sponsors: City Manager
14. [202400614](#) **REPORT**, dated 2/28/2024 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Studio 615 LLC, DBA Studio 615, 615 Main Street. (#8650403, New, D3 D3A) [Objections: Yes]
Recommendation FILE
Sponsors: City Manager
15. [202400616](#) **REPORT**, dated 2/28/2024 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Breaking Bread Restaurant LLC, 7759 Reading Road. (#0938221, TFOL D5 D6) [Objections: Yes]
Recommendation FILE
Sponsors: City Manager
16. [202400620](#) **ORDINANCE**, submitted by Sheryl M. M. Long, City Manager, dated 2/28/2024, **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$306,761 from the Ohio Department of Health Get Vaccinated OHIO Public Health Initiative grant to support activities that will increase immunization rates in children under two years of age, school-aged children, and adolescents; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund revenue account no. 350x8536.
Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

17. [202400623](#) **ORDINANCE**, submitted by Sheryl M. M. Long, City Manager, dated 2/28/2024, **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$1,500 from the League of American Bicyclists Community Spark program to support the Cincinnati Health Department's outreach to students on pedestrian and bicycle safety and to provide students with bicycle safety lights; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund revenue account no. 350x8571.

Recommendation

BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

18. [202400626](#) **ORDINANCE**, submitted by Sheryl M. M. Long, City Manager, dated 2/28/2024, **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$11,770 from the Ohio Environmental Protection Agency Mosquito Control Grant Program to provide funds for investigating the prevalence of mosquito vectors and the incidence of infection in the mosquito populations, identifying density locations for mosquito vector species, and educating communities in the immediate area on how to reduce the mosquito populations; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund 350x8536.

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

19. [202400628](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M. M. Long, City Manager, dated 2/28/2024, **ESTABLISHING** new capital improvement program project account no. 980x232x242370, "Central Parkway Streetscape Phase-II TIF" to provide resources to complete the final design plans of the Central Parkway Streetscape project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street; and **AUTHORIZING** the transfer and appropriation of \$1,600,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to newly established capital improvement program project account no. 980x232x242370, "Central Parkway Streetscape Phase-II TIF," to complete the final design plans of the Central Parkway Streetscape project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street.

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

20. [202400637](#) **ORDINANCE**, submitted by Sheryl M.M. Long, City Manager, dated 2/28/2024, **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$2,000 from the Center for Clinical & Translational Science & Training to provide staff with leadership and research training and assistance to develop and improve a health program through the Cincinnati Health Department Healthy Communities program; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund revenue account no. 350x8571.

Recommendation

BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

21. [202400650](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M. M. Long, City Manager, on 2/28/2024, **APPROVING AND AUTHORIZING** the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Cincinnati Capital Partners 578, LLC, thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 1628 Walnut Street in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of an existing building to approximately 3,304 square feet of residential space, consisting of five residential units, at a total construction cost of approximately \$926,954.

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

CLERK OF COUNCIL

22. [202400594](#) **APPOINTMENT**, submitted by the Clerk of Council, I hereby recommend the appointment of Lisa Marie Carrion as a Deputy Clerk in the Office of the Clerk of Council pursuant to Article II, Section 5a of the Charter of the City of Cincinnati.

Recommendation CONFIRM

Sponsors: Clerk of Council

23. [202400596](#) **APPOINTMENT**, submitted by the Clerk of Council, I hereby recommend the appointment of Kaci Lomax as a Deputy Clerk in the Office of the Clerk of Council pursuant to Article II, Section 5a of the Charter of the City of Cincinnati.

Recommendation CONFIRM

Sponsors: Clerk of Council

24. [202400601](#) **STATEMENT**, submitted by the Clerk of Council formally filing a copy of the Financial Disclosure Statement for Seth Walsh/Councilmember. (ETHICS)

Recommendation FILE

Sponsors: Clerk of Council

25. [202400602](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Anne C. Sesler, Government Strategies Group, Director of Public Affairs, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (VISITCINCY)

Recommendation FILE

Sponsors: Clerk of Council

26. [202400603](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Douglas Moormann, Government Strategies Group, Vice President, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (VISITCINCY)

Recommendation FILE

Sponsors: Clerk of Council

27. [202400604](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Alana Tucker, Government Strategies Group, Senior Director of Government Affairs, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (Great Parks of

Hamilton County)

Recommendation FILE

Sponsors: Clerk of Council

28. [202400605](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Anne C. Sesler, Government Strategies Group, Director of Public Affairs, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (Great Parks of Hamilton County)

Recommendation FILE

Sponsors: Clerk of Council

29. [202400606](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent James T. Benedict, Government Strategies Group, Vice President, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (Great Parks of Hamilton County)

Recommendation FILE

Sponsors: Clerk of Council

30. [202400607](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Charles H. Gerhardt III, President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (Great Parks of Hamilton County)

Recommendation FILE

Sponsors: Clerk of Council

31. [202400608](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Douglas Moormann, Vice President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (College Hill Community Urban Redev Corp)

Recommendation FILE

Sponsors: Clerk of Council

32. [202400609](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Charles H. Gerhardt III, President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (College Hill Community Urban Redev Corp)

Recommendation FILE

Sponsors: Clerk of Council

33. [202400610](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Charles H. Gerhardt III, President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (Terrex Development & Construction)

Recommendation FILE

Sponsors: Clerk of Council

34. [202400611](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Charles H. Gerhardt III, President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (URBAN SITES)

Recommendation FILE

Sponsors: Clerk of Council

35. [202400617](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Douglas Moormann, Vice President, Government Strategies Group, , 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (URBAN SITES)
Recommendation FILE
Sponsors: Clerk of Council
36. [202400618](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Charles H. Gerhardt III, President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (CCHMC)
Recommendation FILE
Sponsors: Clerk of Council
37. [202400619](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent James T. Benedict III, Vice President, Government Strategies Group, , 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (TERREX DEVELOPMENT & CONSTRUCTION)
Recommendation FILE
Sponsors: Clerk of Council
38. [202400621](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent James T. Benedict, Vice President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (CCHMC)
Recommendation FILE
Sponsors: Clerk of Council
39. [202400622](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Alana Tucker, Senior Director of Government Affairs, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (CCHMC)
Recommendation FILE
Sponsors: Clerk of Council
40. [202400624](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Charles Gerhardt, President & CEO, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (CARACOLE)
Recommendation FILE
Sponsors: Clerk of Council
41. [202400625](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent James T. Benedict, Vice President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (CARACOLE)
Recommendation FILE
Sponsors: Clerk of Council
42. [202400627](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Anne Sesler, Director of Public Affairs, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (CARACOLE)

Recommendation FILE**Sponsors:** Clerk of Council

43. [202400629](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Alana Tucker, Senior Director of Government Affairs, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (ARTWORKS)

Recommendation FILE**Sponsors:** Clerk of Council

44. [202400630](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Charles H. Gerhardt III, President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (ARTWORKS)

Recommendation FILE**Sponsors:** Clerk of Council

45. [202400631](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent James T. Benedict, Vice President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (CCHMC)

Recommendation FILE**Sponsors:** Clerk of Council

46. [202400632](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Anne Sesler, Director of Public Affairs, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (FC CINCINNATI)

Recommendation FILE**Sponsors:** Clerk of Council

47. [202400633](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent James Benedict, Vice President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (FC CINCINNATI)

Recommendation FILE**Sponsors:** Clerk of Council

48. [202400634](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Charles Gerhardt, President & CEO, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (FC CINCINNATI)

Recommendation FILE**Sponsors:** Clerk of Council

49. [202400635](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent

Douglas Moormann, Director of Public Affairs, Government Strategies Group,
700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (Local Oakley)

Recommendation FILE

Sponsors: Clerk of Council

50. [202400636](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Douglas Moormann, Vice President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (NEWCREST IMAGE)

Recommendation FILE

Sponsors: Clerk of Council

51. [202400638](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Douglas Moormann, Vice President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (PENNROSE)

Recommendation FILE

Sponsors: Clerk of Council

52. [202400639](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Douglas Moormann, Vice President, Government Strategies Group, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (NEYER PROPERTIES)

Recommendation FILE

Sponsors: Clerk of Council

53. [202400675](#) **REGISTRATION (UPDATED)**, submitted by the Clerk of Council from Legislative Agent John J Cranley, Lawyer, KMK Law, 1 East Fourth Street, Suite 1400, Cincinnati, Ohio 45208.

Recommendation FILE

Sponsors: Clerk of Council

54. [202400676](#) **STATEMENT**, submitted by the Clerk of Council formally filing a copy of the Financial Disclosure Statement for Makiedah Messam/CCA Interim Director.

Recommendation FILE

Sponsors: Clerk of Council

55. [202400677](#) **STATEMENT**, submitted by the Clerk of Council formally filing a copy of the Financial Disclosure Statement for Joseph William Gray/Finance - Debt Manager.

Recommendation FILE

Sponsors: Clerk of Council

BUDGET AND FINANCE COMMITTEE

56. [202400558](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M. M. Long, City Manager dated 2/22/2024, **AUTHORIZING** the transfer and appropriation of \$191,516.35 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to capital improvement program project account no. 980x981x232522, "Fleet Replacements - Obsolete," to acquire automotive and motorized equipment funded by the sale of obsolete automotive equipment and subrogation payments for damage to City vehicles.
- Recommendation** PASS EMERGENCY
- Sponsors:** City Manager
57. [202400557](#) **ORDINANCE**, submitted by Sheryl M.M. Long, City Manager, dated 2/22/2024, **AUTHORIZING** the City Manager to apply for and accept the in-kind services of an Energy Efficiency Community Block Grant Community Energy Fellow provided through the United States Department of Energy.
- Recommendation** PASS EMERGENCY
- Sponsors:** City Manager
58. [202400560](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M.M. Long, City Manager, dated 2/22/2024, **AUTHORIZING** the City Manager to accept and appropriate a grant of \$1,000 from the Greater Cincinnati Foundation Harry F. and Mary Ann Fry Fund into City Manager's Office General Fund non-personnel operating budget account no. 050x101x7200 to provide resources for the operation of the Office of Human Relations; and **AUTHORIZING** the Director of Finance to deposit the grant funds into General Fund revenue account no. 050x8572.
- Recommendation** PASS EMERGENCY
- Sponsors:** City Manager
59. [202400559](#) **ORDINANCE**, submitted by Sheryl M. M. Long, City Manager, on 2/22/2024, **ACCEPTING AND CONFIRMING** the grant of a public utility easements in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property in the City of Deer Park, Hamilton County, Ohio in accordance with the plat entitled Plat of Easement E-1080 the Townhomes at Wentworth WSL 3674, E1096, as recorded in Plat Book 487, Page 93, Hamilton County, Ohio Recorder's Office.
- Recommendation** PASS
- Sponsors:** City Manager
60. [202400561](#) **ORDINANCE**, submitted by Sheryl M. M. Long, City Manager, on 2/22/2024, **ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property in Miami Township related to Deer Run, Phase 5 Subdivision, as more particularly depicted and described on an easement plat recorded in Plat Book 494, Page 96, Hamilton County, Ohio

Recorder's Office.

Recommendation PASS

Sponsors: City Manager

61. [202400562](#) **RESOLUTION (LEGISLATIVE)** submitted by Sheryl M. M. Long, City Manager, on 2/22/2024, **DECLARING** the necessity of assessing for the control of blight and disease of shade trees within the public rights-of-way, and for planting, care, maintenance, trimming, and removing shade trees in and along the streets of the City of Cincinnati's Urban Forestry Maintenance District for calendar year 2025.

Recommendation PASS

Sponsors: City Manager

62. [202400566](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 2/22/2024, **AUTHORIZING** the City Manager to execute a Property Sale Agreement with OE May Square, LLC, pursuant to which the City will sell certain real property located at 646 Crown Street in the Walnut Hills neighborhood of Cincinnati.

Recommendation PASS EMERGENCY

Sponsors: City Manager

63. [202400593](#) **MOTION**, submitted by Councilmembers Cramerding and Owens, **WE MOVE** that the Administration draft a report addressing the potential advantages or disadvantages, feasibility, and benefits to transparency of the following guardrails for the CSR Trust and the implementation of the Cincy on Track Plan. (BALANCE ON FILE IN THE CLERK'S OFFICE) (STATEMENT ATTACHED).

Recommendation ADOPT

Sponsors: Cramerding and Owens

SUPPLEMENTAL ITEMS

CLIMATE, ENVIRONMENT & INFRASTRUCTURE COMMITTEE

64. [202400529](#) **MOTION**, submitted by Councilmembers Cramerding and Jeffreys, **WE MOVE** that the administration utilize the Office of Performance and Data Analytics and, if necessary, outside consultants to identify best practices, compare peer cities, and develop a plan for comprehensive and proactive litter prevention and removal plan, and to inform council of the cost of such a plan. **WE FURTHER MOVE** that the Administration produce a report within ninety (90) days which identifies and outlines short-term improvements. This report shall include potential resources that may be allocated for implementation of improvements identified along with budget update recommendations. Priority should center on critical neighborhood arteries and thoroughfares leading into downtown. (STATEMENT ATTACHED)

Recommendation ADOPT

Sponsors: Cramerding and Jeffreys

EQUITABLE GROWTH & HOUSINGS COMMITTEE

65. [202400410](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 2/7/2024, **AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property in the area generally located at 1048 Considine Avenue in the East Price Hill neighborhood from the SF-2, "Single-family," zoning district to Planned Development District No. 101, "Santa Maria Community Services." (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>).

Recommendation PASS

Sponsors: City Manager

66. [202400392](#) **COMMUNICATION**, (application) submitted by the Clerk of Council from Cardinal Land Conservancy, 790 Garfield Ave, Milford, Ohio 45150, for Farmland in an Agricultural District located at 969 North Bend Road.

Recommendation APPROVE & FILE

Sponsors: Clerk of Council

ANNOUNCEMENTS

Adjournment



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

2024/02/06/05

February 2024

APPOINTMENT

I hereby appoint John Neyer to the Cincinnati Board of Park Commissioners for a term of six years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.

Mayor Aftab Pureval

Date: February 14, 2024

To: Councilmember Reggie Harris
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Resolution – Black History Month – Quiera Levy Smith**

Transmitted herewith is a resolution captioned as follows:

RECOGNIZING Quiera Levy Smith as a 2024 City of Cincinnati Black History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati for her decades of volunteerism, leadership, and promotion of the arts within the Black community and around the City of Cincinnati.

EESW/CMZ(dmm)
Attachment
397246

RESOLUTION NO. _____ - 2024

RECOGNIZING Quiera Levy Smith as a 2024 City of Cincinnati Black History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati for her decades of volunteerism, leadership, and promotion of the arts within the Black community and around the City of Cincinnati.

WHEREAS, Quiera Levy Smith has been working to connect Cincinnatians, particularly our Black community, to the arts for the duration of her career through her work with 5/3 Bank, Cincinnati Playhouse in the Park, People's Liberty, the Taft Museum of Art, and many more great organizations; and

WHEREAS, Mrs. Levy Smith founded Browngirls Productions, an arts-based consulting firm that creates cultural connections, assists in the production of events, forums, and festivals such as the Middfest International, and partners with organizations such as Cincinnati Arts Association and Paycor; and

WHEREAS, Mrs. Levy Smith has worked as a member of the Duncanson Society Artist in Residence Selection Committee, where she worked to affirm an ongoing presence of African American artists and culture across the structure of the Taft Museum of Art; and

WHEREAS, Mrs. Levy Smith has served as the Chair, Co-Chair, and as a member of the Multicultural Awareness Council for the Cincinnati Symphony Orchestra, and through those positions, Mrs. Levy Smith has worked to increase the representation of black, latine, and other underrepresented voices within the Orchestra; and

WHEREAS, Mrs. Levy Smith has been honored as a 2020 Dada Rafiki winner and was featured in the 2020 edition of the Artswave book *Imagineers Impresarios Inventors: Cincinnati's Arts and the Power of Her*; and

WHEREAS, Mrs. Levy Smith has served on the Board of Directors for the Friends of Music Hall, Avondale Community Arts Program, Mutual Dance Theatre, Chamber Music Cincinnati, Concert Nova, Contemporary Dance Theater, and others; and

WHEREAS, Mrs. Levy Smith has donated time, treasure, and talent to the Cincinnati community, serving in multiple capacities to bring quality arts performances to underserved communities, while working to open pathways for performance and residency for local artists, and Mrs. Levy Smith has been a critical asset to the growth of culture in this City; now, therefore;

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Mayor and Council hereby recognize Quiera Levy Smith as a 2024 City of Cincinnati Black History Month honoree for her decades of volunteerism, leadership, and promotion of the arts within the Black community and around the City of Cincinnati.

Section 2. That this resolution be spread upon the minutes of Council and that a copy be provided to Quiera Levy Smith through the office of Councilmember Reggie Harris.

Passed _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

Submitted by Councilman Reggie Harris

Date: February 14, 2024

To: Councilmember Reggie Harris
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Resolution – Black History Month – Rev. Nelson Pierce**

Transmitted herewith is a resolution captioned as follows:

RECOGNIZING Rev. Nelson Pierce as a 2024 City of Cincinnati Black History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati for his lifetime of work uplifting his community through preaching, activism, and service.

EESW/CMZ(dmm)
Attachment
397286

EESW

RESOLUTION NO. _____ - 2024

RECOGNIZING Rev. Nelson Pierce as a 2024 City of Cincinnati Black History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati for his lifetime of work uplifting his community through preaching, activism, and service.

WHEREAS, Rev. Nelson Pierce is the senior pastor of Beloved Community Church in Mt. Airy, the co-deputy executive director of the National Black Workers Center, and a dedicated local activist; and

WHEREAS, in 2018, Rev. Nelson Pierce led an effort to mobilize local churches around Cincinnati getting more than 5,000 voters out to the polls, and has continued activating and organizing with the local faith community; and

WHEREAS, Rev. Nelson Pierce has been active in the fight for civil rights his whole life, organizing in 2014 in Ferguson, Missouri after Mike Brown was murdered, and working to establish the Cincinnati Bail Project during the protests following the murder of George Floyd in 2020; and

WHEREAS, Rev. Nelson Pierce has been a steady voice of moral clarity locally, providing the community with spiritual guidance during some of our most troubled times; and

WHEREAS, Rev. Nelson Pierce is recognized nationwide for his thoughtfulness, dedication to justice, and his commitment to uplifting all oppressed peoples; now therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Mayor and this Council hereby recognize Rev. Nelson Pierce for his decades of service to his community, his commitment to uplifting all people, and his dedication to increasing local civic engagement.

Section 2. That this resolution be spread upon the minutes of Council and that a copy be provided to Rev. Nelson Pierce through the office of Councilmember Reggie Harris.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

Submitted by Councilmember Reggie Harris

2024 00496

Date: February 14, 2024

To: Councilmember Mark Jeffreys
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Resolution – Black History Month – Candice Matthews Brackeen**

Transmitted herewith is a resolution captioned as follows:

RECOGNIZING Candice Matthews Brackeen as a 2024 City of Cincinnati Black History Month honoree for her exceptional contributions to innovation, diversity, and inclusion within the technology sector through her work with the Lightship Foundation and Black Tech Week; and **EXPRESSING** the appreciation of the Mayor and Council of the City of Cincinnati for her dedication to fostering an inclusive ecosystem for underrepresented founders in Cincinnati and beyond.

EESW/KKF(dmm)
Attachment
397345

RESOLUTION NO. _____ - 2024

RECOGNIZING Candice Matthews Brackeen as a 2024 City of Cincinnati Black History Month honoree for her exceptional contributions to innovation, diversity, and inclusion within the technology sector through her work with the Lightship Foundation and Black Tech Week; and **EXPRESSING** the appreciation of the Mayor and Council of the City of Cincinnati for her dedication to fostering an inclusive ecosystem for underrepresented founders in Cincinnati and beyond.

WHEREAS, Candice Matthews Brackeen, a homeowner in the Clifton neighborhood and a graduate of the University of Cincinnati, has been integral to building an inclusive ecosystem in Cincinnati; and

WHEREAS, Candice Matthews Brackeen has served on the board of the Cincinnati Futures Commission and purchased the Frank Lloyd Wright-designed Cedric G. and Patricia Neils Boulter House to be used as a residence for creatives and entrepreneurs; and

WHEREAS, her work has significantly impacted Cincinnati and the broader tech ecosystem by supporting diverse entrepreneurs through the Lightship Foundation and Black Tech Week; and

WHEREAS, the Lightship Foundation, under Candice Matthews Brackeen's leadership, has been instrumental in providing mentorship, resources, and funding to minority-led startups, thereby bridging the gap in venture capital funding and opportunities; and

WHEREAS, Black Tech Week, led by Candice Matthews Brackeen, serves as a groundbreaking event dedicated to celebrating, empowering, and elevating Black and minority tech professionals and entrepreneurs, offering networking, education, and investment opportunities; and

WHEREAS, Candice Matthews Brackeen's efforts have not only contributed to the economic growth and innovation within Cincinnati but have also set a national example for creating more equitable and inclusive opportunities in the tech industry; and

WHEREAS, through her visionary leadership and unwavering commitment, Candice Matthews Brackeen has cultivated a community that values diversity, equity, and inclusion, making significant strides towards reducing disparities in the tech ecosystem; and

WHEREAS, Candice Matthews Brackeen's initiatives, including the establishment of comprehensive programs and partnerships, have empowered countless entrepreneurs and innovators, fostering a culture of success and sustainability in an ever-evolving industry; and

WHEREAS, her work has been recognized as not only transformative in the realm of business and technology, but also as a catalyst for social change, reflecting her deep commitment to leveraging technology as a force for good; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Mayor and this Council hereby recognize Candice Matthews Brackeen for her outstanding leadership and significant contributions to the technology sector, particularly in supporting underrepresented entrepreneurs through the Lightship Foundation and Black Tech Week, and for her role in promoting diversity, equity, and inclusion within the City of Cincinnati and the broader entrepreneurial ecosystem.

Section 2. That this resolution be spread upon the minutes of Council and that a copy be provided to Candice Matthews Brackeen through the office of Councilmember Mark Jeffreys.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

Submitted by Councilmember Mark Jeffreys

202400647

Date: February 28, 2024

To: Councilmember Victoria Parks
From: Emily Smart Woerner, City Solicitor *ESW*
Subject: **Resolution – Judge Donte Johnson**

Transmitted herewith is a resolution captioned as follows:

RECOGNIZING the Honorable Judge Donte Johnson as a 2024 Black History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati to Judge Johnson for his contributions and passion for the people of Hamilton County.

ESW/CMZ(dmm)
Attachment
397902

EESW

RESOLUTION NO. _____ - 2024

RECOGNIZING the Honorable Judge Donte Johnson as a 2024 Black History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati to Judge Johnson for his contributions and passion for the people of Hamilton County.

WHEREAS, Judge Donte Johnson was born in Cincinnati’s West End area, grew up in the West End and Avondale neighborhoods, and he is a Cincinnati Public Schools graduate from Clark Montessori High School; and

WHEREAS, Judge Johnson received his undergraduate degree in Communications and Culture at Howard University, returning to Cincinnati for his Juris Doctorate degree at the University of Cincinnati’s College of Law; and

WHEREAS, Judge Johnson served Hamilton County as a public defender and housing attorney for many years before starting his own law practice; and

WHEREAS, Judge Johnson was elected to the Hamilton County Municipal Court bench on November 2, 2021, and was re-elected on November 7, 2023; and

WHEREAS, Judge Johnson has devoted his time to leading his community with compassion, equity, and justice, serving as a motivational speaker to the youth and new attorneys; and

WHEREAS, Judge Johnson is a member of various programs working to promote social justice, including the American Judges Association, the Ohio Black Judges Association, the National Bar Association, the Ohio Bar Association, the Cincinnati Bar Association, the Black Lawyers Association of Cincinnati, the Cincinnati NAACP, as well as the League of the United Latin American Citizens; and

WHEREAS, Judge Johnson has worked for justice, equity, and impartiality of Hamilton County and is a dedicated, driven, and optimistic leader within the City of Cincinnati and Hamilton County’s justice system; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Mayor and this Council hereby recognize the Honorable Judge Donte Johnson for his dedication to the City of Cincinnati through his passion for the people of Cincinnati and his diligence in working to sustain an impartial justice system.

Section 2. That this resolution be spread upon the minutes of Council and that a copy be provided to Judge Donte Johnson through the office of Councilmember Victoria Parks.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____

Clerk

Submitted by Councilmember Victoria Parks

202400640

Date: February 28, 2024

To: Vice Mayor Jan-Michele Lemon Kearney
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Emergency Ordinance –Honorary Street Renaming for Wilbert Longmire**

Transmitted herewith is an ordinance captioned as follows:

DECLARING that Court Street at Mound Street in the West End neighborhood shall hereby receive the honorary, secondary name of “Wilbert Longmire Way” in honor of Wilbert Longmire and in recognition of his contributions to the City of Cincinnati as a nationally recognized jazz musician.

EESW/JRS(dmm)
Attachment
397660

EMERGENCY

City of Cincinnati

JRS

EESW

An Ordinance No. _____

- 2024

DECLARING that Court Street at Mound Street in the West End neighborhood shall hereby receive the honorary, secondary name of “Wilbert Longmire Way” in honor of Wilbert Longmire and in recognition of his contributions to the City of Cincinnati as a nationally recognized jazz musician.

WHEREAS, Wilbert Longmire was born in Alabama in 1940 and moved to Cincinnati when he was three years old; and

WHEREAS, growing up in the West End neighborhood, Mr. Longmire started as a singer in a street corner symphony and was violinist in his school orchestra; and

WHEREAS, after buying his first guitar, Mr. Longmire turned to playing jazz and by the end of his career became a widely recognized jazz guitarist and musician; and

WHEREAS, Mr. Longmire played in the early 1960s music scene in Cincinnati, including working as a session musician for the King Records’ studio and participated in 225 jazz recording sessions between 1963 and 2005; and

WHEREAS, Mr. Longmire’s first album was recorded in 1969, titled Revolution and he release further albums in the 1970s and 1980s including This Side of Heaven (1976), Sunny Side Up (1978), Champagne (1979), and With All My Love (1980); and

WHEREAS, Mr. Longmire’s music contributed to the genesis of the musical styles of Jazz Funk, Smooth Jazz, Soul Jazz, and Acid Jazz; and

WHEREAS, in 2001, Mr. Longmire was awarded a Lifetime Achievement Award from the Cincinnati Area Pop Music Awards, and he was inducted into the Cincinnati Black Music Walk of Fame in 2022; and

WHEREAS, Mr. Longmire’s career saw him play with many great musicians such as Jack McDuff, Billy Eckstine, Lou Rawls, Jimmy Smith, Art Farmer, Herbie Hancock, and Larry Coryell; and

WHEREAS, as valuable member of the Cincinnati Jazz music scene, Mr. Longmire supported and mentored other local musicians, including offering Bootsie Collins one of his first jobs; and

WHEREAS, Wilbert Longmire has made a lasting impact to the Cincinnati community and to the City of Cincinnati’s citizens, and his contributions and dedication for jazz music and its impact to the City of Cincinnati will long be remembered; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Court Street at Mound Street in the West End neighborhood shall hereby receive the honorary, secondary name of “Wilbert Longmire Way” in honor of Wilbert Longmire and in recognition of his contributions and dedication to the City of Cincinnati through his musical talents and impact on the City’s music scene.

Section 2. That the appropriate City officials are hereby authorized to do all things necessary and proper to implement the provisions of Section 1 herein, including the generation and installation of appropriate secondary street signage, which shall designate Court Street at Mound Street in the West End neighborhood as “Wilbert Longmire Way” in accordance with the Department of Transportation and Engineering’s procedures relating to street designation and related signage.

Section 3. That a copy of this ordinance be sent to the family of Wilbert Longmire via the office of Vice Mayor Jan-Michele Lemon Kearney.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the Department of Transportation and Engineering to move forward with the administrative requirements related to the honorary naming of streets to provide for the ceremony and dedication of the honorary street name at the earliest possible time.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

Date: 02/28/24

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: **SPECIAL EVENT PERMIT APPLICATION: Annual Health Expo** **202400564**

In accordance with Cincinnati Municipal Code, Chapter 765; Renee Mahaffey Harris has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Fire Department, Metro, Cincinnati Police Special Events Unit, Cincinnati Police District One, Traffic and Engineering Department, Traffic and Road Operations Department and The Health Department. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: Annual Health Expo
EVENT SPONSOR/PRODUCER: Renee Mahaffey Harris
CONTACT PERSON: Renee Mahaffey Harris
LOCATION: 1230 Elm Street (Washington Park)
DATE(S) AND TIME(S): 04/27/24 0900-1800
EVENT DESCRIPTION: Health Screenings, Exhibitors, Children's Activities, Physical Fitness Demonstrations, Workshops, and Entertainment
ANTICIPATED ATTENDANCE: 10,000
ALCOHOL SALES: YES. NO.
TEMPORARY LIQUOR PERMIT HOLDER IS: N/A

cc: Colonel Teresa A. Theetge, Police Chief

Date: 02/28/24

To: Mayor and Members of City Council
 From: Sheryl M. M. Long, City Manager
 Subject: **SPECIAL EVENT PERMIT APPLICATION: Best of Taste Food Trucks** **202400565**

In accordance with Cincinnati Municipal Code, Chapter 765; Zak Kelley has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): (Cincinnati Fire Department, Metro, Cincinnati Police Special Events Unit, Cincinnati Police District One, Traffic and Engineering Department, Traffic and Road Operations Department and The Health Department. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: Best of Taste Food Trucks
 EVENT SPONSOR/PRODUCER: Zak Kelley
 CONTACT PERSON: Zak Kelley
 LOCATION: 56 East Court Street
 DATE(S) AND TIME(S): 05/08/24 1100- 1400 Hrs.
 EVENT DESCRIPTION: "Best of" for the Taste of Cincinnati. Food trucks will have the opportunity to serve judges who will rate their dishes and choose winners in specific categories. This event will be open to the public.
 ANTICIPATED ATTENDANCE: 500
 ALCOHOL SALES: YES. NO.
 TEMPORARY LIQUOR PERMIT HOLDER IS: N/A

cc: Colonel Teresa A. Theetge, Police Chief

Date: 2/28/2024

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager *VT for SMM L*

202400597

Subject: Liquor License – New

FINAL RECOMMENDATION REPORT

OBJECTIONS: None

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 7979467
PERMIT TYPE: NEW
CLASS: C1
NAME: SESSIONS VINYL LLC
DBA: SESSIONS VINYL
4011 ALLSTON ST #1A
CINCINNATI OH 45209

As of today's date, the Department of Buildings & Inspections has declined comment with their investigation.

On February 1, 2024, Oakley Community Council was notified of this application and do not object.



Police Department Approval



David M. Laing, Assistant City Prosecutor
Law Department - Recommendation
 Objection No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: March 26, 2024

Date: March 6, 2024

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: Liquor License – New

202400598

FINAL RECOMMENDATION REPORT

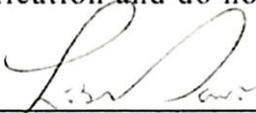
OBJECTIONS: None

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 1334234-0005
PERMIT TYPE: NEW
CLASS: D5J D6
NAME: CATCH ME IF YOU CAN CINCY LLC
DBA: CATCH ME IF YOU CAN
6112 MOTGOMERY RD
CINCINNATI OH 45213

As of today's date, the Department of Buildings & Inspections has declined comment with their investigation.

On February 1, 2024, Pleasant Ridge Community Council was notified of this application and do not object.



Police Department Approval



David M. Laing, Assistant City Prosecutor
Law Department - Recommendation

Objection No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: March 12, 2024

Date: 2/28/2024

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: **SPECIAL EVENT PERMIT APPLICATION: 2024 UC Homecoming Parade** **202400599**

In accordance with Cincinnati Municipal Code, Chapter 765; 2024 UC Homecoming Parade has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Police Department, Fire Department, Health Department, Parks Department, Department of Building and Inspections, Department of Community and Economic Development, Department of Finance, Department of Public Services, and Department of Transportation and Engineering. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: 2024 UC Homecoming Parade
EVENT SPONSOR/PRODUCER: Officer Marcus Stacy - Special Events UCPD
CONTACT PERSON: Marcus Stacy
LOCATION: 2915 Clifton Avenue
2521 Calhoun Street
DATE(S) AND TIME(S): 10/19/2024 6:00am—10/19/2024 5:00pm
EVENT DESCRIPTION: Parade for Homecoming Weekend
ANTICIPATED ATTENDANCE: 5,000
ALCOHOL SALES: YES. NO.
TEMPORARY LIQUOR PERMIT HOLDER IS:

cc: Colonel Teresa A. Theetge, Police Chief

Date: 2/28/2024

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: **SPECIAL EVENT PERMIT APPLICATION: Queen City Slam 2024** **202400600**

In accordance with Cincinnati Municipal Code, Chapter 765; Jerusha Kesler has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Police Department, Fire Department, Health Department, Parks Department, Department of Building and Inspections, Department of Community and Economic Development, Department of Finance, Department of Public Services, and Department of Transportation and Engineering. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: Queen City Slam 2024
EVENT SPONSOR/PRODUCER: City of Cincinnati
CONTACT PERSON: Javarious Jackson - City of Cincinnati
LOCATION: Freedom Way - DORA
DATE(S) AND TIME(S): 08/10/2024 9:00am—08/10/2024 9:00pm
EVENT DESCRIPTION: Mayor Aftab's 3 on 3 basketball tournament for youth violence prevention
ANTICIPATED ATTENDANCE: 750
ALCOHOL SALES: YES. NO.
TEMPORARY LIQUOR PERMIT HOLDER IS:

cc: Colonel Teresa A. Theetge, Police Chief

Date: 2/28/2024

To: Mayor and Members of City Council 202400613
 From: Sheryl M. M. Long, City Manager
 Subject: **SPECIAL EVENT PERMIT APPLICATION: Cincinnati Walks For Kids 2024**

In accordance with Cincinnati Municipal Code, Chapter 765; Hanna Firestone has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Fire Department, Metro, Cincinnati Police Special Events Unit, Cincinnati Police District One, Traffic and Engineering Department, Traffic and Road Operations Department and The Health Department. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: Cincinnati Walks For Kids 2024
 EVENT SPONSOR/PRODUCER: Hanna Firestone
 CONTACT PERSON: Hanna Firestone
 LOCATION: Banks Dora
 DATE(S) AND TIME(S): 5/18/2024 07:30am - 12:00pm
 EVENT DESCRIPTION: Cincinnati Children's Cincinnati Walks for Kids, is an annual fundraiser that attracts thousands of supporters who join together to raise money to advance research and improve care for sick and injured children. This event is our biggest grassroots fundraiser that brings together people from all around the Cincinnati community. People of all ages can participate and register online at www.cincywalks.org. It is a community walk that is followed by a celebration on Joe Nuxhall Way and inside Great American Ball Park. Food Trucks will be present for walkers to enjoy.
 ANTICIPATED ATTENDANCE: 3000
 ALCOHOL SALES: YES. NO.
 TEMPORARY LIQUOR PERMIT HOLDER IS: (identify, if "YES" is checked above)

cc: Colonel Teresa A. Theetge, Police Chief

Date: February 28, 2024

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202400614

Subject: Liquor License – New

FINAL RECOMMENDATION REPORT

OBJECTIONS: The Cincinnati Police Department

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 8650403
PERMIT TYPE: NEW
CLASS: D3 D3A
NAME: STUDIO 615 LLC
DBA: STUDIO 615
615 MAIN ST
CINCINNATI OH 45202

As of today's date, the Department of Buildings & Inspections has declined comment with their investigation.

On February 1, 2024, the Downtown Residents Council was notified of this application and does not object.



Police Department Approval



David M. Laing, Assistant City Prosecutor
Law Department - Recommendation
 Objection No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: March 26, 2024

Date: February 28, 2024

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202400616

Subject: **Liquor License – TFOL**

FINAL RECOMMENDATION REPORT

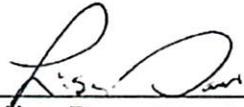
OBJECTIONS: The Cincinnati Police Department

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 0938221
PERMIT TYPE: TFOL
CLASS: D5 D6
NAME: BREAKING BREAD RESTAURANT LLC
DBA: NONE LISTED
7759 READING RD
CINCINNATI OH 45237

As of today's date, the Department of Buildings & Inspections has declined comment with their investigation.

On February 1, 2024 the Roselawn Community Council was notified of this application and does not object.



Police Department Approval



David M. Laing, Assistant City Prosecutor
Law Department - Recommendation
 Objection No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: March 26, 2024

February 28, 2024

To: Mayor and Members of City Council

202400620

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Health: Get Vaccinated Ohio Grant

Attached is an Ordinance captioned:

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$306,761 from the Ohio Department of Health Get Vaccinated OHIO Public Health Initiative grant to support activities that will increase immunization rates in children under two years of age, school-aged children, and adolescents; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund revenue account no. 350x8536.

Approval of this Ordinance authorizes the City Manager to apply for, accept, and appropriate a grant of up to \$306,761 from the Ohio Department of Health (ODH) Get Vaccinated OHIO Public Health Initiative grant to support activities that will increase immunization rates in children under two years of age, school-aged children, and adolescents. This Ordinance further authorizes the Finance Director to deposit the grant funds into Public Health Research Fund revenue account no. 350x8536.

No additional FTEs/full time equivalents or local matching funds are required.

The City already applied for this grant on February 5, 2024, but no grant funds will be accepted without the approval of the City Council.

Acceptance of this grant is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on pages 181-192 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director
Karen Alder, Finance Director



Attachment

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$306,761 from the Ohio Department of Health Get Vaccinated OHIO Public Health Initiative grant to support activities that will increase immunization rates in children under two years of age, school-aged children, and adolescents; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund revenue account no. 350x8536.

WHEREAS, a grant of up to \$306,761 is available from the Ohio Department of Health Get Vaccinated OHIO Public Health Initiative grant that would allow the City of Cincinnati Health Department (“CHD”) to support activities that will increase immunization rates in children under two years of age, school-aged children, and adolescents; and

WHEREAS, grant activities include immunization assessment, targeted reminders and recall, identifying disparities of low immunization levels, educational activities involving families and providers, assuring schools report on vaccination rates and school education, and assuring the vaccination of high-risk infants exposed to hepatitis B disease as methods of increasing immunization rates for both public and private immunization providers; and

WHEREAS, no additional FTEs are associated with this grant, and no matching funds are required; and

WHEREAS, CHD applied for this grant on February 5, 2024, but no grant funds will be accepted without the approval by Council; and

WHEREAS, acceptance of this grant is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on page 181-192 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is hereby authorized to apply for, accept, and appropriate a grant up to \$306,761 from the Ohio Department of Health Get Vaccinated OHIO Public Health Initiative grant to support activities that will increase immunization rates in children under two years of age, school-aged children, and adolescents.

Section 2. That the Finance Director is authorized to receive and deposit the grant funds into Public Health Research Fund revenue account no. 350x8536.

Section 3. That the proper City officials are authorized to do all things necessary and proper to comply with the terms of this grant and Sections 1 and 2.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

February 28, 2024

To: Mayor and Members of City Council

202400623

From: Sheryl M. M. Long, City Manager

**Subject: Ordinance – Health: League of American Bicyclists
Community Spark Program Grant**

Attached is an Ordinance captioned:

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$1,500 from the League of American Bicyclists Community Spark program to support the Cincinnati Health Department’s outreach to students on pedestrian and bicycle safety and to provide students with bicycle safety lights; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund revenue account no. 350x8571.

Approval of this Ordinance authorizes the City Manager to apply for, accept, and appropriate a grant of up to \$1,500 from the League of American Bicyclists Community Spark program to support the Cincinnati Health Department’s outreach to students on pedestrian and bicycle safety and to provide students with bicycle safety lights. This Ordinance further authorizes the Finance Director to deposit the grant funds into Public Health Research Fund revenue account no. 350x8571.

The City already applied for this grant on February 1, 2024, but no grant funds will be accepted without the approval of the City Council.

No additional FTEs/full time equivalents or local matching funds are associated with this grant.

Acceptance of the League of American Bicyclists Community Spark grant is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on pages 181-192 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director
Karen Alder, Finance Director



Attachment

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$1,500 from the League of American Bicyclists Community Spark program to support the Cincinnati Health Department’s outreach to students on pedestrian and bicycle safety and to provide students with bicycle safety lights; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund revenue account no. 350x8571.

WHEREAS, a grant of up to \$1,500 is available to support the Cincinnati Health Department’s new Youth Education Series (“Y.E.S.”) program on bike and pedestrian safety; and

WHEREAS, through the Y.E.S. program, the Cincinnati Health Department will educate students at Cincinnati Public Schools about pedestrian and bicycle safety and provide students with bicycle safety lights; and

WHEREAS, the City already applied for the grant on February 1, 2024, but no grant funds will be accepted without approval by Council; and

WHEREAS, this grant requires no matching funds, and there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, accepting the League of American Bicyclists Community Spark grant is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on pages 181-192 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to apply for, accept, and appropriate a grant of up to \$1,500 from the League of American Bicyclists Community Spark program to support the Cincinnati Health Department’s outreach to students on pedestrian and bicycle safety and to provide students with bicycle safety lights.

Section 2. That the Director of Finance is authorized to deposit the grant funds into Public Health Research Fund revenue account no. 350x8571.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 and 2.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

February 28, 2024

To: Mayor and Members of City Council

202400626

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Health: Ohio Environmental Protection Agency (OEPA) Mosquito Control Grant

Attached is an Ordinance captioned:

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$11,770 from the Ohio Environmental Protection Agency Mosquito Control Grant Program to provide funds for investigating the prevalence of mosquito vectors and the incidence of infection in the mosquito populations, identifying density locations for mosquito vector species, and educating communities in the immediate area on how to reduce the mosquito populations; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund 350x8536.

Approval of this Ordinance authorizes the City Manager to apply for, accept, and appropriate a grant of up to \$11,770 from the Ohio Environmental Protection Agency Mosquito Control Grant Program to provide funds for investigating the prevalence of mosquito vectors and the incidence of infection in the mosquito populations, identifying density locations for mosquito vector species, and educating communities in the immediate area on how to reduce the mosquito populations. This Ordinance further authorizes the Finance Director to deposit the grant funds into Public Health Research Fund revenue account no. 350x8536.

The City already applied for this grant on January 23, 2024, but no grant funds will be accepted without the approval of the City Council.

No additional FTEs/full time equivalents or local matching funds are associated with this grant.

Acceptance of the OEPA's Mosquito Control grant is in accordance with the "Sustain" goal to "[b]ecome a healthier Cincinnati" as described on pages 181-192 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director
Karen Alder, Finance Director



Attachment

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$11,770 from the Ohio Environmental Protection Agency Mosquito Control Grant Program to provide funds for investigating the prevalence of mosquito vectors and the incidence of infection in the mosquito populations, identifying density locations for mosquito vector species, and educating communities in the immediate area on how to reduce the mosquito populations; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund 350x8536.

WHEREAS, a grant is available from the Ohio Environmental Protection Agency (“OEPA”) Mosquito Control Grant Program to assist the City with investigating the prevalence of mosquito vectors and the incidence of infection in the mosquito populations, identifying density locations for mosquito vector species, and educating local communities on how to reduce the mosquito populations; and

WHEREAS, this grant does not require matching funds, and there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, the City already applied for the grant on January 23, 2024, but no grant funds will be accepted without approval by Council; and

WHEREAS, acceptance of the OEPA’s Mosquito Control Grant is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on pages 181-192 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to apply for, accept, and appropriate a grant of up to \$11,770 from the Ohio Environmental Protection Agency Mosquito Control Grant Program to provide funds for investigating the prevalence of mosquito vectors and the incidence of infection in the mosquito populations, identifying density locations for mosquito vector species, and educating communities in the immediate area on how to reduce the mosquito populations.

Section 2. That the Director of Finance is authorized to deposit the grant funds into Public Health Research Fund 350x8536.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 and 2.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

February 28, 2024

To: Mayor and Members of City Council

202400628

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – DOTE: Central Parkway Streetscape Phase II

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x232x242370, “Central Parkway Streetscape Phase-II TIF” to provide resources to complete the final design plans of the Central Parkway Streetscape project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street; and **AUTHORIZING** the transfer and appropriation of \$1,600,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to newly established capital improvement program project account no. 980x232x242370, “Central Parkway Streetscape Phase-II TIF,” to complete the final design plans of the Central Parkway Streetscape project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street.

This Emergency Ordinance establishes new capital improvement program project account no. 980x232x242370, “Central Parkway Streetscape Phase-II TIF” to provide resources to complete the final design plans of the Central Parkway Streetscape project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street. This Emergency Ordinance also authorizes the transfer and appropriation of \$1,600,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to newly established capital improvement program project account no. 980x232x242370, “Central Parkway Streetscape Phase-II TIF.”

The Central Parkway Streetscape Project Preferred Alternative Plan has been completed and additional resources of \$1,600,000 will be used to complete the final design plans of the Central Parkway Streetscape Phase-II TIF project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street.

The Central Parkway Streetscape project is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as well as the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” as described on pages 127-138 and 207-209 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to begin work on final design and construction documents in order to meet construction deadlines.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew M. Dudas, Budget Director
Karen Alder, Finance Director

Attachment



EMERGENCY

KKF

2024

ESTABLISHING new capital improvement program project account no. 980x232x242370, “Central Parkway Streetscape Phase-II TIF” to provide resources to complete the final design plans of the Central Parkway Streetscape project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street; and **AUTHORIZING** the transfer and appropriation of \$1,600,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to newly established capital improvement program project account no. 980x232x242370, “Central Parkway Streetscape Phase-II TIF,” to complete the final design plans of the Central Parkway Streetscape project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street.

WHEREAS, Council approved and filed Item No. 202102726, “FY 2021 Carryover to FY 2022 Report,” on September 22, 2021, which recommended various transfers and appropriations, including \$1,000,000 for a Central Parkway Streetscape; and

WHEREAS, Council approved Ordinance No. 369-2021 on September 22, 2021, which authorized the transfer and appropriation of \$1,000,000 from the unappropriated surplus of the General Fund 050 to capital improvement program project account no. 980x232x222353, “Central Parkway Streetscape,” for the purpose of providing resources for the design and construction of streetscape improvements on Central Parkway in the area of the FC Cincinnati stadium; and

WHEREAS, the Central Parkway Streetscape Project Preferred Alternative Plan has been completed and additional resources of \$1,600,000 will be used to complete the final design plans of the Central Parkway Streetscape Phase-II TIF project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street; and

WHEREAS, the Central Parkway Streetscape project is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system,” as well as the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” as described on pages 127-138 and 207-209 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Director of Finance is authorized to establish capital improvement program project account no. 980x232x242370, “Central Parkway Streetscape Phase-II TIF,” to provide resources to complete the final design plans of the Central Parkway Streetscape project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street.

Section 2. That the transfer and appropriation of \$1,600,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to newly established capital improvement program project account no. 980x232x242370, “Central Parkway Streetscape Phase-II TIF,” is authorized to complete the final design plans of the Central Parkway Streetscape project for the segment of Central Parkway from Ezzard Charles Drive to Liberty Street.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 and 2.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to begin work on final design and construction documents in order to meet construction deadlines.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____

Clerk

February 28, 2024

To: Mayor and Members of City Council 202400637

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Health: Center for Clinical & Translational Science & Training Grant

Attached is an Ordinance captioned:

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$2,000 from the Center for Clinical & Translational Science & Training to provide staff with leadership and research training and assistance to develop and improve a health program through the Cincinnati Health Department Healthy Communities program; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund revenue account no 350x8571.

Approval of this Ordinance authorizes the City Manager to apply for, accept, and appropriate a grant of up to \$2,000 from the Center for Clinical & Translational Science & Training to provide staff with leadership and research training and assistance to develop and improve a health program through the Cincinnati Health Department (CHD) Healthy Communities program. This Ordinance further authorizes the Finance Director to deposit the grant funds into Public Health Research Fund revenue account no. 350x8571.

The City already applied for this grant on December 15, 2023, but no grant funds will be accepted without the approval of the City Council.

No additional FTEs/full time equivalents or local matching funds are required.

Providing leadership and research training and assistance to the Cincinnati Health Department is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on pages 181-192 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director
Karen Alder, Finance Director



Attachment

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$2,000 from the Center for Clinical & Translational Science & Training to provide staff with leadership and research training and assistance to develop and improve a health program through the Cincinnati Health Department Healthy Communities program; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Public Health Research Fund revenue account no. 350x8571.

WHEREAS, the Center for Clinical & Translational Science & Training is offering a grant of up to \$2,000 to provide Cincinnati Health Department staff with leadership and research training and assistance to develop and improve a health program through the Cincinnati Health Department Healthy Communities program; and

WHEREAS, the City applied for the grant on December 15, 2023, but no grant funds will be accepted without approval by Council; and

WHEREAS, this grant does not require matching funds, and there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, providing leadership and research training and assistance to the Cincinnati Health Department is in accordance with the “Sustain” goal to “become a healthier Cincinnati” as described on pages 181-192 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to apply for, accept, and appropriate a grant of up to \$2,000 from the Center for Clinical & Translational Science & Training to provide Cincinnati Health Department staff with leadership and research training and assistance to develop and improve a health program through the Cincinnati Health Department Healthy Communities program.

Section 2. That the Director of Finance is authorized to deposit the grant funds into Public Health Research Fund revenue account no. 350x8571.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 and 2.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

February 28, 2024

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

Subject: **Emergency Ordinance – Approving and Authorizing a CRA Tax Exemption Agreement with Cincinnati Capital Partners 578, LLC**

Attached is an Emergency Ordinance captioned:

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Cincinnati Capital Partners 578, LLC, thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 1628 Walnut Street in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of an existing building to approximately 3,304 square feet of residential space, consisting of five residential units, at a total construction cost of approximately \$926,954.

STATEMENT

HOUSING: The additional housing units this project will provide will go toward helping to alleviate Cincinnati’s strained housing market, which is currently experiencing increasing affordability issues due to lack of supply. This project will also help preserve our history architecture.

BACKGROUND/CURRENT CONDITIONS

The project is located at 1628 Walnut Street in the Historic District of the Over-the-Rhine neighborhood. The property is a vacant- four story building. Once completed, the building will consist of 5 one-bedroom residential units. The project was also awarded Historic Tax Credits in the 31st round of the Ohio Historic Preservation Tax Credit Program.

DEVELOPER INFORMATION

Cincinnati Capital Partners 578, LLC is an Ohio based company, owned by Kaur Harmanjit and Arshdeep Tindni. Prior to this project the Developer has also developed an 18,000 Square foot medical Office building in Sycamore Township and has been involved in the redevelopment of several single-family homes within the City of Cincinnati.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance.

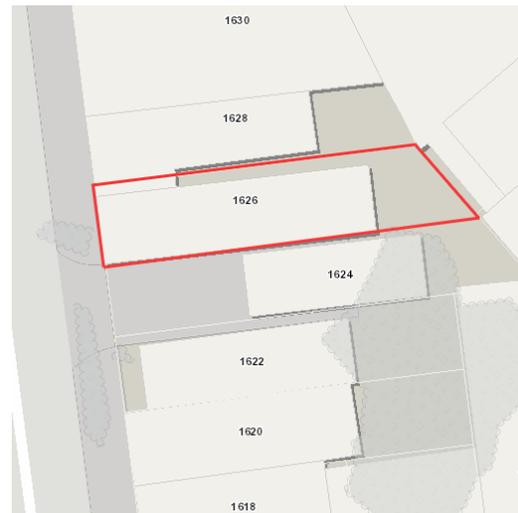
Attachment: Project Outline and Proposed Incentive

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

Project Outline

| | |
|---------------------------------|--|
| Project Name | 1628 Walnut Street |
| Street Address | 1628 Walnut Street |
| Neighborhood | Over-the-Rhine |
| Property Condition | Vacant Building |
| Project Type | Rehabilitation |
| Project Cost | Hard Construction Costs: \$926,954 Acquisition Costs: \$235,000 Soft Costs: \$155,455 Total Project Cost: \$1,317,409 |
| Private Investment | Historic Tax Credit Equity: \$121,000 Developer Equity: \$1,045,381 |
| Sq. Footage by Use | Residential: 3,304 SF Office: 0 SF |
| Number of Units and Rent Ranges | 5 1-BR Units; Rent Range \$1,100-1,400 5 Total Units |
| Median 1-BD Rent Affordable To | Salary: \$44,000-\$56,000 City Job Classifications: Water Works Guard, Assistant City Solicitor, Pool Supervisor, Nursing Supervisor. |
| Jobs and Payroll | Created FTE Positions: 1 Total Payroll for Created FTE Positions: \$25,800.00 Average Salary for Created FTE Positions: \$25,800.00 Construction FTE Positions: 12 Total Payroll for Construction FTE Positions: \$664,295 |
| Location and Transit | Located within the OTR Historic District Transit Score: 70 |
| Community Engagement | Developer represented that they discussed the developments plan with neighbors. |
| Plan Cincinnati Goals | Compete Initiative Area Goal 2 (p. 114-120), Sustain Initiative Area Goal 2 (p.193-198) |

Project Image and Site Map



Proposed Incentive

| | |
|--------------------------------------|--|
| Incentive Terms | 15-year, net 67% |
| Incentive Application Process | Commercial CRA – Downtown Streetcar Area (Non-LEED) |
| “But For” | Without Abatement: 3% rate of return (stabilized) With Abatement: 4% rate of return (stabilized) Project rate of return is low due to developer utilizing all equity for the renovation. |
| Environmental Building Certification | Non-LEED |
| VTICA | Streetcar VTICA – 0% |
| SBE/MBE/WBE Goals | SBE Goal of 30% |
| Planning Commission Approval | Not Applicable |
| Other Incentives & Approvals | Project also awarded Historic Tax Credits from the Ohio Department of Development |

Potential Taxes Forgone & Public Benefit

| Taxes Forgone | Value |
|---|--------------|
| Annual Net Incentive to Developer | \$10,651 |
| Total Term Incentive to Developer | \$159,767 |
| City's Portion of Property Taxes Forgone (Term) | \$33,511 |
| City's TIF District Revenue Forgone (Term) | \$0 |

| Public Benefit | | Value |
|---|------------|--------------|
| CPS PILOT | Annual | \$5,246 |
| | Total Term | \$78,691 |
| VTICA | Annual | \$0 |
| | Total Term | \$0 |
| Income Tax Total Term (Maximum) | | \$18,923 |
| Total Public Benefit (CPS PILOT, VTICA, Income Tax) | | \$97,614 |

| | |
|----------------------------------|--------|
| Total Public Benefit ROI* | \$0.61 |
| City's ROI** | \$0.56 |

* This figure represents the total dollars returned for public purposes (City/Schools/Other) over the benefit received.

**This figure represents the total dollars returned for City/ over the City's property taxes forgone.

For Reference: 2023 Cincinnati MSA Area Median Income Limits

| AMI | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|------------|----------|----------|----------|----------|----------|----------|-----------|-----------|
| 30% | \$21,250 | \$24,300 | \$27,350 | \$30,350 | \$32,800 | \$35,250 | \$37,650 | \$40,100 |
| 50% | \$35,400 | \$40,450 | \$45,500 | \$50,550 | \$54,600 | \$58,650 | \$62,700 | \$66,750 |
| 60% | \$42,480 | \$48,540 | \$54,600 | \$60,760 | \$65,520 | \$70,380 | \$75,240 | \$80,100 |
| 80% | \$56,650 | \$64,750 | \$72,850 | \$80,900 | \$87,400 | \$93,850 | \$100,350 | \$106,800 |

EMERGENCY

City of Cincinnati

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An Ordinance No. _____

- 2024

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Cincinnati Capital Partners 578, LLC, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 1628 Walnut Street in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of an existing building into approximately 3,304 square feet of residential space, consisting of five residential units, at a total construction cost of approximately \$926,954.

WHEREAS, to encourage the development of real property and the acquisition of personal property, Council by Ordinance No. 274-2017 passed on September 27, 2017, designated the area within the corporate boundaries of the City of Cincinnati as a “Community Reinvestment Area” pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “Statute”); and

WHEREAS, Ordinance No. 275-2017 passed by Council on September 27, 2017, as amended by Ordinance No. 339-2018, passed by Council on October 31, 2018, sets forth certain additional policies, conditions, and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area; and

WHEREAS, effective October 23, 2017, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute; and

WHEREAS, Cincinnati Capital Partners 578, LLC (the “Company”) desires to remodel an existing building into approximately 3,304 square feet of residential space, consisting of five residential units on real property at 1628 Walnut Street located within the corporate boundaries of the City of Cincinnati (the “Improvements”), provided that the appropriate development incentives are available to support the economic viability of the Improvements; and

WHEREAS, to provide an appropriate development incentive for the Improvements, the City Manager has recommended a Community Reinvestment Area Tax Exemption Agreement, in substantially the form of Attachment A to this ordinance, to authorize a real property tax exemption for the Improvements in accordance with the Statute; and

WHEREAS, the property is located within the Cincinnati City School District; and

WHEREAS, the Board of Education of the Cincinnati City School District (the “Board of Education”), pursuant to that certain Tax Incentive Agreement effective as of April 28, 2020 (as may be amended, the “Board of Education Agreement”), has approved exemptions of up to

100 percent of Community Reinvestment Area projects, waived advance notice and the right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes; and

WHEREAS, the City's Department of Community and Economic Development estimates that the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$10,651; and

WHEREAS, the Improvements do not involve relocation of part or all of the Company's operations from another county or municipal corporation in Ohio or, if there is relocation, notice has been given per R.C. Section 3735.673; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council approves a Community Reinvestment Area Tax Exemption Agreement with Cincinnati Capital Partners 578, LLC (the "Agreement"), thereby authorizing a fifteen-year tax exemption for 100 percent of the assessed value of improvements to be made to real property located at 1628 Walnut Street in Cincinnati, as calculated by the Hamilton County Auditor, in connection with the remodeling of an existing building into approximately 3,304 square feet of residential space, consisting of five residential units, to be completed at a total construction cost of approximately \$926,954.

Section 2. That Council authorizes the City Manager:

- (i) to execute the Agreement on behalf of the City of Cincinnati (the "City") in substantially the form of Attachment A to this ordinance;
- (ii) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary; and
- (iii) to take all necessary and proper actions to fulfill the City's obligations under the Agreement.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the remodeling described in this ordinance and the corresponding revitalization of the City of Cincinnati and the benefits to the City's economic welfare to begin at the earliest possible time.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

ATTACHMENT A

Community Reinvestment Area Tax Exemption Agreement

This Community Reinvestment Area Tax Exemption Agreement (this "Agreement") is made and entered into as of the Effective Date (as defined on the signature page hereof) by and between the CITY OF CINCINNATI, an Ohio municipal corporation (the "City"), and CINCINNATI CAPITAL PARTNERS 578, LLC, an Ohio limited liability company (the "Company").

Recitals:

- A. The City, through the adoption of Ordinance No. 274-2017 on September 27, 2017, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").
- B. In accordance with the Statute, the Ohio Director of Development has forwarded to the City the Director's determination dated October 23, 2017, stating that the findings contained in Ordinance No. 274-2017 are valid and that the entire City is a Community Reinvestment Area under the Statute. By such determination, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute.
- C. The Council of the City of Cincinnati has also passed Ordinance No. 275-2017 as of September 27, 2017, as amended by Ordinance No. 339-2018, passed on October 31, 2018, Ordinance No. 370-2020, passed on November 12, 2020, and Ordinance No. 24-2022, passed on February 2, 2022 (as amended, the "Commercial Policy Ordinance"), which sets forth certain additional policies, conditions and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area.
- D. The Company is the sole owner of certain real property within the City, located at 1628 Walnut Street, Cincinnati, Ohio 45202 (the "Property"), as further described in Exhibit A (Legal Description of Property) hereto. Notwithstanding the foregoing, the Property shall not include any residential condominiums being developed in connection with the Project (as defined below) (the "Excluded Property"), and the Company acknowledges and agrees that the City's Community Reinvestment Area program entails separate applications by the owner of any residential condominium units included within the Project. For the avoidance of doubt, the Excluded Property shall not be exempt under this Agreement; however, this provision shall not be deemed to prohibit any owners from time to time of any Excluded Property from separately applying for a tax abatement in accordance with applicable law.
- E. The Company has proposed to remodel a building located on the Property, within the boundaries of the City of Cincinnati, as more fully described in Section 1 herein (the "Project"), provided that the appropriate development incentives are available to support the economic viability of the Project.
- F. The Statute provides that if any part of a project is to be used for commercial or industrial purposes, including projects containing five or more dwelling units, in order to be eligible for tax exemption the City and the Company must enter into an agreement pursuant to Ohio Revised Code Section 3735.671 prior to commencement of construction or remodeling.
- G. The City, having appropriate authority under the Statute for this type of project, agrees (as provided herein and subject to all conditions herein) to provide the Company with the tax exemption incentives stated herein, available under the Statute, for development of the Project.
- H. The Company has submitted to the City an application for this tax exemption agreement (the "Application"), a copy of which is attached hereto as Exhibit B, has remitted with the Application

the City application fee of One Thousand Two Hundred Fifty Dollars (\$1,250) made payable to the City.

- I. The Director of the City's Department of Community and Economic Development has recommended approval of the Application on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City.
- J. The Board of Education of the Cincinnati City School District (the "Board of Education"), pursuant to that certain *Tax Incentive Agreement* effective as of April 28, 2020, has approved exemptions of up to one hundred percent (100%) of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- K. The Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to thirty-three percent (33%) of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "Board of Education Agreement").
- L. The Company represents and warrants to the City that the Company and its major tenants, if any, do not intend to relocate part or all of their operations to the City from another county or municipal corporation in the State of Ohio (the "State").
- M. The Company represents that within the past three (3) years neither the Company, nor any related member of the Company nor any entity to which the Company is a successor has discontinued operations at a project site in the State during the term of a property tax exemption agreement (under Ohio Revised Code Section 3735.671, 5709.62, 5709.63 or 5709.632) applicable to that site, and the Company acknowledges that misrepresentation hereunder will result in voiding of this Agreement.
- N. The Company represents and warrants to the City that the Company is not subject to an Enterprise Zone Agreement with the City of Cincinnati for the Property or the Project.
- O. This Agreement has been authorized by Ordinance No. _____-2024, passed by Cincinnati City Council on _____, 2024.
- P. In determining to recommend and authorize this Agreement, the Department of Community and Economic Development and City Council, respectively, have acted in material reliance on the Company's representations in the Application and herein regarding the Project including, but not limited to, representations relating to the number of jobs to be created and/or retained by the Company, the Board of Education Agreement, and the Project's effect in promoting the general welfare of the people of Cincinnati by, for example, encouraging the development of real property located in the Community Reinvestment Area and thereby promoting economic growth and vitality in Cincinnati.

NOW, THEREFORE, pursuant to Ohio Revised Code Section 3735.67(A) and in conformity with the format required under Ohio Revised Code Section 3735.671, in consideration of the mutual covenants contained herein and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

Section 1. Project. Upon issuance of the necessary zoning and building approvals, the Company agrees to remodel the existing building into 5 residential units consisting of approximately 3,304 square feet on the Property (the "Improvements") at an estimated aggregate cost of \$926,954 to commence after the execution of this Agreement and to be completed no later than August 31, 2025; *provided*, however, that the Director of the Department of Community and Economic Development (the "Housing Officer") may, in his or her discretion, extend such deadline for a period of up to 12 months by

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written notice if, in the Director's judgment, the Company is proceeding in good faith towards completion. The remodeling shall be in compliance with applicable building code requirements and zoning regulations. In addition to the foregoing, (A) the Project shall comply with the Americans with Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the "ADA"), and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a "place of public accommodation" or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA, applicable building code requirements, or by any other legal requirement, then the Company shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, "**Contractual Minimum Accessibility Requirements**" means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building's primary point of entry, conspicuous signage directing persons to such accessible point of entry.

Section 2. Real Property Tax Exemption. Subject to the satisfaction of the conditions set forth in this Agreement, the City approves exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of one hundred percent (100%) of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for a period of fifteen (15) years, provided that the Company shall have entered into the Board of Education Agreement. Within 120 days after completion of the Project (unless otherwise extended in writing by the City's Housing Officer), the Company must file the appropriate application for tax exemption with the City's Housing Officer. The Company is solely responsible to take this action. Upon receipt of the application for tax exemption, the City will proceed with the exemption authorized by this Agreement. In accordance with Ohio Revised Code Section 3735.67, the exemption is conditioned on verification by the Housing Officer of (A) the completion of remodeling, (B) the cost of remodeling, (C) the facts asserted in the application for exemption and (D) if a remodeled structure is a structure of historical or architectural significance as designated by the City, state or federal government, that the appropriateness of the remodeling has been certified in writing by the appropriate agency. If the required verification is made, the Housing Officer will forward the exemption application to the Hamilton County Auditor with the necessary certification by the Housing Officer. Subject to the conditions set forth in this Agreement, the exemption commences the first tax year for which the Improvements would first be taxable were the Improvements not exempted from taxation. The dates provided in this paragraph refer to tax years in which the subject property is assessed, as opposed to years in which taxes are billed. No exemption shall commence after tax year 2025 nor extend beyond the earlier of (i) tax year 2039 or (ii) the end of the fifteenth (15th) year of exemption.

Section 3. Use; Maintenance; Inspections. The Company shall use the Property solely for the purposes described in Section 1 hereof and shall properly maintain and repair the Property throughout the period of tax exemption authorized herein. The Company authorizes the Housing Officer, or the Housing Officer's designees, to enter upon the Property as reasonably required to perform property inspections in accordance with Ohio Revised Code Section 3735.68.

Section 4. Compliance with Board of Education Agreement. As a condition of the tax exemption authorized under this Agreement, the Company agrees to enter into and comply with its obligation under the Board of Education Agreement.

Section 5. Duty of Company to Pay Taxes. As required by Ohio Revised Code Section 3735.671(B)(3), the Company shall pay such real property taxes as are not exempted under this Agreement and are charged against the Property and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, exemptions from taxation granted or authorized under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and continuing thereafter.

Section 6. Company Certifications Regarding Non-Delinquency of Tax Obligations. As required by Ohio Revised Code Section 3735.671(B)(4), the Company certifies that at the time this Agreement is executed, the Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State, and does not owe delinquent taxes for which the Company is liable under Ohio Revised Code Chapters 5735, 5739, 5741, 5743, 5747 or 5753, or if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, has filed a petition in bankruptcy under 101, et seq., or such a petition has been filed against the Company. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 7. Covenant of Satisfaction of Tax and Other Obligations. In accordance with Ohio Revised Code Section 9.66, (A) the Company affirmatively covenants that it does not owe: (i) any delinquent taxes to the State or to a political subdivision of the State; (ii) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State; or (iii) any other moneys to the State, a State agency or a political subdivision of the State that are past due, regardless of whether the amounts owed are being contested in a court of law or not; (B) the Company authorizes the City and/or the State to inspect the personal financial statements of the Company, including tax records and other similar information not ordinarily open to public inspection; and (C) the Company authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and or other State departments in connection with the above statements. As provided by statute, a knowingly false statement under this section may be prosecuted as a first degree misdemeanor under Ohio Revised Code Section 2921.13, may render the Company ineligible for any future economic development assistance from the State or any political subdivision of the State, and will result in the City requiring the Company's repayment of any assistance provided by the City in connection with the Project.

Section 8. City Cooperation. As required by Ohio Revised Code Section 3735.671(B), upon specific request from the Company, the City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 9. Continuation of Exemptions. As provided in Ohio Revised Code Section 3735.671(B), if for any reason the City revokes the designation of the City of Cincinnati as a Community Reinvestment Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless the Company materially fails to fulfill its obligations under this Agreement and the City terminates or modifies the exemptions from taxation authorized pursuant to this Agreement.

Section 10. City Not Liable. The Company acknowledges that the exemption authorized in this Agreement is subject to approval and implementation by the appropriate state and/or county taxing authorities. The Company acknowledges that the City does not give any guarantee or assurance that the exemption approved in this Agreement will be so approved, and the Company agrees that in no event shall the Company seek to hold the City liable in any way in the event such exemption is not granted or implemented.

Section 11. Small Business Enterprise Program.

A. Compliance with Small Business Enterprise Program. The policy of the City is that a fair share of contracts be awarded to Small Business Enterprises (as such term is defined in Cincinnati Municipal Code ("CMC") Section 323-1-S, "SBEs"). Pursuant to CMC Section 323-11, the City's annual goal for SBE participation shall be thirty percent (30%) of the City's total dollars spent for construction (as such term is defined in CMC Section 323-1-C4), supplies (as such term is defined in CMC Section 323-1-S5), services (as such term is defined in CMC Section 323-1-S) and professional services (as such term is defined in CMC Section 323-1-P2).

Accordingly, the Company shall use its best efforts and take affirmative steps to achieve the City's goal of voluntarily meeting thirty percent (30%) SBE participation. A list of SBEs may be obtained from the City's Department of Economic Inclusion. The Company may refer interested firms to the City's Department of Economic Inclusion for review and possible certification as an SBE. The Company shall comply with the provisions of CMC Chapter 323, including without limitation taking at least the following affirmative steps:

(i) Including qualified SBEs on solicitation lists.

(ii) Assuring that SBEs are solicited whenever they are potential sources.

The Company must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to SBEs to provide services, to supply materials, or to bid on construction contracts, as applicable.

(iii) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.

(iv) If any subcontracts are to be let, the Company shall require the prime contractor (if different from the Company) to take the above affirmative steps.

(v) Prior to the commencement of work under any subcontracts, the Company shall provide to the City a list of such subcontractors, including information as to the dollar amount of the subcontracts and such other information as may be requested by the City. The Company shall update the report monthly.

(vi) The Company shall periodically document its best efforts and affirmative steps to meet the above SBE participation goals by submitting such information as may be requested from time to time by the City.

B. Remedies for Noncompliance with Small Business Enterprise Program. Failure of the Company or its contractors and subcontractors to take the affirmative steps specified above, to provide fair and equal opportunity to SBEs, or to provide technical assistance to SBEs as may be necessary to reach SBE participation as set out in CMC Chapter 323 may be construed by the City as failure of the Company to use its best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to enforce specific performance of the terms of this Section. The provisions of CMC Section 323-99 are hereby incorporated by reference into this Agreement.

Section 12. Jobs. The Company represents that, as of the date of the execution of this Agreement, the Company has no existing employment at the Property or in the State.

Section 13. Job Creation and Retention.

A. Jobs to be Created by Company. The Company agrees to use its best efforts to create (i) 1 full-time permanent jobs, and (ii) 12 full-time temporary construction jobs, at the Property in connection with the Project. In the case of the construction jobs, the job creation and retention period shall be concurrent with remodeling, and in the case of the other jobs described herein, the job creation period shall begin upon completion of remodeling and shall end three (3) years thereafter.

B. Company's Estimated Payroll Increase. The Company's increase in the number of employees will result in approximately (i) \$25,800 of additional annual payroll with respect to the full-time permanent jobs, and (ii) \$664,295 of additional annual payroll prior to the completion of the Project with respect to the full-time temporary construction jobs.

C. Community Reinvestment Area Employment. The Company shall (i) adopt hiring practices to ensure that at least twenty-five percent (25%) of the new employees shall be residents of the City of Cincinnati and (ii) give preference to residents of the City relative to residents of the State who do not reside in the City when hiring new employees under this Agreement.

D. Posting Available Employment Opportunities. To the extent allowable by law, the Company shall use its best efforts to post available employment opportunities within the Company's organization or the organization of any subcontractor working with the Company with the Ohio Means Jobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-746-7200.

Section 14. Equal Employment Opportunity. This Agreement is subject to the City's Equal Employment Opportunity Program contained in CMC Chapter 325. The Equal Employment Opportunity Clause in CMC Section 325-9 is incorporated by reference in this Agreement. The term "Company" is substituted for "Contractor" throughout CMC Section 325-9 in the context of this Agreement.

Section 15. Compliance with Immigration and Nationality Act. In the performance of its obligations under this Agreement, the Company agrees to comply with the provisions of the Immigration and Nationality Act codified at 8 U.S.C. §§ 1324a(a)(1)(A) and (a)(2). Any noncompliance with such provisions shall be solely determined by either the federal agencies authorized to enforce the Immigration and Nationality Act or the U.S. Attorney General, in accordance with Executive Order 12989 of the U.S. President dated February 13, 1996, and as amended by Executive Order 13465 of the U.S. President dated June 6, 2008.

Section 16. Default. As provided in Ohio Revised Code Section 3735.671(B), if the Company materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification as to delinquent taxes required by this Agreement (Section 6 hereof) or the covenant of satisfaction of tax and other obligations (Section 7 hereof) is fraudulent, the City may terminate or modify the exemptions from taxation granted or authorized under this Agreement and may require the repayment by the Company of the amount of taxes that would have been payable had the Improvements not been exempted from taxation pursuant to this Agreement. A modification of exemption may be in the form of reduction in the number of years that eligible property is exempt and/or a reduction in the exemption percentage. The City shall provide written notice to the Company prior to finding the Company in default under this section. The notice shall provide the Company with not less than thirty (30) days to cure the default prior to City termination or modification of the exemptions under this Agreement. The City may extend the cure period as reasonably necessary under the circumstances. In the event of such termination or modification, the City is authorized to so notify the appropriate taxing authorities in order to effect the termination or modification. If repayment of previously exempt taxes is required by the City under this Section, such amount shall be paid as directed by the City within thirty (30) days of written demand. The City may secure repayment of such taxes by a lien on the Property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property. Amounts due and not paid when due under this Section 16 shall bear interest at the rate specified in Ohio Revised Code Section 1343.03(A) (as in effect on the date of the City's payment demand).

Section 17. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(B)(5) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

Section 18. Revocation.

A. Generally. Pursuant to Ohio Revised Code Section 3735.68, the housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under Ohio Revised Code Section 3735.67. If the housing officer finds that the property has not been

properly maintained or repaired due to the neglect of the Company, the housing officer may revoke the exemption at any time after the first year of exemption. If the Company has materially failed to fulfill its obligations under this Agreement, or if the owner is determined to have violated division (E) of that section (see Section 18(B) of this Agreement), City Council, subject to the terms of the agreement, may revoke the exemption at any time after the first year of exemption. The housing officer or City Council shall notify the county auditor and the Company that the tax exemption no longer applies. If the housing officer or legislative authority revokes a tax exemption, the housing officer shall send a report of the revocation to the community reinvestment area housing council and to the tax incentive review council established pursuant to section 3735.69 or 5709.85 of the Revised Code, containing a statement of the findings as to the maintenance and repair of the property, failure to fulfill obligations under the written agreement, or violation of division (C) of Ohio Revised Code Section 3735.671, and the reason for revoking the exemption.

B. Prior Statutory Violations. The Company represents and warrants to the City that it is not prohibited by Ohio Revised Code Section 3735.671(C) from entering into this Agreement. As required by Ohio Revised Code Section 3735.671(B)(7), exemptions from taxation granted or authorized under this Agreement shall be revoked if it is determined that the Company, any successor to the Company or any related member (as those terms are defined in division (C) of Ohio Revised Code Section 3735.671 has violated the prohibition against entering into this Agreement under division (C) of Ohio Revised Code Section 3735.671 or under Ohio Revised Code Sections 5709.62, 5709.63, or 5709.632 prior to the time prescribed by that division or either of those sections.

Section 19. False Statements; Penalties; Material Representations.

A. Generally. As required in connection with Ohio Revised Code Section 9.66(C), the Company affirmatively covenants that it has made no false statements to the State or the City in the process of obtaining approval for this Agreement. If any representative of the Company has knowingly made a false statement to the State or the City to obtain approval for this Agreement, or if the Company fails to provide any information expressly required under the Application, the Company shall be required to immediately return all benefits received under this Agreement (by payment of the amount of taxes exempted hereunder, paid as directed by the City within thirty (30) days of written demand) and the Company shall be ineligible for any future economic development assistance from the State, any State agency or any political subdivision of the State pursuant to Ohio Revised Code Section 9.66(C)(1). Amounts due and not paid under this Section 19 shall bear interest at the rate of twelve percent (12%) per year. Any person who provides a false statement to secure economic development assistance (as defined in Ohio Revised Code Section 9.66) may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(F)(1), which is punishable by fine of not more than One Thousand Dollars (\$1,000) and/or a term of imprisonment of not more than six (6) months.

B. Material Representations. The Parties acknowledge and agree that a material failure by the Company to comply with its representations concerning the Board of Education Agreement shall constitute an event of default for purposes of Section 16 (*Default*) and the basis for revocation under Section 18 (*Revocation*). Nothing in this Section 19.B shall operate to limit the City's enforcement authority under this Agreement including, without limitation, Section 16, Section 18, and Section 19.A.

Section 20. Conflict of Interest. The Company covenants that, to the Company's knowledge, no employee of the City has any personal interest, direct or indirect, in any matters pertaining to the Project, and the Company agrees to take appropriate steps to prevent any employee of the City from obtaining any such interest throughout the term of this Agreement.

Section 21. Annual Fee. The Company shall pay an annual fee of Five Hundred Dollars (\$500) or one percent (1%) of the annual taxes exempted under this Agreement, whichever is greater, but not to exceed Two Thousand, Five Hundred Dollars (\$2,500) per annum. This fee is due with submission of the information for Annual Review and Report by March 1 of each year.

Section 22. Discontinued Operations. As provided in Ohio Revised Code Section 3735.671(C), if, prior to the expiration of the term of this Agreement, the Company discontinues operations at the Project so that the Property is no longer being used for the purposes described in Section 1 hereof, then the Company, its successors, and any related member shall not enter into an agreement under Ohio Revised Code Sections 3735.671, 5709.62, 5709.63, or 5709.632, and no legislative authority shall enter into such an agreement with the Company, its successors or any related member prior to the expiration of three (3) years after the discontinuation of operations. As used in this Section 22, "successors" and "related member" shall have the meanings set forth in Ohio Revised Code Section 3735.671(C).

Section 23. Notices. Unless otherwise specified herein, each party shall address written notices, demands and communications in connection with this Agreement to the other party as follows (or to such other address as is communicated in accordance with this Section):

To the City:

City of Cincinnati
Attention: Director of the Department of Community and Economic Development
Centennial Plaza Two, Suite 700
805 Central Avenue
Cincinnati, Ohio 45202

To the Company:

Cincinnati Capital Partners 578, LLC
Attention: Harman Kaur
222 W. 15th Street
Cincinnati, Ohio 45202

If the Company sends a notice to the City alleging that the City is in default under this Agreement, the Company shall simultaneously send a copy of such notice to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, OH 45202.

Section 24. Acknowledgment of City Participation. The Company agrees to acknowledge the support of the City on construction signs, project and exhibition signage, and any publicity such as that appearing on the internet, television, cable television, radio, or in the press or any other printed media. In identifying the City as a Project partner, the Company shall use either the phrase "Project Assistance by the City of Cincinnati" or a City of Cincinnati logotype or other form of acknowledgement that has been approved in advance in writing by the City.

Section 25. Entire Agreement. This Agreement and the Exhibits attached hereto constitute the entire agreement between the City and the Company with respect to the subject matter herein, superseding any prior or contemporaneous agreement with respect thereto.

Section 26. Governing Law. This Agreement is entered into and is to be performed in the State. The City and the Company agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

Section 27. Waiver. The City's waiver of any breach by the Company of any provision of this Agreement shall not constitute or operate as a waiver by the City of any other breach of such provision or of any other provisions, nor shall any failure or delay by the City to enforce any provision hereof operate as a waiver of such provision or of any other provision.

Section 28. Severability. This Agreement shall be severable; if any part or parts of this Agreement shall for any reason be held invalid or unenforceable by a court of competent jurisdiction, all remaining parts shall remain binding and in full force and effect.

Section 29. Amendment. This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto or their representatives.

Section 30. Non-Assignment. As required by Ohio Revised Code Section 3735.671(B)(6), this Agreement is not transferable or assignable by the Company without the express written approval of the City Manager of the City. If the Company has entered into a Board of Education Agreement in connection with the Property, the City shall not approve the assignment of this Agreement unless the assignee has assumed the Company's remaining obligations under the Board of Education Agreement. Failure to assign or otherwise perform the Company's obligations under the Board of Education Agreement upon transfer of the Property during the term of the tax abatement authorized by this Agreement shall be basis for revocation of the tax exemption under Section 18.

Section 31. Recording. At its election, the City may record this Agreement at the City's expense in the Hamilton County Recorder's Office.

Section 32. Legislative Action Required. As provided in Ohio Revised Code Section 3735.671, the Company and the City acknowledge that this Agreement must be approved by formal action of the City Council of the City as a condition for this Agreement to take effect. Notwithstanding anything to the contrary herein, this Agreement shall take effect after the later of the date of such approval or the final date of execution of this Agreement by all parties.

Section 33. Additional Representations and Warranties of Company. The Company represents and warrants that (a) it is duly organized and existing and it has full power and authority to take, and has taken, all action necessary to execute and deliver this Agreement and any other documents required or permitted to be executed or delivered by it in connection with this Agreement, and to fulfill its obligations hereunder; (b) no notices to, or consents, authorizations or approvals of, any person are required (other than any already given or obtained) for its due execution, delivery and performance of this Agreement; and (c) this Agreement has been duly executed and delivered by it and constitutes the legal, valid and binding obligation of the Company.

Section 34. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, the company shall be considered in default under this Agreement.

Section 35. Appeals. Pursuant to Ohio Revised Code Section 3735.70, a person aggrieved under the Statute or this Agreement may appeal to the community reinvestment area housing council, which shall have the authority to overrule any decision of a housing officer. Appeals may be taken from a decision of the council to the court of common pleas of the county where the area is located.

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May

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17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

Section 38. Counterparts and Electronic Signatures. This Agreement may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by electronic signature; any original signatures that are initially delivered electronically shall be physically delivered as soon as reasonably possible.

Remainder of this page intentionally left blank. Signature page follows.

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF CINCINNATI,
an Ohio municipal corporation

CINCINNATI CAPITAL PARTNERS 578, LLC,
an Ohio limited liability company

By: _____
Sheryl M. M. Long, City Manager

By: _____

Date: _____, 2024

Printed Name: _____

Title: _____

Date: _____, 2024

Authorized by resolution dated _____

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Karen Alder, City Finance Director

Exhibit A to CRA Agreement

LEGAL DESCRIPTION OF PROPERTY

Property Address: 1628 Walnut Street, Cincinnati, Ohio 45202

Auditor's Parcel ID: 094-0007-0195-00

Situate in the City of Cincinnati, Hamilton County, Ohio, being known on the plat of Hugh Moore's Subdivision of Lots, made under Order of Partition from the Superior Court of Cincinnati, in the year 1851, as Lot One Hundred Fifty (150), fronting 20 feet on the east side of Walnut Street, and extending back eastwardly the full length of said lot, in the rear line of the lots fronting on McMicken Avenue (formerly Hamilton Road).

APPLICATION FOR TAX EXEMPTION

TO BE ATTACHED



APPLICATION FOR COMMERCIAL TAX ABATEMENT

CITY OF CINCINNATI COMMUNITY REINVESTMENT AREA

COMMERCIAL, INDUSTRIAL, MIXED-USE, MULTI-UNIT (5+ UNITS)

*Note: After review and recommendation by the Department of Community & Economic Development, all applications must be reviewed and approved by the City of Cincinnati Council before commencing construction. Any projects that start construction before City Council approval will be **INELIGIBLE** for a Commercial CRA Tax Abatement.*

SECTION I – Applicant/Project Information

Applicant Information:

Legal Name of Property Owner Applying for Abatement: Cincinnati Capital Partners 578

Form of business enterprise LLC (corporation, partnership, proprietorship, LLC, non-profit, or other)

Is the Applicant affiliated with a larger developer or development entity? (Yes / No). If Yes, please provide the name of this developer or development entity: NO

Legal Address of real property owner: 222 W 15th St, Cincinnati 45202

Federal Tax ID #(s): 92-1639062

Applicant Contact Person: Harman Kaur Title: Project Manager

Phone: (513) 319-6798 Main Contact email address: brarharman@gmail.com

Address of subject property 1628 Walnut St Zip: 45202

Hamilton County Auditor Parcel ID#: 094 - 0007 - 0195 (attach a page listing all parcels and addresses if more than one parcel)

City of Cincinnati Neighborhood: Over-the-Rhine

Is any other financial assistance being requested from the City of Cincinnati for this project? Yes No

If yes, please indicate the Development Analyst with whom you are working:

Space/Units to be constructed/renovated:

Construction Type: New Construction Renovation

What percentage of the existing structure is currently occupied: 0 _____ %

Total sqft/units to be constructed/renovated:

Commercial: 0 _____ (sqft) Office: 0 _____ (sqft) Industrial: 0 _____ (sqft)

Residential: 3304 _____ (sqft) Residential: 5 _____ (# of units)

Project Type:

- Commercial (Retail, Office etc)
- Industrial
- Multi-Unit Residential (5 or more units)
- Mixed-Use (Residential & Commercial)

Describe the break down in use in SF below:

Please indicate if the project intends to meet Leadership in Energy and Environmental Design (LEED) levels as defined by the U.S. Green Building Council (www.usgbc.org).

- Project is not LEED-certified
- LEED Silver
- LEED Gold
- LEED Platinum

Please indicate if the project will be qualified under the Living Building Challenge program (<http://living-future.org/lbc>):

- Project is not LBC qualified
- LBC Full
- LBC Net Zero
- LBC Petal (requires "Energy Petal")

If approved for an abatement, does the Applicant intend to enter into a Voluntary Tax Incentive Contribution Agreement (VTICA)?

Yes _____ % No

(A VTICA is an agreement with a third-party non-profit designated by the City in which the Applicant would contribute a portion of the abated taxes to support neighborhood-based projects and services as well as City-wide affordable housing initiatives [note that VTICAs in the vicinity of the Streetcar are used to support streetcar operations]. As indicated the applicable City legislation & policies as this is a significant factor in determining the terms of the abatement.)

General Project Information:

Project Name (of Applicable): 1628 Walnut St

Description of the project:

Four Story Multi-Family Unit with 6 Residential Units.

Please provide a brief description of the applicant's development experience:

Applicant has developed an 18,000 SF Medical Office Building in Sycamore Twp. She has also re-developed several single family homes in the City of Cincinnati.

Please state why this project deserves a tax exemption from the City of Cincinnati and what benefits the project will bring to the neighborhood where it is located:

This Project will bring high quality rental unit at an affordable price to the City of Cincinnati.

If Commercial or Industrial, state the nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site: =

Please detail the project's planned community engagement (link for community council boundaries):

SECTION II – Job Creation/Retention

N/A

Job Creation and Retention:

The Company will agree to use its best efforts to retain and/or create at least the following estimated number of employee positions at the Property in connection with the Project, in accordance with the specified schedule, and to maintain the minimum employment levels throughout the period of the Incentive. The Job numbers below are to be listed in Full Time Equivalent (FTE) positions. FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week).

Existing positions at the site of the company to be retained: N/A

Full-Time Equivalent 0 employees; total annual payroll \$0

Will the project involve relocation of positions from another company location in the State of Ohio to the City of Cincinnati? Yes No

Existing positions at other company locations in Ohio to be relocated:

Address of Other Location(s): N/A

Full-Time Equivalent _____ employees; total annual payroll \$ _____

Address of Other Location(s): _____

Full-Time Equivalent _____ employees; total annual payroll \$ _____

*Please attach additional sheets if other locations exceed spaces provided above.

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Will the project involve relocation of positions from another company location outside of the State of Ohio to the City of Cincinnati? 0

Existing positions at other company locations outside of the State of Ohio:

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

*Please attach additional sheets if other locations exceed spaces provided above.

Estimate the number of new employees the property owner will cause to be created at the facility that comprises the project site within three years. Job creation projection must be itemized by the name of the employer (add an additional page if more than one employer). FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week):

Full-Time Equivalent 25 / 1 employees (Total); total annual payroll \$25,800

During the first twelve months of the agreement: 25 positions

During the second twelve months of the agreement: 25 additional positions

During the third twelve months of the agreement: 25 additional positions

Temporary Construction 12 jobs; total annual payroll \$664,285

Length of Construction Period: 12 months

In addition to the Full Time Equivalent positions listed above, are there any part time jobs and associated payroll? If so, please provide, as well as a description of the positions:

Please provide a brief description of the Job Creation that is associated with this Project (types of jobs; e.g. fabrication, warehousing, sales, operations, management, technical, retail, etc.):
First 10 months will be temporary construction jobs. After project completion jobs will be property management and maintenance.

Note to Applicant: Ohio Revised Code Section 3735.673 requires the City formally to notify each county or corporation from which the company intends to relocate, and the Ohio Development, prior to approval of a tax exemption agreement. This notification must be sent prior to consideration of the exemption by Cincinnati City Council.

SECTION III – Project Investment

Real Estate Investment:

Indicate the estimated cost of the construction or remodeling: ~~\$881,351.00~~ \$996,954.00

Estimated total cost of the project (including soft costs & acquisition): \$1,118,513.00

Estimated Project start date: 01/2024 Estimated Project completion date: ~~02/2025~~ 8.31.2025

Current Auditor's value of property (aggregate value of all parcels involved): 152,820.00

Estimated post-construction value of property: 769,000.00

(Please provide appraisal or other method for determining post-construction value of the property)

Other Investment

Investment in Machinery & Equipment (M&E) at the Property: \$ N/A

Investment in Furniture, Fixtures, and Equipment (FF&E) at the Property: \$ _____

Other Investment: \$ _____

Description of Other Investment: _____

SECTION IV – Applicant Certifications

Does the property owner owe:

1. Any delinquent taxes to the State of Ohio, the City of Cincinnati or another political subdivision of the State? YES NO
2. Any moneys to the State of a state agency for the administration or enforcement of any environmental laws of the State? YES NO
3. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? YES NO

If the applicant responds yes to any of the three above questions, please provide details of each instance including but not limited to the location, amounts, and/or case identification numbers (please submit additional sheets for response).

The Applicant authorizes the City and/or the Ohio Department of Development to inspect the personal financial statements of the Applicant, including but not limited to tax records and other similar information not ordinarily open to public inspection; and authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and/or the Ohio Department of Development in connection with the above statements.

Note: The above statements as to taxes and other obligations, and authorization to inspect, are required by Ohio Revised Code Section 9.86 (C) (1). As provided by statute, a knowingly false statement under this paragraph may be prosecuted as a first degree misdemeanor under Ohio Revised Code 2921.13 (D) and may render the Applicant ineligible for any future economic development assistance from the state or any political subdivision.

Please initial that you have read the above. X HK

Project Completion:

Once the project is complete, the Applicant is required to submit a CRA Completion Application Form along with required documentation noted therein. It is the Applicant's responsibility to submit this completed form to the City of Cincinnati to ensure the tax abatement will be initiated by the Hamilton County Auditor.

Please initial that you have read the above statement and understand that the abatement will not be considered by the Hamilton County Auditor's Office until the CRA Completion Application Form is complete and submitted.

X HIC

Additional Certifications by Applicant:

- ✗ The Applicant acknowledges that the property is **Not Eligible** for tax exemption if construction activities are commenced prior to the execution of a Community Reinvestment Area Tax Exemption Agreement between the Applicant and the City. No agreement may be executed by the City without prior approval by Cincinnati City Council.
- ✗ The Applicant acknowledges that if the application is approved by Cincinnati City Council, a \$750.00 application fee payable to "Treasurer, State of Ohio" will be due. Applicant must submit this fee to the City's Department of Community & Economic Development upon approval by Cincinnati City Council.
- ✗ The Applicant acknowledges that a Payment In Lieu of Taxes (PILOT) agreement in the amount of 33% of the annual value of the exemption with Cincinnati Board of Education will be required. The form of this PILOT agreement is available upon request.
- The Applicant acknowledges that if one of the City's considerations for granting a tax exemption is the applicant's representation that it will enter into a VTICA, then the failure by the Applicant to do so is considered grounds for the City of Cincinnati to terminate the tax exemption granted to the Applicant.
- ✗ The Applicant acknowledges that all tax exemptions must submit an Annual Report on or before March 31 of each year. This report must be submitted for each year of the tax exemption agreement including during the construction period.
- ✗ The Applicant acknowledges that all tax exemptions will be subject to an annual monitoring fee of 1% of the annual taxes exempted under the agreement or \$500, whichever is greater; no City annual fee will be greater than \$2,500 per year. This annual monitoring fee must be submitted with each Annual Report.
- ✗ The Applicant acknowledges that to be eligible for tax exemption by the City of Cincinnati, the subject property must be located within the City of Cincinnati.
- ✗ The Applicant acknowledges that exemption values are determined by the Hamilton County Auditor's Office.
- ✗ The Applicant acknowledges that the City of Cincinnati may revoke the tax exemption any time after the first year if the property has building code violations or is delinquent on the property taxes.
- ✗ The Applicant acknowledges that the City of Cincinnati Council may rescind or alter the Ordinance granting tax exemptions.
- ✗ The Applicant agrees to supply additional information upon request.

Please initial that you have read the above. X HK

Prior Agreement. Applicant represents and warrants that neither Applicant, nor any "predecessor" or "related member" is a party to another agreement granting tax exemption relating to a structure in this state at which the Applicant (or the predecessor or related member) has discontinued or intends to discontinue operations prior to the expiration of the term of that agreement. (Note: This information is required by Ohio Revised Code 3735.671 (E). As used herein "predecessor" means a person or entity that has transferred assets or equity to Applicant, which transfer resulted in the full or partial non-recognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the Ohio Tax Commissioner; and "related member" has the same meaning as defined in Ohio Revised Code 5733.042 without regard to division (B) of that section.)

Please initial that you have read the above. X HK

I declare under the penalties of falsification that this application, including all enclosed documents and statements, has been examined by me, and to the best of my knowledge and belief is true, correct, and complete.

| | |
|---|---|
| Signature of Applicant <u>[Signature]</u> | Date <u>10/26/2023</u> |
| Printed Name <u>Harmanjit Kaur</u> | Title (if signed as officer) <u>Manager</u> |

Please complete this application in its entirety and submit to the Department of Community & Economic Development along with required supporting documentation. Please make and retain a copy of this application for your records. Please allow 4 weeks for the Department of Community & Economic Development to review and follow-up on this application.

Send Completed Application to:

City of Cincinnati
Department of Community & Economic Development
805 Central Avenue, Suite 710
Cincinnati, Ohio 45202
Attention: Commercial Tax Abatement Application

Processing Timeline

Upon receipt of a completed application, city staff will work diligently to process the request and respond to the applicant in a timely manner. For estimating purposes, below is a timeline that the applicant should use from the date of the completed application to estimate the date that the applicant will be able to commence construction if the assistance request is approved. Note that most applicants do not initially submit a complete application and for most applicants some back and forth will be required with city staff to ensure the application is complete before the internal city review process can begin.

| | |
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| Internal City Review & Offer Letter | Four weeks |
| Contract Drafting & Legislative Approval | Twelve weeks |
| Contract Signature & Pre-construction Process | Two weeks |
| Estimated Timeline | Eighteen weeks |

Note that the applicant cannot commence construction prior to having a signed agreement from the city or the requested assistance may not be provided by the city.

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Required Application Attachments

Please provide the following required items as a corresponding attachment. *If you believe a particular item is not applicable to your project, please address the item by including an explanation of why you believe it is not applicable.* Please ensure that all sections of the application are complete and that **ALL REQUIRED ATTACHMENTS LISTED BELOW ARE SUBMITTED/ ADDRESSED WITH YOUR APPLICATION.** Please check all items that are included. If an item is left unaddressed by the Applicant, the reviewing department cannot complete its review of the application.

| Attachment Number | Attached Y/N | Attachment Description |
|-------------------|--|---|
| #1 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p>Public Purpose: List the major reasons why City Assistance is necessary. Discuss the project gap, why other sources are not available to fill that gap (including debt and owner equity) and how City assistance will allow the gap to be filled. For property sale requests explain why a non-competitive sale is being requested and the public benefits that will be realized.</p> |
| #2 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p>Development Team:</p> <p>A) Corporate Resolution, Articles of Incorporation, and an Operating/Partnership Agreement for entity applying for assistance showing who is authorized to sign for the organization</p> <p>B) Certificate of Good Standing from the Ohio Secretary of State for all Organizations that will be involved in the project</p> <p>C) Resumes of owners and/or key managers or partners. In the case of Real Estate development, provide information for the entire development team (developer, architect, contractor, leasing/sales agent, LEED certifications, etc.)</p> <p>D) Names, addresses, photos and a brief description of recent projects completed by the development team of similar type and size to that proposed in this application.</p> |
| #3 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p>Current Financial Statement or other acceptable third party verification of funds from all entities or individuals who will be contributing more than 20% of the required equity for the investment.</p> |
| #4 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p>Financial Information:</p> <p>A) Real Estate Projects: Provide spreadsheet of 10 year cash flow projection and list all project assumptions (rent rates, revenue & expense growth, etc). Provide budget that details total project investment (reference Section III of application). These documents may be requested in Excel format.</p> |

| | | |
|-----|--|---|
| | | <p>2) Current business financial statement (less than 90 days old);</p> <p>3) Business financial projections for three fiscal years (privately held companies only);</p> <p>4) Business financial information for the last three fiscal years on affiliate businesses when appropriate.</p> |
| #5 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Sources of Funds:</u> For all sources included in the sources and uses provided in #4 above, please attach documentation:</p> <p>A) Conditional bank commitment and/or term sheet B) List of any additional grant requests pending or committed C) Tax credits allocated or being applied for D) Financing Projections E) Other</p> |
| #6 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Cost Verifications:</u> Cost verifications and/or third party cost estimates. If third-party estimates are not available, explain your methodology for arriving at your project budget. Please include:</p> <p>A) Purchase agreements for any acquisitions B) Contractor Estimates or bids for new construction and/or rehabilitation C) Architectural Contract D) Other</p> |
| #7 | <input type="radio"/> Yes <input checked="" type="radio"/> No | <p><u>Environmental Site Assessments:</u> Summary Review / Statement of Phase I & Phase II ESA results</p> |
| #8 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Market Information:</u></p> <p>A) Summary of appraisal, market study, Real Estate comps and industry information with sources. B) Include a copy of any third-party or in-house market analysis completed for the preparation of financial projection assumptions (sales or lease prices, absorption and capture rates, vacancy rates, expense escalators, etc.).</p> |
| #9 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p>Copy of proposed construction plans/renderings etc.</p> |
| #10 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Proposed Project Timeline:</u> Anticipated milestones – Please provide in Gantt format if available.</p> |
| #11 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Legal Description of the Property Involved:</u> This may include a survey as well as a written legal.</p> |
| #12 | <input type="radio"/> Yes <input checked="" type="radio"/> No | <p>If this project is seeking LEED or Living Building Challenge (Full, Net Zero, or Petal [must include "Energy Petal"]) Certification, provide confirmation of registration</p> |
| #13 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Application Fee</u> (\$1,250 made payable to city of Cincinnati and \$750 for the Ohio Department of Development)</p> |

| | | |
|-----|--|--|
| #14 | <input checked="" type="radio"/> Yes <input type="radio"/> No | City Business Disclosure Form |
| #15 | <input checked="" type="radio"/> Yes <input type="radio"/> No | SBE Utilization Plan |
| #16 | <input checked="" type="radio"/> Yes <input type="radio"/> No | Balanced Development Application |

Community Reinvestment Area Tax Exemption Agreement

This Community Reinvestment Area Tax Exemption Agreement (this "Agreement") is made and entered into as of the Effective Date (as defined on the signature page hereof) by and between the CITY OF CINCINNATI, an Ohio municipal corporation (the "City"), and CINCINNATI CAPITAL PARTNERS 578, LLC, an Ohio limited liability company (the "Company").

Recitals:

- A. The City, through the adoption of Ordinance No. 274-2017 on September 27, 2017, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").
- B. In accordance with the Statute, the Ohio Director of Development has forwarded to the City the Director's determination dated October 23, 2017, stating that the findings contained in Ordinance No. 274-2017 are valid and that the entire City is a Community Reinvestment Area under the Statute. By such determination, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute.
- C. The Council of the City of Cincinnati has also passed Ordinance No. 275-2017 as of September 27, 2017, as amended by Ordinance No. 339-2018, passed on October 31, 2018, Ordinance No. 370-2020, passed on November 12, 2020, and Ordinance No. 24-2022, passed on February 2, 2022 (as amended, the "Commercial Policy Ordinance"), which sets forth certain additional policies, conditions and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area.
- D. The Company is the sole owner of certain real property within the City, located at 1628 Walnut Street, Cincinnati, Ohio 45202 (the "Property"), as further described in Exhibit A (Legal Description of Property) hereto. Notwithstanding the foregoing, the Property shall not include any residential condominiums being developed in connection with the Project (as defined below) (the "Excluded Property"), and the Company acknowledges and agrees that the City's Community Reinvestment Area program entails separate applications by the owner of any residential condominium units included within the Project. For the avoidance of doubt, the Excluded Property shall not be exempt under this Agreement; however, this provision shall not be deemed to prohibit any owners from time to time of any Excluded Property from separately applying for a tax abatement in accordance with applicable law.
- E. The Company has proposed to remodel a building located on the Property, within the boundaries of the City of Cincinnati, as more fully described in Section 1 herein (the "Project"), provided that the appropriate development incentives are available to support the economic viability of the Project.
- F. The Statute provides that if any part of a project is to be used for commercial or industrial purposes, including projects containing five or more dwelling units, in order to be eligible for tax exemption the City and the Company must enter into an agreement pursuant to Ohio Revised Code Section 3735.671 prior to commencement of construction or remodeling.
- G. The City, having appropriate authority under the Statute for this type of project, agrees (as provided herein and subject to all conditions herein) to provide the Company with the tax exemption incentives stated herein, available under the Statute, for development of the Project.
- H. The Company has submitted to the City an application for this tax exemption agreement (the "Application"), a copy of which is attached hereto as Exhibit B, has remitted with the Application

the City application fee of One Thousand Two Hundred Fifty Dollars (\$1,250) made payable to the City.

- I. The Director of the City's Department of Community and Economic Development has recommended approval of the Application on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City.
- J. The Board of Education of the Cincinnati City School District (the "Board of Education"), pursuant to that certain *Tax Incentive Agreement* effective as of April 28, 2020, has approved exemptions of up to one hundred percent (100%) of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- K. The Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to thirty-three percent (33%) of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "Board of Education Agreement").
- L. The Company represents and warrants to the City that the Company and its major tenants, if any, do not intend to relocate part or all of their operations to the City from another county or municipal corporation in the State of Ohio (the "State").
- M. The Company represents that within the past three (3) years neither the Company, nor any related member of the Company nor any entity to which the Company is a successor has discontinued operations at a project site in the State during the term of a property tax exemption agreement (under Ohio Revised Code Section 3735.671, 5709.62, 5709.63 or 5709.632) applicable to that site, and the Company acknowledges that misrepresentation hereunder will result in voiding of this Agreement.
- N. The Company represents and warrants to the City that the Company is not subject to an Enterprise Zone Agreement with the City of Cincinnati for the Property or the Project.
- O. This Agreement has been authorized by Ordinance No. _____-2024, passed by Cincinnati City Council on _____, 2024.
- P. In determining to recommend and authorize this Agreement, the Department of Community and Economic Development and City Council, respectively, have acted in material reliance on the Company's representations in the Application and herein regarding the Project including, but not limited to, representations relating to the number of jobs to be created and/or retained by the Company, the Board of Education Agreement, and the Project's effect in promoting the general welfare of the people of Cincinnati by, for example, encouraging the development of real property located in the Community Reinvestment Area and thereby promoting economic growth and vitality in Cincinnati.

NOW, THEREFORE, pursuant to Ohio Revised Code Section 3735.67(A) and in conformity with the format required under Ohio Revised Code Section 3735.671, in consideration of the mutual covenants contained herein and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

Section 1. Project. Upon issuance of the necessary zoning and building approvals, the Company agrees to remodel the existing building into 5 residential units consisting of approximately 3,304 square feet on the Property (the "Improvements") at an estimated aggregate cost of \$926,954 to commence after the execution of this Agreement and to be completed no later than August 31, 2025; *provided*, however, that the Director of the Department of Community and Economic Development (the "Housing Officer") may, in his or her discretion, extend such deadline for a period of up to 12 months by

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written notice if, in the Director's judgment, the Company is proceeding in good faith towards completion. The remodeling shall be in compliance with applicable building code requirements and zoning regulations. In addition to the foregoing, (A) the Project shall comply with the Americans with Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the "ADA"), and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a "place of public accommodation" or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA, applicable building code requirements, or by any other legal requirement, then the Company shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, "**Contractual Minimum Accessibility Requirements**" means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building's primary point of entry, conspicuous signage directing persons to such accessible point of entry.

Section 2. Real Property Tax Exemption. Subject to the satisfaction of the conditions set forth in this Agreement, the City approves exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of one hundred percent (100%) of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for a period of fifteen (15) years, provided that the Company shall have entered into the Board of Education Agreement. Within 120 days after completion of the Project (unless otherwise extended in writing by the City's Housing Officer), the Company must file the appropriate application for tax exemption with the City's Housing Officer. The Company is solely responsible to take this action. Upon receipt of the application for tax exemption, the City will proceed with the exemption authorized by this Agreement. In accordance with Ohio Revised Code Section 3735.67, the exemption is conditioned on verification by the Housing Officer of (A) the completion of remodeling, (B) the cost of remodeling, (C) the facts asserted in the application for exemption and (D) if a remodeled structure is a structure of historical or architectural significance as designated by the City, state or federal government, that the appropriateness of the remodeling has been certified in writing by the appropriate agency. If the required verification is made, the Housing Officer will forward the exemption application to the Hamilton County Auditor with the necessary certification by the Housing Officer. Subject to the conditions set forth in this Agreement, the exemption commences the first tax year for which the Improvements would first be taxable were the Improvements not exempted from taxation. The dates provided in this paragraph refer to tax years in which the subject property is assessed, as opposed to years in which taxes are billed. No exemption shall commence after tax year 2025 nor extend beyond the earlier of (i) tax year 2039 or (ii) the end of the fifteenth (15th) year of exemption.

Section 3. Use; Maintenance; Inspections. The Company shall use the Property solely for the purposes described in Section 1 hereof and shall properly maintain and repair the Property throughout the period of tax exemption authorized herein. The Company authorizes the Housing Officer, or the Housing Officer's designees, to enter upon the Property as reasonably required to perform property inspections in accordance with Ohio Revised Code Section 3735.68.

Section 4. Compliance with Board of Education Agreement. As a condition of the tax exemption authorized under this Agreement, the Company agrees to enter into and comply with its obligation under the Board of Education Agreement.

Section 5. Duty of Company to Pay Taxes. As required by Ohio Revised Code Section 3735.671(B)(3), the Company shall pay such real property taxes as are not exempted under this Agreement and are charged against the Property and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, exemptions from taxation granted or authorized under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and continuing thereafter.

Section 6. Company Certifications Regarding Non-Delinquency of Tax Obligations. As required by Ohio Revised Code Section 3735.671(B)(4), the Company certifies that at the time this Agreement is executed, the Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State, and does not owe delinquent taxes for which the Company is liable under Ohio Revised Code Chapters 5735, 5739, 5741, 5743, 5747 or 5753, or if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, has filed a petition in bankruptcy under 101, et seq., or such a petition has been filed against the Company. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 7. Covenant of Satisfaction of Tax and Other Obligations. In accordance with Ohio Revised Code Section 9.66, (A) the Company affirmatively covenants that it does not owe: (i) any delinquent taxes to the State or to a political subdivision of the State; (ii) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State; or (iii) any other moneys to the State, a State agency or a political subdivision of the State that are past due, regardless of whether the amounts owed are being contested in a court of law or not; (B) the Company authorizes the City and/or the State to inspect the personal financial statements of the Company, including tax records and other similar information not ordinarily open to public inspection; and (C) the Company authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and or other State departments in connection with the above statements. As provided by statute, a knowingly false statement under this section may be prosecuted as a first degree misdemeanor under Ohio Revised Code Section 2921.13, may render the Company ineligible for any future economic development assistance from the State or any political subdivision of the State, and will result in the City requiring the Company's repayment of any assistance provided by the City in connection with the Project.

Section 8. City Cooperation. As required by Ohio Revised Code Section 3735.671(B), upon specific request from the Company, the City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 9. Continuation of Exemptions. As provided in Ohio Revised Code Section 3735.671(B), if for any reason the City revokes the designation of the City of Cincinnati as a Community Reinvestment Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless the Company materially fails to fulfill its obligations under this Agreement and the City terminates or modifies the exemptions from taxation authorized pursuant to this Agreement.

Section 10. City Not Liable. The Company acknowledges that the exemption authorized in this Agreement is subject to approval and implementation by the appropriate state and/or county taxing authorities. The Company acknowledges that the City does not give any guarantee or assurance that the exemption approved in this Agreement will be so approved, and the Company agrees that in no event shall the Company seek to hold the City liable in any way in the event such exemption is not granted or implemented.

Section 11. Small Business Enterprise Program.

A. Compliance with Small Business Enterprise Program. The policy of the City is that a fair share of contracts be awarded to Small Business Enterprises (as such term is defined in Cincinnati Municipal Code ("CMC") Section 323-1-S, "SBEs"). Pursuant to CMC Section 323-11, the City's annual goal for SBE participation shall be thirty percent (30%) of the City's total dollars spent for construction (as such term is defined in CMC Section 323-1-C4), supplies (as such term is defined in CMC Section 323-1-S5), services (as such term is defined in CMC Section 323-1-S) and professional services (as such term is defined in CMC Section 323-1-P2).

Accordingly, the Company shall use its best efforts and take affirmative steps to achieve the City's goal of voluntarily meeting thirty percent (30%) SBE participation. A list of SBEs may be obtained from the City's Department of Economic Inclusion. The Company may refer interested firms to the City's Department of Economic Inclusion for review and possible certification as an SBE. The Company shall comply with the provisions of CMC Chapter 323, including without limitation taking at least the following affirmative steps:

- (i) Including qualified SBEs on solicitation lists.
- (ii) Assuring that SBEs are solicited whenever they are potential sources. The Company must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to SBEs to provide services, to supply materials, or to bid on construction contracts, as applicable.
- (iii) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.
- (iv) If any subcontracts are to be let, the Company shall require the prime contractor (if different from the Company) to take the above affirmative steps.
- (v) Prior to the commencement of work under any subcontracts, the Company shall provide to the City a list of such subcontractors, including information as to the dollar amount of the subcontracts and such other information as may be requested by the City. The Company shall update the report monthly.
- (vi) The Company shall periodically document its best efforts and affirmative steps to meet the above SBE participation goals by submitting such information as may be requested from time to time by the City.

B. Remedies for Noncompliance with Small Business Enterprise Program. Failure of the Company or its contractors and subcontractors to take the affirmative steps specified above, to provide fair and equal opportunity to SBEs, or to provide technical assistance to SBEs as may be necessary to reach SBE participation as set out in CMC Chapter 323 may be construed by the City as failure of the Company to use its best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to enforce specific performance of the terms of this Section. The provisions of CMC Section 323-99 are hereby incorporated by reference into this Agreement.

Section 12. Jobs. The Company represents that, as of the date of the execution of this Agreement, the Company has no existing employment at the Property or in the State.

Section 13. Job Creation and Retention.

A. Jobs to be Created by Company. The Company agrees to use its best efforts to create (i) 1 full-time permanent jobs, and (ii) 12 full-time temporary construction jobs, at the Property in connection with the Project. In the case of the construction jobs, the job creation and retention period shall be concurrent with remodeling, and in the case of the other jobs described herein, the job creation period shall begin upon completion of remodeling and shall end three (3) years thereafter.

B. Company's Estimated Payroll Increase. The Company's increase in the number of employees will result in approximately (i) \$25,800 of additional annual payroll with respect to the full-time permanent jobs, and (ii) \$664,295 of additional annual payroll prior to the completion of the Project with respect to the full-time temporary construction jobs.

C. Community Reinvestment Area Employment. The Company shall (i) adopt hiring practices to ensure that at least twenty-five percent (25%) of the new employees shall be residents of the City of Cincinnati and (ii) give preference to residents of the City relative to residents of the State who do not reside in the City when hiring new employees under this Agreement.

D. Posting Available Employment Opportunities. To the extent allowable by law, the Company shall use its best efforts to post available employment opportunities within the Company's organization or the organization of any subcontractor working with the Company with the Ohio Means Jobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-746-7200.

Section 14. Equal Employment Opportunity. This Agreement is subject to the City's Equal Employment Opportunity Program contained in CMC Chapter 325. The Equal Employment Opportunity Clause in CMC Section 325-9 is incorporated by reference in this Agreement. The term "Company" is substituted for "Contractor" throughout CMC Section 325-9 in the context of this Agreement.

Section 15. Compliance with Immigration and Nationality Act. In the performance of its obligations under this Agreement, the Company agrees to comply with the provisions of the Immigration and Nationality Act codified at 8 U.S.C. §§ 1324a(a)(1)(A) and (a)(2). Any noncompliance with such provisions shall be solely determined by either the federal agencies authorized to enforce the Immigration and Nationality Act or the U.S. Attorney General, in accordance with Executive Order 12989 of the U.S. President dated February 13, 1996, and as amended by Executive Order 13465 of the U.S. President dated June 6, 2008.

Section 16. Default. As provided in Ohio Revised Code Section 3735.671(B), if the Company materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification as to delinquent taxes required by this Agreement (Section 6 hereof) or the covenant of satisfaction of tax and other obligations (Section 7 hereof) is fraudulent, the City may terminate or modify the exemptions from taxation granted or authorized under this Agreement and may require the repayment by the Company of the amount of taxes that would have been payable had the Improvements not been exempted from taxation pursuant to this Agreement. A modification of exemption may be in the form of reduction in the number of years that eligible property is exempt and/or a reduction in the exemption percentage. The City shall provide written notice to the Company prior to finding the Company in default under this section. The notice shall provide the Company with not less than thirty (30) days to cure the default prior to City termination or modification of the exemptions under this Agreement. The City may extend the cure period as reasonably necessary under the circumstances. In the event of such termination or modification, the City is authorized to so notify the appropriate taxing authorities in order to effect the termination or modification. If repayment of previously exempt taxes is required by the City under this Section, such amount shall be paid as directed by the City within thirty (30) days of written demand. The City may secure repayment of such taxes by a lien on the Property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property. Amounts due and not paid when due under this Section 16 shall bear interest at the rate specified in Ohio Revised Code Section 1343.03(A) (as in effect on the date of the City's payment demand).

Section 17. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(B)(5) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

Section 18. Revocation.

A. Generally. Pursuant to Ohio Revised Code Section 3735.68, the housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under Ohio Revised Code Section 3735.67. If the housing officer finds that the property has not been

properly maintained or repaired due to the neglect of the Company, the housing officer may revoke the exemption at any time after the first year of exemption. If the Company has materially failed to fulfill its obligations under this Agreement, or if the owner is determined to have violated division (E) of that section (see Section 18(B) of this Agreement), City Council, subject to the terms of the agreement, may revoke the exemption at any time after the first year of exemption. The housing officer or City Council shall notify the county auditor and the Company that the tax exemption no longer applies. If the housing officer or legislative authority revokes a tax exemption, the housing officer shall send a report of the revocation to the community reinvestment area housing council and to the tax incentive review council established pursuant to section 3735.69 or 5709.85 of the Revised Code, containing a statement of the findings as to the maintenance and repair of the property, failure to fulfill obligations under the written agreement, or violation of division (C) of Ohio Revised Code Section 3735.671, and the reason for revoking the exemption.

B. Prior Statutory Violations. The Company represents and warrants to the City that it is not prohibited by Ohio Revised Code Section 3735.671(C) from entering into this Agreement. As required by Ohio Revised Code Section 3735.671(B)(7), exemptions from taxation granted or authorized under this Agreement shall be revoked if it is determined that the Company, any successor to the Company or any related member (as those terms are defined in division (C) of Ohio Revised Code Section 3735.671 has violated the prohibition against entering into this Agreement under division (C) of Ohio Revised Code Section 3735.671 or under Ohio Revised Code Sections 5709.62, 5709.63, or 5709.632 prior to the time prescribed by that division or either of those sections.

Section 19. False Statements; Penalties; Material Representations.

A. Generally. As required in connection with Ohio Revised Code Section 9.66(C), the Company affirmatively covenants that it has made no false statements to the State or the City in the process of obtaining approval for this Agreement. If any representative of the Company has knowingly made a false statement to the State or the City to obtain approval for this Agreement, or if the Company fails to provide any information expressly required under the Application, the Company shall be required to immediately return all benefits received under this Agreement (by payment of the amount of taxes exempted hereunder, paid as directed by the City within thirty (30) days of written demand) and the Company shall be ineligible for any future economic development assistance from the State, any State agency or any political subdivision of the State pursuant to Ohio Revised Code Section 9.66(C)(1). Amounts due and not paid under this Section 19 shall bear interest at the rate of twelve percent (12%) per year. Any person who provides a false statement to secure economic development assistance (as defined in Ohio Revised Code Section 9.66) may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(F)(1), which is punishable by fine of not more than One Thousand Dollars (\$1,000) and/or a term of imprisonment of not more than six (6) months.

B. Material Representations. The Parties acknowledge and agree that a material failure by the Company to comply with its representations concerning the Board of Education Agreement shall constitute an event of default for purposes of Section 16 (*Default*) and the basis for revocation under Section 18 (*Revocation*). Nothing in this Section 19.B shall operate to limit the City's enforcement authority under this Agreement including, without limitation, Section 16, Section 18, and Section 19.A.

Section 20. Conflict of Interest. The Company covenants that, to the Company's knowledge, no employee of the City has any personal interest, direct or indirect, in any matters pertaining to the Project, and the Company agrees to take appropriate steps to prevent any employee of the City from obtaining any such interest throughout the term of this Agreement.

Section 21. Annual Fee. The Company shall pay an annual fee of Five Hundred Dollars (\$500) or one percent (1%) of the annual taxes exempted under this Agreement, whichever is greater, but not to exceed Two Thousand, Five Hundred Dollars (\$2,500) per annum. This fee is due with submission of the information for Annual Review and Report by March 1 of each year.

Section 22. Discontinued Operations. As provided in Ohio Revised Code Section 3735.671(C), if, prior to the expiration of the term of this Agreement, the Company discontinues operations at the Project so that the Property is no longer being used for the purposes described in Section 1 hereof, then the Company, its successors, and any related member shall not enter into an agreement under Ohio Revised Code Sections 3735.671, 5709.62, 5709.63, or 5709.632, and no legislative authority shall enter into such an agreement with the Company, its successors or any related member prior to the expiration of three (3) years after the discontinuation of operations. As used in this Section 22, "successors" and "related member" shall have the meanings set forth in Ohio Revised Code Section 3735.671(C).

Section 23. Notices. Unless otherwise specified herein, each party shall address written notices, demands and communications in connection with this Agreement to the other party as follows (or to such other address as is communicated in accordance with this Section):

To the City:

City of Cincinnati
Attention: Director of the Department of Community and Economic Development
Centennial Plaza Two, Suite 700
805 Central Avenue
Cincinnati, Ohio 45202

To the Company:

Cincinnati Capital Partners 578, LLC
Attention: Harman Kaur
222 W. 15th Street
Cincinnati, Ohio 45202

If the Company sends a notice to the City alleging that the City is in default under this Agreement, the Company shall simultaneously send a copy of such notice to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, OH 45202.

Section 24. Acknowledgment of City Participation. The Company agrees to acknowledge the support of the City on construction signs, project and exhibition signage, and any publicity such as that appearing on the internet, television, cable television, radio, or in the press or any other printed media. In identifying the City as a Project partner, the Company shall use either the phrase "Project Assistance by the City of Cincinnati" or a City of Cincinnati logotype or other form of acknowledgement that has been approved in advance in writing by the City.

Section 25. Entire Agreement. This Agreement and the Exhibits attached hereto constitute the entire agreement between the City and the Company with respect to the subject matter herein, superseding any prior or contemporaneous agreement with respect thereto.

Section 26. Governing Law. This Agreement is entered into and is to be performed in the State. The City and the Company agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

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Section 27. Waiver. The City's waiver of any breach by the Company of any provision of this Agreement shall not constitute or operate as a waiver by the City of any other breach of such provision or of any other provisions, nor shall any failure or delay by the City to enforce any provision hereof operate as a waiver of such provision or of any other provision.

Section 28. Severability. This Agreement shall be severable; if any part or parts of this Agreement shall for any reason be held invalid or unenforceable by a court of competent jurisdiction, all remaining parts shall remain binding and in full force and effect.

Section 29. Amendment. This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto or their representatives.

Section 30. Non-Assignment. As required by Ohio Revised Code Section 3735.671(B)(6), this Agreement is not transferable or assignable by the Company without the express written approval of the City Manager of the City. If the Company has entered into a Board of Education Agreement in connection with the Property, the City shall not approve the assignment of this Agreement unless the assignee has assumed the Company's remaining obligations under the Board of Education Agreement. Failure to assign or otherwise perform the Company's obligations under the Board of Education Agreement upon transfer of the Property during the term of the tax abatement authorized by this Agreement shall be basis for revocation of the tax exemption under Section 18.

Section 31. Recording. At its election, the City may record this Agreement at the City's expense in the Hamilton County Recorder's Office.

Section 32. Legislative Action Required. As provided in Ohio Revised Code Section 3735.671, the Company and the City acknowledge that this Agreement must be approved by formal action of the City Council of the City as a condition for this Agreement to take effect. Notwithstanding anything to the contrary herein, this Agreement shall take effect after the later of the date of such approval or the final date of execution of this Agreement by all parties.

Section 33. Additional Representations and Warranties of Company. The Company represents and warrants that (a) it is duly organized and existing and it has full power and authority to take, and has taken, all action necessary to execute and deliver this Agreement and any other documents required or permitted to be executed or delivered by it in connection with this Agreement, and to fulfill its obligations hereunder; (b) no notices to, or consents, authorizations or approvals of, any person are required (other than any already given or obtained) for its due execution, delivery and performance of this Agreement; and (c) this Agreement has been duly executed and delivered by it and constitutes the legal, valid and binding obligation of the Company.

Section 34. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, the company shall be considered in default under this Agreement.

Section 35. Appeals. Pursuant to Ohio Revised Code Section 3735.70, a person aggrieved under the Statute or this Agreement may appeal to the community reinvestment area housing council, which shall have the authority to overrule any decision of a housing officer. Appeals may be taken from a decision of the council to the court of common pleas of the county where the area is located.

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May

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17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

Section 38. Counterparts and Electronic Signatures. This Agreement may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by electronic signature; any original signatures that are initially delivered electronically shall be physically delivered as soon as reasonably possible.

Remainder of this page intentionally left blank. Signature page follows.

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF CINCINNATI,
an Ohio municipal corporation

CINCINNATI CAPITAL PARTNERS 578, LLC,
an Ohio limited liability company

By: _____
Sheryl M. M. Long, City Manager

By: _____

Date: _____, 2024

Printed Name: _____

Title: _____

Date: _____, 2024

Authorized by resolution dated _____

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Karen Alder, City Finance Director

Exhibit A to CRA Agreement

LEGAL DESCRIPTION OF PROPERTY

Property Address: 1628 Walnut Street, Cincinnati, Ohio 45202

Auditor's Parcel ID: 094-0007-0195-00

Situate in the City of Cincinnati, Hamilton County, Ohio, being known on the plat of Hugh Moore's Subdivision of Lots, made under Order of Partition from the Superior Court of Cincinnati, in the year 1851, as Lot One Hundred Fifty (150), fronting 20 feet on the east side of Walnut Street, and extending back eastwardly the full length of said lot, in the rear line of the lots fronting on McMicken Avenue (formerly Hamilton Road).

APPLICATION FOR TAX EXEMPTION

TO BE ATTACHED



APPLICATION FOR COMMERCIAL TAX ABATEMENT

CITY OF CINCINNATI COMMUNITY REINVESTMENT AREA

COMMERCIAL, INDUSTRIAL, MIXED-USE, MULTI-UNIT (5+ UNITS)

*Note: After review and recommendation by the Department of Community & Economic Development, all applications must be reviewed and approved by the City of Cincinnati Council before commencing construction. Any projects that start construction before City Council approval will be **INELIGIBLE** for a Commercial CRA Tax Abatement.*

SECTION I – Applicant/Project Information

Applicant Information:

Legal Name of Property Owner Applying for Abatement: Cincinnati Capital Partners 578

Form of business enterprise LLC (corporation, partnership, proprietorship, LLC, non-profit, or other)

Is the Applicant affiliated with a larger developer or development entity? (Yes / No). If Yes, please provide the name of this developer or development entity: NO

Legal Address of real property owner: 222 W 15th St, Cincinnati 45202

Federal Tax ID #(s): 92-1639062

Applicant Contact Person: Harman Kaur Title: Project Manager

Phone: (513) 319-6798 Main Contact email address: brarharman@gmail.com

Address of subject property 1628 Walnut St Zip: 45202

Hamilton County Auditor Parcel ID#: 094 - 0007 - 0195 (attach a page listing all parcels and addresses if more than one parcel)

City of Cincinnati Neighborhood: Over-the-Rhine

Is any other financial assistance being requested from the City of Cincinnati for this project? Yes No

If yes, please indicate the Development Analyst with whom you are working:

Space/Units to be constructed/renovated:

Construction Type: New Construction Renovation

What percentage of the existing structure is currently occupied: 0 _____ %

Total sqft/units to be constructed/renovated:

Commercial: 0 _____ (sqft) Office: 0 _____ (sqft) Industrial: 0 _____ (sqft)

Residential: 3304 _____ (sqft) Residential: 5 _____ (# of units)

Project Type:

- Commercial (Retail, Office etc)
 - Industrial
 - Multi-Unit Residential (5 or more units)
 - Mixed-Use (Residential & Commercial)
- Describe the break down in use in SF below:

Please indicate if the project intends to meet Leadership in Energy and Environmental Design (LEED) levels as defined by the U.S. Green Building Council (www.usgbc.org).

- Project is not LEED-certified
- LEED Silver
- LEED Gold
- LEED Platinum

Please indicate if the project will be qualified under the Living Building Challenge program (<http://living-future.org/lbc>):

- Project is not LBC qualified
- LBC Full
- LBC Net Zero
- LBC Petal (requires "Energy Petal")

If approved for an abatement, does the Applicant intend to enter into a Voluntary Tax Incentive Contribution Agreement (VTICA)?

Yes _____ % No

(A VTICA is an agreement with a third-party non-profit designated by the City in which the Applicant would contribute a portion of the abated taxes to support neighborhood-based projects and services as well as City-wide affordable housing initiatives [note that VTICAs in the vicinity of the Streetcar are used to support streetcar operations]. As indicated the applicable City legislation & policies as this is a significant factor in determining the terms of the abatement.)

General Project Information:

Project Name (of Applicable): 1628 Walnut St

Description of the project:

Four Story Multi-Family Unit with 5 Residential Units.

Will the project involve relocation of positions from another company location outside of the State of Ohio to the City of Cincinnati? 0

Existing positions at other company locations outside of the State of Ohio:

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____
Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____
Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

*Please attach additional sheets if other locations exceed spaces provided above.

Estimate the number of **new employees** the property owner will cause to be created at the facility that comprises the project site within **three years**. Job creation projection must be itemized by the name of the employer (add an additional page if more than one employer). FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week):

Full-Time Equivalent ~~25~~ 1 employees (Total); total annual payroll \$25,800
During the first twelve months of the agreement: .25 positions
During the second twelve months of the agreement: .25 additional positions
During the third twelve months of the agreement: .25 additional positions

Temporary Construction 12 jobs; total annual payroll \$664,295
Length of Construction Period: 12 months

In addition to the Full Time Equivalent positions listed above, are there any part time jobs and associated payroll? If so, please provide, as well as a description of the positions:

Please provide a brief description of the Job Creation that is associated with this Project (types of jobs; e.g. fabrication, warehousing, sales, operations, management, technical, retail, etc.):
First 10 months will be temporary construction jobs. After project completion jobs will be property management and maintenance.

Note to Applicant: Ohio Revised Code Section 3735.673 requires the City formally to notify each county or corporation from which the company intends to relocate, and the Ohio Development, prior to approval of a tax exemption agreement. This notification must be sent prior to consideration of the exemption by Cincinnati City Council.

SECTION III – Project Investment

Real Estate Investment:
Indicate the estimated cost of the construction or remodeling: ~~\$881,351.00~~ \$996,954.00 *2.12.2024*
Estimated total cost of the project (including soft costs & acquisition): \$ 1,118,513.00
Estimated Project start date: 01/2024 Estimated Project completion date: ~~02/2025~~ 8.31.2025
Current Auditor's value of property (aggregate value of all parcels involved): 152,820.00
Estimated post-construction value of property: 769,000.00 *2.12.2024*
(Please provide appraisal or other method for determining post-construction value of the property)

Other Investment

Investment in Machinery & Equipment (M&E) at the Property: \$ N/A

Investment in Furniture, Fixtures, and Equipment (FF&E) at the Property: \$ _____

Other Investment: \$ _____

Description of Other Investment: _____

SECTION IV – Applicant Certifications

Does the property owner owe:

1. Any delinquent taxes to the State of Ohio, the City of Cincinnati or another political subdivision of the State? YES NO
2. Any moneys to the State of a state agency for the administration or enforcement of any environmental laws of the State? YES NO
3. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? YES NO

If the applicant responds yes to any of the three above questions, please provide details of each instance including but not limited to the location, amounts, and/or case identification numbers (please submit additional sheets for response).

The Applicant authorizes the City and/or the Ohio Department of Development to inspect the personal financial statements of the Applicant, including but not limited to tax records and other similar information not ordinarily open to public inspection; and authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and/or the Ohio Department of Development in connection with the above statements.

Note: The above statements as to taxes and other obligations, and authorization to inspect, are required by Ohio Revised Code Section 9.66 (C) (1), As provided by statute, a knowingly false statement under this paragraph may be prosecuted as a first degree misdemeanor under Ohio Revised Code 2921.13 (D) and may render the Applicant ineligible for any future economic development assistance from the state or any political subdivision.

Please initial that you have read the above. X HK

Project Completion:

Once the project is complete, the Applicant is required to submit a CRA Completion Application Form along with required documentation noted therein. It is the Applicant's responsibility to submit this completed form to the City of Cincinnati to ensure the tax abatement will be initiated by the Hamilton County Auditor.

Please initial that you have read the above statement and understand that the abatement will not be considered by the Hamilton County Auditor's Office until the CRA Completion Application Form is complete and submitted.

X HIC

Additional Certifications by Applicant:

- The Applicant acknowledges that the property is **Not Eligible** for tax exemption if construction activities are commenced prior to the execution of a Community Reinvestment Area Tax Exemption Agreement between the Applicant and the City. No agreement may be executed by the City without prior approval by Cincinnati City Council.
- The Applicant acknowledges that if the application is approved by Cincinnati City Council, a \$750.00 application fee payable to "Treasurer, State of Ohio" will be due. Applicant must submit this fee to the City's Department of Community & Economic Development upon approval by Cincinnati City Council.
- The Applicant acknowledges that a Payment In Lieu of Taxes (PILOT) agreement in the amount of 33% of the annual value of the exemption with Cincinnati Board of Education will be required. The form of this PILOT agreement is available upon request.
- The Applicant acknowledges that if one of the City's considerations for granting a tax exemption is the applicant's representation that it will enter into a VTICA, then the failure by the Applicant to do so is considered grounds for the City of Cincinnati to terminate the tax exemption granted to the Applicant.
- The Applicant acknowledges that all tax exemptions must submit an Annual Report on or before March 31 of each year. This report must be submitted for each year of the tax exemption agreement including during the construction period.
- The Applicant acknowledges that all tax exemptions will be subject to an annual monitoring fee of 1% of the annual taxes exempted under the agreement or \$500, whichever is greater; no City annual fee will be greater than \$2,500 per year. This annual monitoring fee must be submitted with each Annual Report.
- The Applicant acknowledges that to be eligible for tax exemption by the City of Cincinnati, the subject property must be located within the City of Cincinnati.
- The Applicant acknowledges that exemption values are determined by the Hamilton County Auditor's Office.
- The Applicant acknowledges that the City of Cincinnati may revoke the tax exemption any time after the first year if the property has building code violations or is delinquent on the property taxes.
- The Applicant acknowledges that the City of Cincinnati Council may rescind or alter the Ordinance granting tax exemptions.
- The Applicant agrees to supply additional information upon request.

Please initial that you have read the above. X HK

Prior Agreement. Applicant represents and warrants that neither Applicant, nor any "predecessor" or "related member" is a party to another agreement granting tax exemption relating to a structure in this state at which the Applicant (or the predecessor or related member) has discontinued or intends to discontinue operations prior to the expiration of the term of that agreement. (Note: This information is required by Ohio Revised Code 3735.671 (E). As used herein "predecessor" means a person or entity that has transferred assets or equity to Applicant, which transfer resulted in the full or partial non-recognition of gain or loss, or resulted in a carryover basis, both as determined by rule adopted by the Ohio Tax Commissioner; and "related member" has the same meaning as defined in Ohio Revised Code 5733.042 without regard to division (B) of that section.)

Please initial that you have read the above. X HK

I declare under the penalties of falsification that this application, including all enclosed documents and statements, has been examined by me, and to the best of my knowledge and belief is true, correct, and complete.

| | | | |
|------------------------|-----------------------|------------------------------|-------------------|
| Signature of Applicant | <u>[Signature]</u> | Date | <u>10/26/2023</u> |
| Printed Name | <u>Harmanjit Kaur</u> | Title (if signed as officer) | <u>Manager</u> |

Please complete this application in its entirety and submit to the Department of Community & Economic Development along with required supporting documentation. Please make and retain a copy of this application for your records. Please allow 4 weeks for the Department of Community & Economic Development to review and follow-up on this application.

Send Completed Application to:

City of Cincinnati
Department of Community & Economic Development
805 Central Avenue, Suite 710
Cincinnati, Ohio 45202
Attention: Commercial Tax Abatement Application

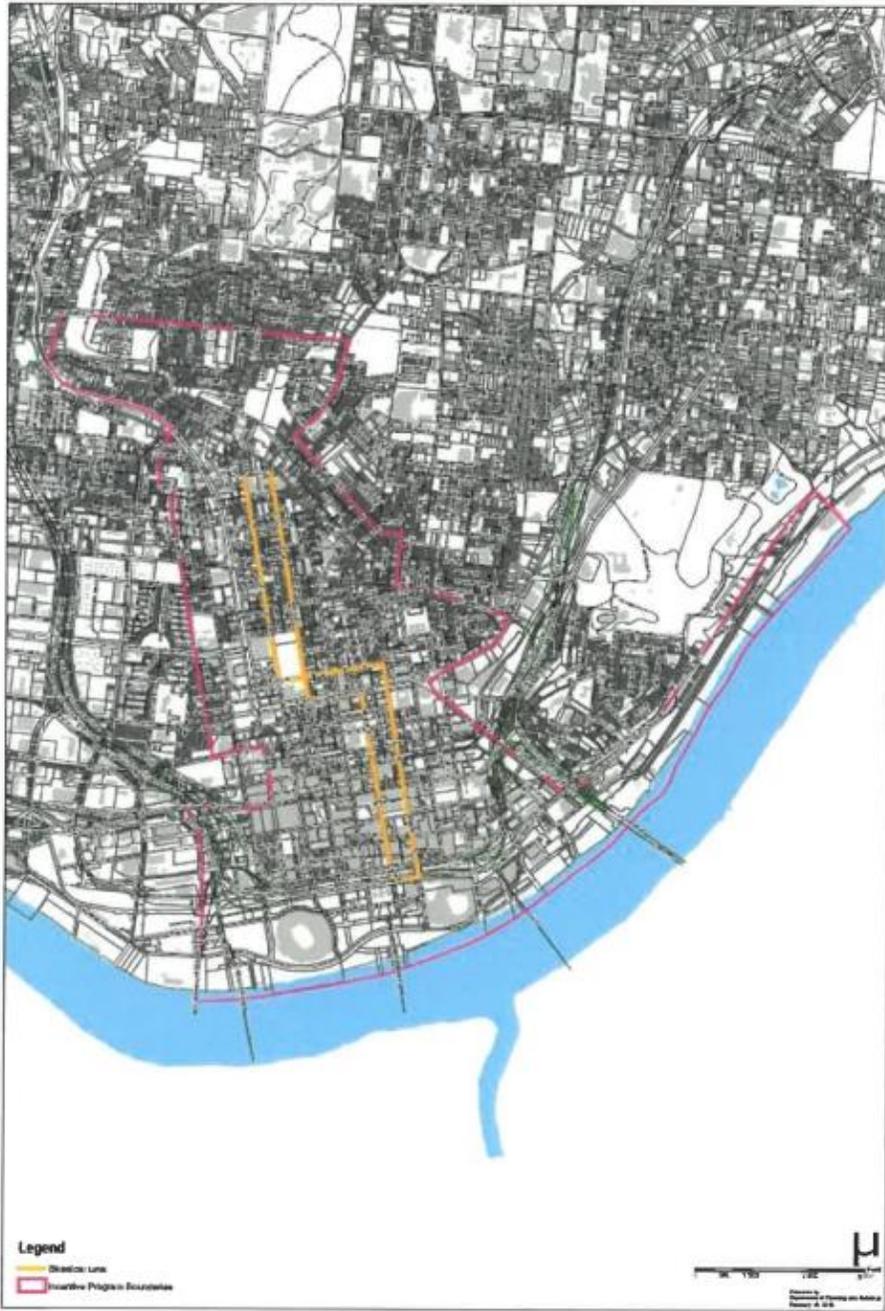
Processing Timeline

Upon receipt of a completed application, city staff will work diligently to process the request and respond to the applicant in a timely manner. For estimating purposes, below is a timeline that the applicant should use from the date of the completed application to estimate the date that the applicant will be able to commence construction if the assistance request is approved. Note that most applicants do not initially submit a complete application and for most applicants some back and forth will be required with city staff to ensure the application is complete before the internal city review process can begin.

| | |
|---|-----------------------|
| Internal City Review & Offer Letter | Four weeks |
| Contract Drafting & Legislative Approval | Twelve weeks |
| Contract Signature & Pre-construction Process | Two weeks |
| Estimated Timeline | Eighteen weeks |

Note that the applicant cannot commence construction prior to having a signed agreement from the city or the requested assistance may not be provided by the city.

STREETCAR VTICA AREA



Required Application Attachments

| <p>Please provide the following required items as a corresponding attachment. <i>If you believe a particular item is not applicable to your project, please address the item by including an explanation of why you believe it is not applicable.</i> Please ensure that all sections of the application are complete and that ALL REQUIRED ATTACHMENTS LISTED BELOW ARE SUBMITTED/ ADDRESSED WITH YOUR APPLICATION. Please check all items that are included. If an item is left unaddressed by the Applicant, the reviewing department <u>cannot</u> complete its review of the application.</p> | | |
|---|--|---|
| Attachment Number | Attached Y/N | Attachment Description |
| #1 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Public Purpose:</u> List the major reasons why City Assistance is necessary. Discuss the project gap, why other sources are not available to fill that gap (including debt and owner equity) and how City assistance will allow the gap to be filled. For property sale requests explain why a non-competitive sale is being requested and the public benefits that will be realized.</p> |
| #2 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Development Team:</u></p> <p>A) Corporate Resolution, Articles of Incorporation, and an Operating/Partnership Agreement for entity applying for assistance showing who is authorized to sign for the organization</p> <p>B) Certificate of Good Standing from the Ohio Secretary of State for all Organizations that will be involved in the project</p> <p>C) Resumes of owners and/or key managers or partners. In the case of Real Estate development, provide information for the entire development team (developer, architect, contractor, leasing/sales agent, LEED certifications, etc.)</p> <p>D) Names, addresses, photos and a brief description of recent projects completed by the development team of similar type and size to that proposed in this application.</p> |
| #3 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p>Current Financial Statement or other acceptable third party verification of funds from all entities or individuals who will be contributing more than 20% of the required equity for the investment.</p> |
| #4 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Financial Information:</u></p> <p>A) Real Estate Projects: Provide spreadsheet of 10 year cash flow projection and list all project assumptions (rent rates, revenue & expense growth, etc). Provide budget that details total project investment (reference Section III of application). These documents may be requested in Excel format.</p> |

| | | |
|-----|--|---|
| | | <p>2) Current business financial statement (less than 90 days old);</p> <p>3) Business financial projections for three fiscal years (privately held companies only);</p> <p>4) Business financial information for the last three fiscal years on affiliate businesses when appropriate.</p> |
| #5 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Sources of Funds:</u> For all sources included in the sources and uses provided in #4 above, please attach documentation:</p> <p>A) Conditional bank commitment and/or term sheet B) List of any additional grant requests pending or committed C) Tax credits allocated or being applied for D) Financing Projections E) Other</p> |
| #6 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Cost Verifications:</u> Cost verifications and/or third party cost estimates. If third-party estimates are not available, explain your methodology for arriving at your project budget. Please include:</p> <p>A) Purchase agreements for any acquisitions B) Contractor Estimates or bids for new construction and/or rehabilitation C) Architectural Contract D) Other</p> |
| #7 | <input type="radio"/> Yes <input checked="" type="radio"/> No | <p><u>Environmental Site Assessments:</u> Summary Review / Statement of Phase I & Phase II ESA results</p> |
| #8 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Market Information:</u></p> <p>A) Summary of appraisal, market study, Real Estate comps and industry information with sources. B) Include a copy of any third-party or in-house market analysis completed for the preparation of financial projection assumptions (sales or lease prices, absorption and capture rates, vacancy rates, expense escalators, etc.).</p> |
| #9 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p>Copy of proposed construction plans/renderings etc.</p> |
| #10 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Proposed Project Timeline:</u> Anticipated milestones – Please provide in Gantt format if available.</p> |
| #11 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Legal Description of the Property Involved:</u> This may include a survey as well as a written legal.</p> |
| #12 | <input type="radio"/> Yes <input checked="" type="radio"/> No | <p>If this project is seeking LEED or Living Building Challenge (Full, Net Zero, or Petal [must include "Energy Petal"]) Certification, provide confirmation of registration</p> |
| #13 | <input checked="" type="radio"/> Yes <input type="radio"/> No | <p><u>Application Fee</u> (\$1,250 made payable to city of Cincinnati and \$750 for the Ohio Department of Development)</p> |

| | | |
|-----|--|--|
| #14 | <input checked="" type="radio"/> Yes <input type="radio"/> No | City Business Disclosure Form |
| #15 | <input checked="" type="radio"/> Yes <input type="radio"/> No | SBE Utilization Plan |
| #16 | <input checked="" type="radio"/> Yes <input type="radio"/> No | Balanced Development Application |



202400594

Office of the Clerk

801 Plum Street, Suite 308
Cincinnati, Ohio 45202
Phone (513) 352-3246
Fax (513) 352-2578

February 22, 2024

APPOINTMENT

I hereby recommend the appointment of Lisa Marie Carrion as a Deputy Clerk in the Office of the Clerk of Council pursuant to Article II, Section 5a of the Charter of the City of Cincinnati.



Melissa Autry, CMC
Clerk of Council

City of Cincinnati

Council



Melissa Autry, CMC
Clerk of Council

202400594

Office of the Clerk

801 Plum Street, Suite 308
Cincinnati, Ohio 45202
Phone (513) 352-3246
Fax (513) 352-2578

February 22, 2024

APPOINTMENT

I hereby recommend the appointment of Kaci Lomax as a Deputy Clerk in the Office of the Clerk of Council pursuant to Article II, Section 5a of the Charter of the City of Cincinnati.



Melissa Autry, CMC
Clerk of Council

202400602

Clerk of Council

\$25.00 FILING FEE

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days the form may be obtained from Clerk. **ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.**

A. LEGISLATIVE AGENT INFORMATION

1. Full Name Anne C. Sesler
2. Occupation Consultant
3. Title/Position Director of Public Affairs, Government Strategies Group
4. Business Address 700 Walnut Street Ste 450

| | | |
|-------------------|-----------|--------------|
| | Street | Suite Number |
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |
5. Telephone Number (513) 651-4100
6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

1. Full name of company or organization VisitCincy
2. Type of Industry Travel and tourism
3. Business Address 525 Vine Street Suite 1200

| | | |
|-------------------|-----------|--------------|
| | Street | Suite Number |
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to grants and local government realtions and development

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
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| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Anne Sester
 Type or Print Name of Legislative Agent

Anne Sester
 Signature of Legislative Agent

2/14/2024
 Date

Julie Calvert
 Type or Print Name of Person Signing for Employer

[Signature]
 BY: Signature for Employer

President & CEO
 Title

2/13/2024
 Date

702/100003

Clerk of Council

\$25.00 FILING FEE

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Douglas Moormann
- 2. Occupation Consultant
- 3. Title/Position Vice President, Development Strategies Group
- 4. Business Address 700 Walnut Street Ste 450

| | | |
|-------------------|-----------|--------------|
| | Street | Suite Number |
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| City | State | Zip(+4) |
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/16/2024

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- 2. Type of Industry Travel and tourism
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|-------------------|-----------|--------------|
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Activities related to grants and local government relations and development

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
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ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Douglas MOORMANN
Type or Print Name of Legislative Agent

Douglas Moormann
Signature of Legislative Agent

2-13-24
Date

Julie Calvert
Type or Print Name of Persons Signing for Employer

BY: *Julie Calvert*
Signature for Employer

President & CEO
Title

2/13/2024
Date

202400004

\$25.00 FILING FEE

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Alana Tucker
- 2. Occupation Consultant
- 3. Title/Position Senior Director of Government Affairs, Government Strategies Group
- 4. Business Address 700 Walnut Street 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/12/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Great Parks of Hamilton County
- 2. Type of Industry Parks and recreation
- 3. Business Address 10245 Winton Road
Street Suite Number
Cincinnati Ohio 45231
City State Zip(+4)

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to Great Parks of Hamilton County, trail systems and conservation.

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

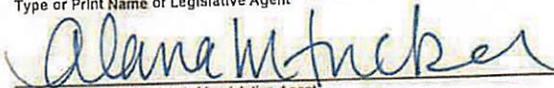
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| <input type="checkbox"/> Agriculture | <input checked="" type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
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Alana Tucker

Type or Print Name of Legislative Agent


Signature of Legislative Agent

2/12/2024

Date

TOMMY PHENIX
Type or Print Name of Persons Signing for Employer

BY: 
Signature for Employer

CEO

Title

2/15/2024

Date

Type text here

2024/02/05

\$25.00 FILING FEE

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Anne Sesler
- 2. Occupation Consultant
- 3. Title/Position Director of Public Affairs and Strategy, Government Strategies Group
- 4. Business Address 700 Walnut Street 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/12/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Great Parks of Hamilton County
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- 3. Business Address 10245 Winton Road
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- | | | |
|---|--|---|
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Anne Sesler

Type or Print Name of Legislative Agent

Anne Sesler
Signature of Legislative Agent

2/12/2024

Date

TOM PALMETER
Type or Print Name of Persons Signing for Employer

BY: *[Signature]*
Signature for Employee

CEO

Title

2/15/2024

Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

2024001006
\$25.00 FILING FEE

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name James T. Benedit
- 2. Occupation Consultant
- 3. Title/Position Vice President, Government Strategies Group
- 4. Business Address 700 Walnut Street 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/1 2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Great Parks of Hamilton County
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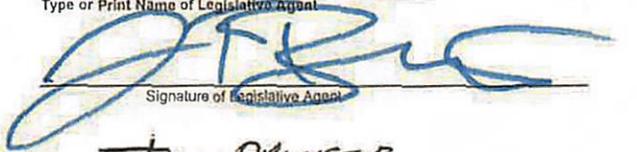
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|---|--|---|
| <input type="checkbox"/> Agriculture | <input checked="" type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
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James T. Benedict

Type or Print Name of Legislative Agent



Signature of Legislative Agent

2/12/2024

Date


Type or Print Name of Persons Signing for Employer

BY: 
Signature for Employer

CEO

Title

2/15/2024

Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

2024022007

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Charles H. Gerhardt, III
- 2. Occupation Consultant
- 3. Title/Position President, Government Strategies Group
- 4. Business Address 700 Walnut Street 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/12/2024

B. EMPLOYER INFORMATION

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- | | | |
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Charles H. Gerhardt, III

Type or Print Name of Legislative Agent



Signature of Legislative Agent

2/12/2024

Date

TOM PALMETTO

Type or Print Name of Persons Signing for Employer

BY: 

Signature for Employer

CEO

Title

2/15/2024

Date

202400608

Clerk of Council

\$25.00 FILING FEE

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Cincinnati, Ohio 45202
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3. Title/Position Vice President, Development Strategies Group
4. Business Address 700 Walnut Street Ste 450

| | | |
|-------------------|-----------|--------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |
5. Telephone Number (513) 651-4100
6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

1. Full name of company or organization College Hill Community Urban Redev Corp
2. Type of Industry Real estate development and management
3. Business Address 6060 Hamilton Ave

| | | |
|-------------------|-----------|--------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45224</u> |
| City | State | Zip(+4) |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to real estate development

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Douglas Moormann

Type or Print Name of Legislative Agent

Douglas Moormann
Signature of Legislative Agent

February 16, 2024

Date

Kate Greene

Type or Print Name of Person Signing for Employer

BY: *Kate Greene*
Signature for Employer

CEO

Title

2/13/24

Date

2024002009

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read Instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days) the form may be obtained from Clerk. ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.

A. LEGISLATIVE AGENT INFORMATION

1. Full Name Charles H. Gerhardt III
2. Occupation Consultant
3. Title/Position President, Development Strategies Group
4. Business Address 700 Walnut Street Ste 450

| | | |
|-------------------|-----------|--------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |
5. Telephone Number (513) 651-4100
6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

1. Full name of company or organization College Hill Community Urban Redev Corp
2. Type of Industry Real estate development and management
3. Business Address 6060 Hamilton Ave

| | | |
|-------------------|-----------|--------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45224</u> |
| City | State | Zip(+4) |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to real estate development

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Charles H. Gerhardt III

Type or Print Name

Charles H. Gerhardt III

2/15/24

Signature of Legislative Agent

Date

Kate Greene
Type or Print Name of Persons Signing for Employer

BY:

Kate Greene
Signature for Employer

CEO
Title

Date

2/13/24

202400610

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Charles H. Gerhardt III
- 2. Occupation Consultant
- 3. Title/Position President, Government Strategies Group
- 4. Business Address 700 Walnut Street Ste 450

| | | |
|-------------------|-----------|--------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Terrex Development and Construction
- 2. Type of Industry Real estate development and management
- 3. Business Address 3200 Madison Rd. Suite 2B

| | | |
|-------------------|-----------|--------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45209</u> |
| City | State | Zip(+4) |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to real estate development

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Charles H. Gerhardt, III

Type or Print Name of Legislative Agent

Charles H. Gerhardt, III

Signature of Legislative Agent

2/16/24

Date

PETER T. HORTON

Type or Print Name of Persons Signing for Employer

BY:

Peter T. Horton

Signature for Employer

PRINCIPAL

Title

FEBRUARY 12, 2024

Date

202400611

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Charles H. Gerhardt III
- 2. Occupation Consultant
- 3. Title/Position President, Development Strategies Group
- 4. Business Address 700 Walnut Street Ste 450

| | | |
|-----------------------|-----------------------------|------------------------|
| <small>Street</small> | <small>Suite Number</small> | |
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| <small>City</small> | <small>State</small> | <small>Zip(+4)</small> |
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Urban Sites
- 2. Type of Industry Real estate development and management
- 3. Business Address 1209 Sycamore Street

| | | |
|-----------------------|-----------------------------|------------------------|
| <small>Street</small> | <small>Suite Number</small> | |
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| <small>City</small> | <small>State</small> | <small>Zip(+4)</small> |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to real estate development

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Charles H. Gerhardt, III

Type or Print Name of I

Charles H. Gerhardt, III

2/15/24

Signature of Legislative Agent

Date

GREGORY W OLSON / URBAN SITES
Type or Print Name of Person Signing for Employer

BY: *Gregory W. Olson*
Signature for Employer

MANAGER
Title

2-13-24

Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202400617

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days) the form may be obtained from Clerk. **ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.**

A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Douglas Moormann
- 2. Occupation Consultant
- 3. Title/Position Vice President, Development Strategies Group
- 4. Business Address 700 Walnut Street Ste 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Urban Sites
- 2. Type of Industry Real estate development and management
- 3. Business Address 1209 Sycamore Street
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to real estate development

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svcs./Human Svcs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Douglas Moormann

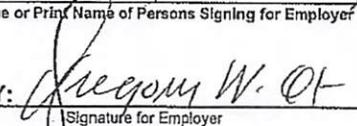
 Type or Print Name of Legislative Agent


 Signature of Legislative Agent

February 16, 2024

 Date

GREGORY W OLSON / URBAN SITES

 Type or Print Name of Persons Signing for Employer
 BY: 

 Signature for Employer

MANAGER

 Title

7-13-24

 Date

2024000618

Clerk of Council

\$25.00 FILING FEE

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Charles H. Gerhardt, III
- 2. Occupation Consultant
- 3. Title/Position President, Government Strategies Group
- 4. Business Address 700 Walnut Street 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/01/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Cincinnati Children's Hospital Medical Center
- 2. Type of Industry Medical
- 3. Business Address 3333 Burnet Avenue
Street Suite Number
Cincinnati OH 45229-3026
City State Zip(+4)

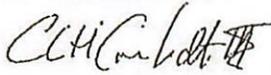
C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to Cincinnati Children's Hospital Medical Center and issues
impacting to youth.

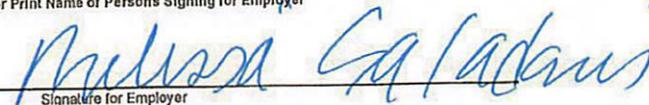
D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input checked="" type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

Charles H. Gerhardt, III
 Type or Print Name of Legislative Agent

 2/14/2024
 Date

Melissa Saladonis
 Type or Print Name of Persons Signing for Employer

BY: 
 Signature for Employer

Vice President, Government Relations 2/15/2024
 Title Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202400619

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

1. Full Name James T. Benedict III
2. Occupation Consultant
3. Title/Position Vice President, Government Strategies Group
4. Business Address 700 Walnut Street Ste 450

| | | |
|-------------------|-----------|--------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |
5. Telephone Number (513) 651-4100
6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

1. Full name of company or organization Terrex Development and Construction
2. Type of Industry Real estate development and management
3. Business Address 3200 Madison Rd. Suite 2B

| | | |
|-------------------|-----------|--------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45209</u> |
| City | State | Zip(+4) |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to real estate development

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

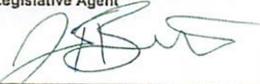
- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

James T. Benedict

Type or Print Name of Legislative Agent



Signature of Legislative Agent

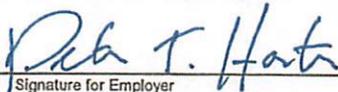
2/16/24

Date

PETER T. HORTON

Type or Print Name of Persons Signing for Employer

BY:



Signature for Employer

PRINCIPAL

Title

FEBRUARY 12, 2024

Date

202400621

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name James T. Benedict
- 2. Occupation Consultant
- 3. Title/Position Vice President, Government Strategies Group
- 4. Business Address 700 Walnut Street 450

| | | |
|-------------------|-----------|--------------|
| | Street | Suite Number |
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/01/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Cincinnati Children's Hospital Medical Center
- 2. Type of Industry Medical
- 3. Business Address 3333 Burnet Avenue

| | | |
|-------------------|-----------|-------------------|
| | Street | Suite Number |
| <u>Cincinnati</u> | <u>OH</u> | <u>45229-3026</u> |
| City | State | Zip(+4) |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

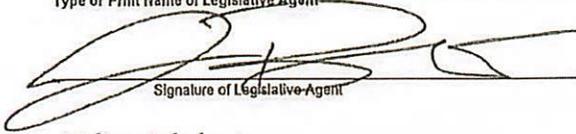
Activities related to Cincinnati Children's Hospital Medical Center and issues impacting to youth.

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input checked="" type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

James T. Benedict

Type or Print Name of Legislative Agent



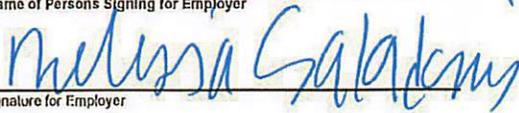
Signature of Legislative Agent

2/14/2024

Date

Melissa Saladonis

Type or Print Name of Persons Signing for Employer

BY: 

Signature for Employer

Vice President, Government Relations

Title

2/15/2024

Date

2024/10/22

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days the form may be obtained from Clerk. **ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.**

A. LEGISLATIVE AGENT INFORMATION

1. Full Name Alana Tucker
2. Occupation Consultant
3. Title/Position Senior Director of Government Affairs, Government Strategies Group
4. Business Address 700 Walnut Street 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
5. Telephone Number (513) 651-4100
6. Date of Engagement as Legislative Agent 2/01/2024

B. EMPLOYER INFORMATION

1. Full name of company or organization Cincinnati Children's Hospital Medical Center
2. Type of Industry Medical
3. Business Address 3333 Burnet Avenue
Street Suite Number
Cincinnati OH 45229-3026
City State Zip(+4)

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to Cincinnati Children's Hospital Medical Center and issues impacting to youth.

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input checked="" type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

Alana Tucker
Type or Print Name of Legislative Agent

Signature of Legislative Agent 2/14/2024
Date

Melissa Saladonis
Type or Print Name of Persons Signing for Employer
 BY: 
Signature for Employer
 Vice President, Government Relations 2/15/2024
Title Date

202400624

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days the form may be obtained from Clerk. ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.

A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Charles Gerhardt
- 2. Occupation consultant
- 3. Title/Position President + CEO
- 4. Business Address 700 Walnut St. Suite 450
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent Feb. 1, 2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Caracole
- 2. Type of Industry human services
- 3. Business Address 4138 Hamilton Ave.
Cincinnati, OH 45223
City State Zip(+4)

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Support for people living with HIV

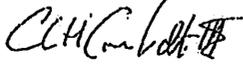
D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input checked="" type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Charles H. Gerhardt, III
Type or Print Name of Legislative Agent


Signature of Legislative Agent

2-15-2024
Date

Linda Seiter
Type or Print Name of Person Signing for Employer

BY: 
Signature for Employer

CEO
Title

2/15/24
Date

202400025

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name James Benedict
- 2. Occupation consultant
- 3. Title/Position Vice president
- 4. Business Address 700 Walnut St. Suite 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent Feb. 1, 2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Caracole
- 2. Type of Industry human services
- 3. Business Address 4138 Hamilton Ave.
Street Suite Number
Cincinnati, OH 45223
City State Zip(+4)

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Support for people living with HIV

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input checked="" type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

JAMES BENEDICT
Type or Print Name of Legislative Agent

[Signature]
Signature of Legislative Agent

2/14/24
Date

Linda Senter
Type or Print Name of Persons Signing for Employer

BY: [Signature]
Signature for Employer

CEO
Title

2/15/24
Date

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202400057

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days the form may be obtained from Clerk. **ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.**

A. LEGISLATIVE AGENT INFORMATION

1. Full Name Anne Jester
2. Occupation consultant
3. Title/Position Dir. of Public Affairs, GSB
4. Business Address 700 Walnut Suite 450
Cincinnati OH 45208
City Street State Suite Number Zip(+4)
5. Telephone Number (513) 686-9192
6. Date of Engagement as Legislative Agent Feb. 1, 2024

B. EMPLOYER INFORMATION

1. Full name of company or organization Caracole
2. Type of Industry human services
3. Business Address 4138 Hamilton Ave.
Cincinnati, OH 45223
City Street State Suite Number Zip(+4)

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Support for people living with HIV

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input checked="" type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Anne Seiter
Type or Print Name of Legislative Agent

Anne Seiter
Signature of Legislative Agent

2/14/2024
Date

Linda Seiter
Type or Print Name of Person Signing for Employer

BY: [Signature]
Signature for Employer

CEO
Title

2/15/24
Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202400629

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days the form may be obtained from Clerk. **ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.**

A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Alana Tucker
- 2. Occupation Consultant
- 3. Title/Position Senior Director of Government Affairs, Government Strategies Group
- 4. Business Address 700 Walnut Street 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/01/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization ArtWorks
- 2. Type of Industry Arts & Culture / Youth Workforce
- 3. Business Address 2460 Gilbert Avenue
Street Suite Number
Cincinnati Ohio 45206
City State Zip(+4)

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to youth workforce, Arts & Culture, ArtWorks Creative Campus and Art Park.

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

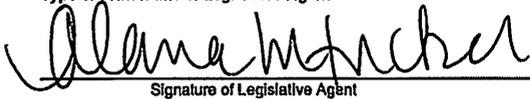
- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input checked="" type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input checked="" type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Alana Tucker

Type or Print Name of Legislative Agent



Signature of Legislative Agent

2/14/2024

Date

Type or Print Name of Persons Signing for Employer

BY: 

Signature for Employer

Chief Executive Officer & Artistic Director

Title

02/14/2024

Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202400630

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Charles H. Gerhardt, III
- 2. Occupation Consultant
- 3. Title/Position President, Government Strategies Group
- 4. Business Address 700 Walnut Street 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/01/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization ArtWorks
- 2. Type of Industry Arts & Culture / Youth Workforce
- 3. Business Address 2460 Gilbert Avenue
Street Suite Number
Cincinnati Ohio 45206
City State Zip(+4)

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to youth workforce, Arts & Culture, ArtWorks Creative Campus and Art Park.

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input checked="" type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input checked="" type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Charles H. Gerhardt, III



Signature of Legislative Agent

2/14/2024

Date

Type or Print Name of Persons Signing for Employer

BY: 

Signature for Employer

Chief Executive Officer & Artistic Director

Title

02/14/2024

Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202400631

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name James T. Benedict
- 2. Occupation Consultant
- 3. Title/Position Vice President, Government Strategies Group
- 4. Business Address 700 Walnut Street 450
Street Suite Number
Cincinnati OH 45202
City State Zip(+4)
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/01/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization ArtWorks
- 2. Type of Industry Arts & Culture / Youth Workforce
- 3. Business Address 2460 Gilbert Avenue
Street Suite Number
Cincinnati Ohio 45206
City State Zip(+4)

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

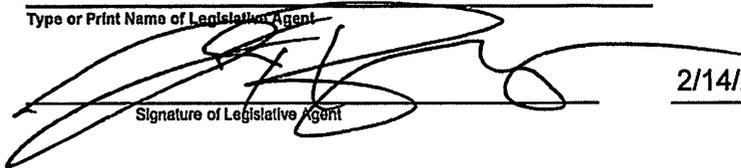
Activities related to youth workforce, Arts & Culture, ArtWorks Creative Campus and Art Park.

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input checked="" type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input checked="" type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

James T. Benedict

Type or Print Name of Legislative Agent



Signature of Legislative Agent

2/14/2024

Date

Type or Print Name of Persons Signing for Employer

BY: 

Signature for Employer

Chief Executive Officer & Artistic Director

Title

02/14/2024

Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

2024002032

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Anne Sester
- 2. Occupation consultant
- 3. Title/Position Dir of Public Affairs
- 4. Business Address 700 Walnut St. 750
City State Zip(+4)
Cincy, OH 45208
- 5. Telephone Number (513) 686-9192
- 6. Date of Engagement as Legislative Agent Feb. 1, 2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization FC Cincinnati
- 2. Type of Industry Sports
- 3. Business Address 14 E. 4th St.
City State Zip(+4)
Cincinnati, OH 45202

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Issues impacting professional sports and related economic development.

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input checked="" type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Anne Sester
Type or Print Name of Legislative Agent

Anne Sester
Signature of Legislative Agent

2/14/2024
Date

Paula Boggs Muehling - FC Cincinnati
Type or Print Name of Persons Signing for Employer

BY: Paula Boggs Muehling
Signature for Employer

Chief Legal and Administrative Officer
Title

12/15/2024
Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202400033

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name James Benedict
- 2. Occupation Consultant
- 3. Title/Position Vice President
- 4. Business Address 700 Walnut St. Suite 450
City State Zip(+4)
Cincinnati OH 45202
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent Feb. 1, 2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization FCC Cincinnati
- 2. Type of Industry Sports
- 3. Business Address 14 E. 4th St.
City State Zip(+4)
Cincinnati, OH 45202

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Issues impacting professional sports and related economic development.

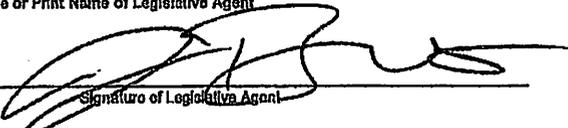
D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input checked="" type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

JAMES BENEDICT
Type or Print Name of Legislative Agent


Signature of Legislative Agent

2/14/24
Date

Paula Boggs Mackinnon - PC Cincinnati
Type or Print Name of Persons Signing for Employer

BY: 
Signature for Employer

Chief Legal and Administrative Officer
Title

2/15/2024
Date

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202402034

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read Instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days the form may be obtained from Clerk. ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.

A. LEGISLATIVE AGENT INFORMATION

1. Full Name Charles Gerhardt
2. Occupation consultant
3. Title/Position President + CEO
4. Business Address 700 Walnut St. Suite 450
City State Zip(+4)
Cincinnati OH 45202
5. Telephone Number (513) 651-4100
6. Date of Engagement as Legislative Agent Feb. 1, 2024

B. EMPLOYER INFORMATION

1. Full name of company or organization FCC Cincinnati
2. Type of Industry sports
3. Business Address 14 E. 4th St.
City State Zip(+4)
Cincinnati, OH 45202

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Issues impacting professional sports and related economic development.

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input checked="" type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Charles H. Gerhardt, III
Type or Print Name of Legislative Agent

CH Gerhardt III 2-15-2024
Signature of Legislative Agent Date

Paula Boogs Muething - FC Cincinnati
Type or Print Name of Person Signing for Employer

BY: *Paula Boogs Muething*
Signature for Employer

Chief Legal and Administrative Officer 2/15/2024
Title Date

202400635

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days the form may be obtained from Clerk. **ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.**

A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Douglas Moormann
- 2. Occupation Consultant, Development Strategies Group
- 3. Title/Position Vice President
- 4. Business Address 700 Walnut Street

| | | |
|-------------------|-----------|------------------------------|
| | Street | |
| <u>Cincinnati</u> | <u>OH</u> | Suite Number <u>45202</u> |
| City | State | Zip(+4) |
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent February 16, 2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Local Oakley
- 2. Type of Industry Real estate development
- 3. Business Address 7755 Montgomery Rd. Suite 500

| | | |
|-------------------|-----------|------------------------------|
| | Street | |
| <u>Cincinnati</u> | <u>OH</u> | Suite Number <u>45236</u> |
| City | State | Zip(+4) |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities related to real estate development and management

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFY THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

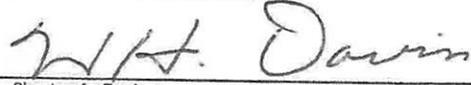
ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Douglas Moormann
Type or Print Name of Legislative Agent


Signature of Legislative Agent

February 16, 2024
Date

William H. Davin
Type or Print Name of Persons Signing for Employer

BY: 
Signature for Employer

Manager
Title

2/14/24
Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202400636

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council within ten (10) days of engagement. Please read instructions and review Section 112-5 prior to filing. There is a \$25.00 fee for this filing. *Check or money order only made payable to "Clerk of Council"*. Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days the form may be obtained from Clerk. ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.

A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Douglas Moormann
- 2. Occupation Consultant
- 3. Title/Position Vice President, Development Strategies Group
- 4. Business Address 700 Walnut Street Ste 450

| | | |
|-------------------|-----------|--------------|
| | Street | Suite Number |
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Newcrest Image
- 2. Type of Industry Real estate development and management
- 3. Business Address 1785 State Highway 26 Suite 400

| | | |
|------------------|-----------|--------------|
| | Street | Suite Number |
| <u>Grapevine</u> | <u>TX</u> | <u>76051</u> |
| City | State | Zip(+4) |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities real estate development and management

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

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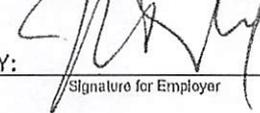
ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

DOUGLAS MOORMAN H
 Type or Print Name of Legislative Agent


 Signature of Legislative Agent

2-14-24
 Date

MITAL PATEL
 Type or Print Name of Persons Signing for Employer

BY: 
 Signature for Employer

MANAGER
 Title

02/12/2024
 Date

Clerk of Council

801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

002400638

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

- 1. Full Name Douglas Moormann
- 2. Occupation Consultant
- 3. Title/Position Vice President, Development Strategies Group
- 4. Business Address 700 Walnut Street Ste 450

| | | |
|-------------------|-----------|--------------|
| | Street | Suite Number |
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |
- 5. Telephone Number (513) 651-4100
- 6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

- 1. Full name of company or organization Pennrose
- 2. Type of Industry Real estate development and management
- 3. Business Address 1435 Vine Street Suite 350

| | | |
|-------------------|-----------|--------------|
| | Street | Suite Number |
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| City | State | Zip(+4) |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities real estate development and management

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Energy/Utilities | <input type="checkbox"/> Public Interest | <input type="checkbox"/> Transportation |

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ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Douglas Moormann

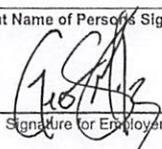
 Type or Print Name of Legislative Agent


 Signature of Legislative Agent

February 12, 2024

 Date

Geoff Milz

 Type or Print Name of Person Signing for Employer
 BY: 

 Signature for Employer
 Director of Development

 Title

February 12, 2024

 Date

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

\$25.00 FILING FEE

202400039

LEGISLATIVE AGENT/EMPLOYER INITIAL REGISTRATION STATEMENT

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A. LEGISLATIVE AGENT INFORMATION

1. Full Name Douglas Moormann
2. Occupation Consultant
3. Title/Position Vice President, Development Strategies Group
4. Business Address 700 Walnut Street Ste 450

| | | |
|---------------------|----------------------|------------------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45202</u> |
| <small>City</small> | <small>State</small> | <small>Zip(+4)</small> |
5. Telephone Number (513) 651-4100
6. Date of Engagement as Legislative Agent 2/16/2024

B. EMPLOYER INFORMATION

1. Full name of company or organization Neyer Properties
2. Type of Industry Real estate development and management
3. Business Address 1235 Dana Ave Suite 200

| | | |
|---------------------|----------------------|------------------------|
| <u>Cincinnati</u> | <u>OH</u> | <u>45207</u> |
| <small>City</small> | <small>State</small> | <small>Zip(+4)</small> |

C. BRIEF DESCRIPTION OF THE TYPE OF LEGISLATION TO WHICH LEGISLATIVE AGENT'S ENGAGEMENT RELATES.

Activities real estate development and management

D. CATEGORICAL LISTING OF PRINCIPAL BUSINESS OR ACTIVITY OF EMPLOYER. PLEASE CHECK ALL THAT ARE APPLICABLE.

- | | | |
|--|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Environment | <input checked="" type="checkbox"/> Real Estate/Housing |
| <input type="checkbox"/> Alcohol/Tobacco | <input type="checkbox"/> Financial Institutions/Consumer Finance | <input type="checkbox"/> Retail and Commercial |
| <input type="checkbox"/> Arts/Entertainment | <input type="checkbox"/> Medical/Hospitals/Health Care | <input type="checkbox"/> Service Business |
| <input type="checkbox"/> Communications/Media | <input type="checkbox"/> Insurance | <input type="checkbox"/> Social Svs./Human Svs. |
| <input checked="" type="checkbox"/> Contractors/Construction | <input type="checkbox"/> Labor/Labor Organizations | <input type="checkbox"/> Science and Technology |
| <input checked="" type="checkbox"/> County/Local Government | <input type="checkbox"/> Legal | <input type="checkbox"/> State Employees |
| <input type="checkbox"/> Education | <input type="checkbox"/> Manufacturer | <input type="checkbox"/> State Government |
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ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

Douglas Moormann

Type or Print Name of Legislative Agent



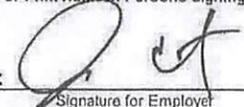
Signature of Legislative Agent

February 12, 2024

Date

JEFF CHAMOT

Type or Print Name of Persons Signing for Employer

BY: 

Signature for Employer

Director of Development

Title

2/9/24

Date

202400675

Clerk of Council
801 Plum Street, Room 308
Cincinnati, Ohio 45202
(513) 352-3246

Please check ALL that apply

- Termination(s) of Engagement
- Change of Address
- Amended Statement

LEGISLATIVE AGENT UPDATED REGISTRATION STATEMENT

This statement must be filed with the Clerk of Council by the last day of January and July, annually. Please read instructions and review Sections 112-1 to 112-17, Cincinnati Municipal Code, prior to filing. **There is no fee for this filing.** Upon termination of this engagement, there is an affirmative duty to notify the Clerk of Council within thirty (30) days (the form may be obtained from the Clerk.) **ANY PERSON WHO KNOWINGLY FILES A FALSE STATEMENT IS GUILTY OF FALSIFICATION UNDER SECTION 2921.13 OF THE OHIO REVISED CODE, WHICH IS A MISDEMEANOR OF THE FIRST DEGREE.** Other related prohibitions and penalties are contained in Section 112-99 of the Cincinnati Municipal Code.

A. GENERAL INFORMATION

Full Name of Legislative Agent John J Cranley
(First) (Middle) (Last)

Occupation Lawyer KMK Law

Business Address 1 East Fourth St, 1400
Street Suite Number

Cinti. OH 45208
City State Zip(+4)

Telephone Number (513) 579-6502

AGENT CHANGE OF NAME OR ADDRESS - Based on your initial Registration Statement or last Updated Registration Statement, state any changes in your name or address.

(If none, check here)

Name of Legislative Agent _____

Address _____
Street Suite Number

City State Zip(+4)

Telephone Number (_____) _____

Reporting Period: Statement filed for period covering (check one and fill in year).

- January 1 through June 30, 199_ (Report due on or before July 31)
- July 1 through December 31, 199_ (Report due on or before Jan. 31)

2023

26FEB'24 PM 3:07
CLERK OF COUNCIL

2000

B. AMENDMENTS, TERMINATIONS, AND TYPES OF LEGISLATION

AMENDED STATEMENT - Is this an Amended Statement (i.e., any change in an amount or a filing pursuant to a dispute resolution decision of the OCCl.

____ YES NO

If yes, you are required to complete only the portion(s) you have amended.

TERMINATIONS - Are you still engaged by all of the employers listed on page 1 of this form?

YES ____ NO *Fisher Homes*

If no, please list the name of the Employers by whom you are no longer engaged and the date of termination. (Attach additional sheets if necessary.)

| Employer Name | Date of Termination |
|---------------|---------------------|
| | |
| | |
| | |

ORDINANCES AND RESOLUTIONS - List the specific ordinance(s) and resolution(s) on which you actively advocated during this reporting period.

| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |

ADDITIONAL TYPES OF LEGISLATION - Since your Initial Registration Statement or last Updated Registration Statement for all Employers listed on this form, give a brief description of each of the additional types of legislation to which any of your engagements relate.

same
(If none, check here ____) *same*

C. DEFINITIONS

"Staff" means any city employee whose official duties are to formulate policy and who exercises administrative or supervisory authority or who authorizes the expenditure of city funds. "Staff" is limited to employees who are required to file a Financial Disclosure Statement under Article XXVI of the Administrative Code.

"Legislation" means ordinances, resolutions, amendments, nominations, and any other matter pending before the Council. See the definition of "legislation" under Section 112-1-L, Cincinnati Municipal Code.

"Financial Transaction" See definition in Section 112-1-F, Cincinnati Municipal Code.

D. FINANCIAL TRANSACTIONS

If the Legislative Agent, or a member of his or her immediate family had, during this reporting period, a financial transaction* (which is not being disputed under Section 112-19, Cincinnati Municipal Code,) with or for the benefit of a member of the Council, appointee of the Council, City Manager, the Director of a department created under the Administrative Code, or any member of the staff* of such public officer or employee, then the following information is required with respect to each such financial transaction:

- a. Name of the public officer, employee, or staff member: _____
- b. Brief description of the purpose and nature of the transaction: _____

- c. Date the transaction was made or entered into: _____
- d. Other pertinent details: _____

(Attach an additional sheet for each public officer, employee, or staff member.)

(If none, check here)

NOTE: If the Legislative Agent is required to disclose a financial transaction described in this Paragraph F, then the Legislative Agent shall deliver a copy of such paragraph which contains such information to the public officer(s) of employee(s) identified therein, at least ten (10) days before this form is filed with the Clerk of Council.

If the foregoing provision is applicable, indicate the date that such information was delivered:

CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFIES THAT ALL REASONABLE EFFORTS AND DUE DILIGENCE HAVE BEEN UNDERTAKEN IN THE PREPARATION AND COMPLETION OF THIS STATEMENT AND THAT THE CONTENTS ARE TRUE AND ACCURATE TO THE BEST OF HIS OR HER KNOWLEDGE.

ALL SIGNATURES MUST BE ORIGINAL AND SIGNED PERSONALLY BY THE NAMED INDIVIDUAL.

| | | |
|---|--------------------------------|----------------|
| <i>John Crawley</i> | <i>[Signature]</i> | <i>1-20-24</i> |
| Type or Print Name of Legislative Agent | Signature of Legislative Agent | Date |

Kent Law

February 22, 2024

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202400558

**Subject: Emergency Ordinance – Department of Public Services (DPS):
Appropriation of Obsolete Fleet Sales and Subrogation
Proceeds**

Attached is an Emergency Ordinance captioned:

AUTHORIZING the transfer and appropriation of \$191,516.35 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to capital improvement program project account no. 980x981x232522, “Fleet Replacements – Obsolete,” to acquire automotive and motorized equipment funded by the sale of obsolete automotive equipment and subrogation payments for damage to City vehicles.

Approval of this Emergency Ordinance authorizes the transfer and appropriation of \$191,516.35 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to the existing capital improvement program project account no. 980x981x232522, “Fleet Replacements – Obsolete,” to acquire automotive and motorized equipment funded by the sale of obsolete automotive equipment and subrogation payments for damage to City vehicles.

Between June 2023 and January 2024, the Department of Public Services collected \$191,516.35 from subrogation payments for damage to City vehicles and the disposal or auction of obsolete equipment, which was deposited in Miscellaneous Permanent Improvement Fund 757.

Acquiring fleet replacements funded by the sale of obsolete automotive equipment and subrogation payments for City vehicle damages is in accordance with the “Sustain” goal to “[m]anage our financial resources” as described on pages 199-205 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to acquire necessary automotive and motorized equipment.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew M. Dudas, Budget Director
Karen Alder, Finance Director



Attachment

EMERGENCY

LES

- 2024

AUTHORIZING the transfer and appropriation of \$191,516.35 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to capital improvement program project account no. 980x981x232522, “Fleet Replacements – Obsolete,” to acquire automotive and motorized equipment funded by the sale of obsolete automotive equipment and subrogation payments for damage to City vehicles.

WHEREAS, between June 2023 and January 2024, the Department of Public Services collected \$191,516.35 from subrogation payments for damage to City vehicles and the disposal or auction of obsolete equipment, which was deposited in Miscellaneous Permanent Improvement Fund 757; and

WHEREAS, acquiring fleet replacements funded by the sale of obsolete automotive equipment and subrogation payments for City vehicle damage is in accordance with the “Sustain” goal to “[m]anage our financial resources” as described on pages 199-205 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the transfer and appropriation of \$191,516.35 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to the existing capital improvement program project account no. 980x981x232522, “Fleet Replacements – Obsolete,” is authorized to acquire automotive and motorized equipment funded by the sale of obsolete automotive equipment and subrogation payments for City vehicle damage.

Section 2. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Section 1.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms

of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to acquire necessary automotive and motorized equipment.

Passed: _____ 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

February 22, 2024

To: Mayor and Members of City Council

202400557

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – OES: Energy Efficiency Community Block Grant (EECBG) Community Energy Fellow

Attached is an Ordinance captioned:

AUTHORIZING the City Manager to apply for and accept the in-kind services of an Energy Efficiency Community Block Grant Community Energy Fellow provided through the United States Department of Energy.

This Ordinance authorizes the City Manager to apply for and accept in-kind services of an Energy Efficiency Community Block Grant (“EECBG”) Community Energy Fellow (“Fellow”) from the United States Department of Energy (DOE).

The EECBG Fellow will help staff and assist the Office of Environment and Sustainability (OES) with the implementation of its EECBG project. The EECBG project includes conducting energy audits of City facilities and developing a facility decarbonization plan.

This grant does not require matching funds or new FTEs/full time equivalents.

To meet the EECBG application deadline of March 31, 2024, the City may have already applied for the grant before the effective date of this ordinance, but no grant resources will be accepted without approval by the City Council.

The City’s EECBG project and application for an EECBG Fellow is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” and strategy to “[c]reate a healthy environment and reduce energy consumption” as described on pages 181-186 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director
Karen Alder, Finance Director



Attachment

AUTHORIZING the City Manager to apply for and accept the in-kind services of an Energy Efficiency Community Block Grant Community Energy Fellow provided through the United States Department of Energy.

WHEREAS, through the Energy Efficiency Community Block Grant (“EECBG”), the United States Department of Energy may fund in-kind services of a Community Energy Fellow (“Fellow”) to help staff and assist the Office of Environment and Sustainability with the implementation of its EECBG project; and

WHEREAS, the City’s EECBG project includes conducting energy audits of the City’s facilities and developing a facility decarbonization plan; and

WHEREAS, this grant does not require matching funds, and there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, in order to meet the EECBG application deadline of March 31, 2024, the City may have already applied for the grant before the effective date of this ordinance, but no grant resources will be accepted without approval by Council; and

WHEREAS, the City’s EECBG project and application for an EECBG Fellow is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” and strategy to “[c]reate a healthy environment and reduce energy consumption” as described on pages 181-186 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to apply for and accept in-kind services of an Energy Efficiency Community Block Grant Community Energy Fellow from the United States Department of Energy.

Section 2. That the proper City officials are authorized to do all things necessary and proper to comply with the terms of the grant and Section 1.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

February 22, 2024

To: Mayor and Members of City Council

202400560

From: Sheryl M. M. Long, City Manager

**Subject: Emergency Ordinance – Office of Human Relations (OHR):
Greater Cincinnati Foundation Grant**

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to accept and appropriate a grant of \$1,000 from the Greater Cincinnati Foundation Harry F. and Mary Ann Fry Fund into City Manager's Office General Fund non-personnel operating budget account no. 050x101x7200 to provide resources for the operation of the Office of Human Relations; and **AUTHORIZING** the Director of Finance to deposit the grant funds into General Fund revenue account no. 050x8572.

This Emergency Ordinance authorizes the City Manager to accept and appropriate a grant of \$1,000 from the Greater Cincinnati Foundation Harry F. and Mary Ann Fry Fund into City Manager's Office General Fund non-personnel operating budget account no. 050x101x7200 to provide resources for the operation of the Office of Human Relations. This Emergency Ordinance also authorizes the Director of Finance to deposit the grant funds into General Fund revenue account no. 050x8572.

There was no application process for the grant, as the Foundation approached the City to offer the grant. City Council authorization is required to accept and appropriate the grant. The grant does not require local matching resources or new FTEs/full time equivalents.

This Emergency Ordinance is in accordance with the "Collaborate" goal to "[w]ork in synergy with the Cincinnati community" and the strategy to "[u]nite our communities" as described on page 207-212 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to accept grant resources in a timely manner.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew M. Dudas, Budget Director
Karen Alder, Finance Director

Attachment



EMERGENCY

LES

-2024

AUTHORIZING the City Manager to accept and appropriate a grant of \$1,000 from the Greater Cincinnati Foundation Harry F. and Mary Ann Fry Fund into City Manager’s Office General Fund non-personnel operating budget account no. 050x101x7200 to provide resources for the operation of the Office of Human Relations; and **AUTHORIZING** the Director of Finance to deposit the grant funds into General Fund revenue account no. 050x8572.

WHEREAS, there is a grant of \$1,000 available from the Greater Cincinnati Foundation Harry F. and Mary Ann Fry Fund to provide resources for the operation of the Office of Human Relations; and

WHEREAS, there was no application process for the grant as the Foundation approached the City to offer the grant, which is similar to other grants provided by the Fry Fund to the City in past years; and

WHEREAS, the grant does not require matching funds, and there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, acceptance of this ordinance is in accordance with the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and the strategy to “[u]nite our communities” as described on pages 207-212 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to accept and appropriate a grant of \$1,000 from the Greater Cincinnati Foundation Harry F. and Mary Ann Fry Fund to provide resources for the operation of the Office of Human Relations.

Section 2. That the Director of Finance is authorized to deposit the grant funds into General Fund revenue account no. 050x8572.

Section 3. That \$1,000 is appropriated from the unappropriated surplus of the General Fund to the City Manager’s Office non-personnel operating budget account no. 050x101x7200.

Section 4. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 through 3.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to accept grant resources in a timely manner.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

February 22, 2024

To: Mayor and Members of City Council 202400559
From: Sheryl M.M. Long, City Manager
Subject: Ordinance Accepting and Confirming the Grant of a Public Utility Easement at Townhomes at Wentworth

Attached is an Ordinance captioned:

ACCEPTING AND CONFIRMING the grant of a public utility easements in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property in the City of Deer Park, Hamilton County, Ohio in accordance with the plat entitled Plat of Easement E-1080 the Townhomes at Wentworth WSL 3674, E1096, as recorded in Plat Book 487, Page 93, Hamilton County, Ohio Recorder's Office.

The above easement is being granted to the City of Cincinnati by Deer Park Development, LLC, an Ohio limited liability company, for water mains and related fixtures, equipment and appurtenances through certain real property in the City of Deer Park, Hamilton County, Ohio. The easement has been examined and approved as to its technical features by the Greater Cincinnati Water Works Chief Engineer.

The Administration recommends passage of this Ordinance.

cc: Cathy B. Bailey, Executive Director, Greater Cincinnati Water Works *dy for CBB*

ACCEPTING AND CONFIRMING the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property in the City of Deer Park, Hamilton County, Ohio in accordance with the plat entitled Plat of Easement E-1080 the Townhomes at Wentworth WSL 3674, E1096, as recorded in Plat Book 487, Page 93, Hamilton County, Ohio Recorder's Office.

WHEREAS, Deer Park Development, LLC, an Ohio limited liability company, has granted a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property located in the City of Deer Park, Hamilton County, Ohio, as more particularly depicted and described on the plat entitled Plat of Easement E-1080 the Townhomes at Wentworth WSL 3674, E1096, as recorded in Plat Book 487, Page 93, Hamilton County, Ohio Recorder's Office ("Easement Plat"); and

WHEREAS, the Greater Cincinnati Water Works Chief Engineer has examined and approved the Easement Plat as to its technical features and found it to be correct; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the Greater Cincinnati Water Works, recommends that Council accept and confirm the acceptance of the aforementioned public utility easement; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the public utility easement granted by Deer Park Development, LLC, an Ohio limited liability company, to the City of Cincinnati for the construction, installation, reconstruction, operation, maintenance, repair, replacement, modification, and removal of water mains and related fixtures, equipment, and appurtenances through certain real property in the City of Deer Park, Hamilton County, Ohio, as more particularly depicted and described on the plat entitled Plat of Easement E-1080 the Townhomes at Wentworth WSL 3674, E1096, as recorded in Plat Book 487, Page 93, Hamilton County, Ohio Recorder's Office, and incorporated herein by reference, is hereby accepted and confirmed. The real property encumbered by the public utility easement is more particularly described as follows:

Situated in Section 14, Town 4, Entire Range 1, Sycamore Township, City of Deer Park, Hamilton County, Ohio, and being more particularly described as follows:

Being the lot designated as Common Area “D” of the Townhomes at Wentworth Subdivision, as recorded in Plat Book 490, Pages 14-15, Hamilton County, Ohio Records.

Section 2. That the City Solicitor shall cause an authenticated copy of this ordinance to be recorded in the Hamilton County, Ohio Recorder’s Office.

Section 3. That the proper City officers and officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

February 22, 2024

To: Mayor and Members of City Council
From: Sheryl M.M. Long, City Manager
Subject: Ordinance Accepting and Confirming the Grant of a Public Utility Easement at The Reserve at Deer Run, Phase 5 Subdivision

202400561

Attached is an Ordinance captioned:

ACCEPTING AND CONFIRMING the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property in Miami Township related to Deer Run, Phase 5 Subdivision, as more particularly depicted and described on an easement plat recorded in Plat Book 494, Page 96, Hamilton County, Ohio Recorder's Office.

The above easement is being granted to the City of Cincinnati by DRCC, LLC, an Ohio limited liability company, for water mains and related fixtures, equipment, and appurtenances through certain real property located in Miami Township related to The Reserve at Deer Run, Phase 5 Subdivision, Hamilton County, Ohio. The easement has been examined and approved as to its technical features by the Greater Cincinnati Water Works chief Engineer.

The Administration recommends passage of this Ordinance.

cc: Cathy B. Bailey, Executive Director, Greater Cincinnati Water Works *dy for CBB*

ACCEPTING AND CONFIRMING the grant of a public utility easement in favor of the City of Cincinnati for water mains, appurtenances, fixtures, and equipment in and upon certain real property located in Miami Township related to The Reserve at Deer Run, Phase 5 Subdivision.

WHEREAS, DRCC, LLC, an Ohio limited liability company, has granted an easement in favor of the City of Cincinnati for water mains, appurtenances, fixtures, and equipment in and upon certain real property located in Miami Township related to The Reserve at Deer Run, Phase 5 Subdivision, as more particularly depicted and described on an easement plat recorded in Plat Book 494, Page 96, Hamilton County, Ohio Recorder's Office; and

WHEREAS, the aforementioned plat has been examined and approved as to its technical features by the Greater Cincinnati Water Works Chief Engineer, who has found it to be correct; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the Greater Cincinnati Water Works, recommends that Council accept and confirm the acceptance of the aforementioned public utility easement; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the easement granted by DRCC, LLC, an Ohio limited liability company, to the City of Cincinnati for the construction, installation, reconstruction, operation, maintenance, repair, replacement, modification, and removal of water mains and related fixtures, equipment, and appurtenances in and upon certain real property located in Miami Township related to The Reserve at Deer Run, Phase 5 Subdivision, as depicted on the plat entitled Waterline Easement Plat WSL# 3628 P5- The Reserve at Deer Run, Phase 5 – E-1114, as more particularly depicted and described on an easement plat recorded in Plat Book 494, Page 96, Hamilton County, Ohio Recorder's Office and incorporated herein by reference, is hereby accepted and confirmed.

Section 2. That the City Solicitor shall cause an authenticated copy of this ordinance to be recorded in the Hamilton County, Ohio Recorder's Office.

Section 3. That the proper City officers and officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

Date: February 22, 2024

To: Mayor and Members of City Council 202400562
From: Sheryl M. M. Long, City Manager
Subject: LEGISLATIVE RESOLUTION – 2025 Urban Forestry Assessment Procedure

Attached is a Legislative Resolution captioned as follows:

DECLARING the necessity of assessing for the control of blight and disease of shade trees within the public rights-of-way, and for planting, care, maintenance, trimming, and removing shade trees in and along the streets of the City of Cincinnati's Urban Forestry Maintenance District for calendar year 2025.

The Board of Park Commissioners at their **January 18, 2024**, meeting recommended an assessment rate of \$0.31 per front foot to continue funding of street tree maintenance and planning services in 2025.

It was determined that this rate of funding is sufficient to continue current service levels and various program activities.

The Administration recommends passage of the attached Legislative Resolution.

cc: Jason Barron, Director, Cincinnati Park Board

Legislative Resolution

KKF

RESOLUTION NO. _____ - 2024

DECLARING the necessity of assessing for the control of blight and disease of shade trees within the public rights-of-way, and for planting, care, maintenance, trimming, and removing shade trees in and along the streets of the City of Cincinnati District for calendar year 2025.

WHEREAS, the City of Cincinnati created an Urban Forestry Maintenance District for the purpose of controlling the blight and disease of shade trees within the public right-of-way, and for the planting, care, and maintenance of shade trees as authorized by Ohio Revised Code Section 727.011, including without limitation the estimated cost of capital improvements, equipment, personnel, and maintenance to support the Urban Forestry Maintenance District; and

WHEREAS, the Board of Park Commissioners operates the Urban Forestry Program by maintaining and creating a healthy and equitably distributed urban tree canopy to foster the mental and physical health benefits that trees provide for all Cincinnati residents through the reduction of neighborhood heat islands, combined sewer overflow events, and poor air quality attributed to the concentration of fine particulate matter which poses the greatest health risks to the residents of Cincinnati; and

WHEREAS, the Board of Park Commissioners, by motion on January 18, 2024, urged the continuation of the Urban Forestry Program in accordance with the plans, estimates, and schedules currently filed with the Clerk of Council; and

WHEREAS, the Board of Park Commissioners recommends levying an assessment of \$0.31 per front foot to fund the Urban Forestry Program, which is the same rate as the prior year, for total revenue of about \$3,400,000 per year to be assessed on the property tax rolls in calendar year 2025 and collected for use in the Urban Forestry Program's Fiscal Year 2026 budget; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That it is hereby declared necessary and conducive to public health, convenience, safety, and welfare to continue the Urban Forestry Program for the control of blight and disease of shade trees within public rights-of-way, and for planting, care, maintenance, trimming, and removing shade trees in and along the streets of the City of Cincinnati, including

without limitation the estimated cost of capital improvements, equipment, personnel, and maintenance to support the Urban Forestry Maintenance District, which includes all territory within, and coextensive with, the City's boundaries, for calendar year 2025.

Section 2. That the plans and estimates of costs to fund the Urban Forestry Program, now on file with the Clerk of Council, are hereby approved.

Section 3. That the City of Cincinnati shall pay at least two percent of the total cost and expense of the Urban Forestry Program and assume the costs for intersections and uncollectible assessments against state and federally owned property. The assessment shall be by the front foot method, at the rate of \$0.31 per front foot, upon all lots and lands bounding and abutting public rights-of-way in the Urban Forestry Maintenance District.

Section 4. That the assessment shall be paid in cash to the City Treasurer within thirty days after the passage of the assessing ordinance. Assessments not paid in cash within the period shall be certified by the proper City of Cincinnati official to the Hamilton County Auditor for collection and shall be paid in one annual installment, at the same time and in the same manner as real property taxes due and payable in December 2024.

Section 5. That the City of Cincinnati does not intend to issue securities in anticipation of the levy or collection of the assessment.

Section 6. That the City Administration shall prepare, in accordance with the method of assessment set forth in Section 3 hereof, an estimate of the amount of the assessment against each lot or parcel to be assessed, and shall file it in the Office of the Clerk of Council.

Section 7. That notice of the passage of this resolution shall be given pursuant to Sections 727.13 and 727.14 of the Ohio Revised Code.

Section 8. That this legislative resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

2025 Street Tree Program Recommended Budget Report

Expense Descriptions:

Personnel – \$1,433,273

Salary and fringes for 50% Division Manager of Natural Resources, 25% Senior GIS Analyst, Urban Forestry Supervisor, four Urban Forestry Specialists, one Administrative Technician, one seasonal Recreational Specialist for GIS and Street Tree Inventory, one seasonal Recreational Specialist dedicated to young tree maintenance and the Urban Forestry tree crew (One Lead Arborist, three Arborist 2's, and two Arborist 1's)

Capital Equipment – \$67,000

Capital equipment – Replacement Pickup

Maintenance – \$1,039,660

Emergency – Emergency response and routine street tree maintenance between pruning cycles. Removals and prunes less than 20” diameter will be completed by in-house tree crew.

Preventive – Conduct routine pruning cycle for neighborhoods of Clifton, College Hill, Mt. Airy, Northside, Winton Hills, and Spring Grove Village. Removals and prunes less than 20” diameter will be completed by in-house tree crew.

Stump Grinding – Continue contractual stump grinding greater than 30” circumference. The remainder will be completed by the Forestry in-house tree crew.

Planting & Young Tree Maintenance – \$800,000

Comprehensive Planting – replace trees removed in all communities and conduct targeted plantings in communities of need as determined by the 2020 Urban Tree Canopy Analysis (1,500 plantings est.).

Materials and Supplies – \$61,500

Municipal Garage costs, fuel/fleet repairs, utilities, training, office, and field supplies.

February 22, 2024

To: Mayor and Members of City Council

202400566

From: Sheryl M.M. Long, City Manager

Subject: Emergency Ordinance – Property Sale Agreement - 646 Crown Street

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to execute a Property Sale Agreement with OE May Square, LLC, pursuant to which the City will sell certain real property located at 646 Crown Street in the Walnut Hills neighborhood of Cincinnati.

STATEMENT

HOUSING: The project facilitates the construction of 39 townhomes/rowhomes ranging from 1,380 – 2,100 SF. The additional housing units from this project will help alleviate Cincinnati’s strained housing market, which is currently experiencing increasing affordability issues due to the lack of supply.

BACKGROUND/CURRENT CONDITIONS

The Department of Community and Economic Development (DCED) and Real Estate Department purchased a vacant parcel located at 646 Crown Street from the Ohio Department of Transportation (ODOT) in the fall of 2023. In accordance with section 5501.45 of the Ohio Revised Code, the property was acquired by the State as highway right of way and was no longer needed for state highway or recreation purposes. The City was able to acquire the property at the request of the Developer through the Financial Assistance Application process since ODOT was not able to do a direct land sale to the Developer. The City determined the fair market value of the parcel was \$8,000. The City will recoup the funding expended on the acquisition by conveying the parcel for the same amount to the Developer.

The sale of the City owned parcel will allow the Developer to complete a \$17,000,000 townhome/rowhome project in the Walnut Hills neighborhood. The project will include the construction of 39 townhomes/rowhomes ranging from 1,380 – 2,100 square feet on the adjacent parcels, 640-664 Crown Street, 2514-2527 Dix Street, and 2511-2519 May Street. The City has waived competitive bidding due to the limited utility of the property to other users, sale price of fair market value and the developer’s proposed housing development.

DEVELOPER INFORMATION

OE May Square, LLC, an affiliate of Onyx and East, LLC, is a development company based out of Indianapolis, IN. In their home market, they have developed, constructed, and sold multiple major subdivision projects of similar scale and appearance to the proposed development. The May square housing development project represents the second Onyx and East project in Cincinnati, where as they are currently completing the Everly on Woodburn Avenue and DeSales Lane in the Evanston neighborhood.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance.

Attachment: Project Outline and Proposed Incentive

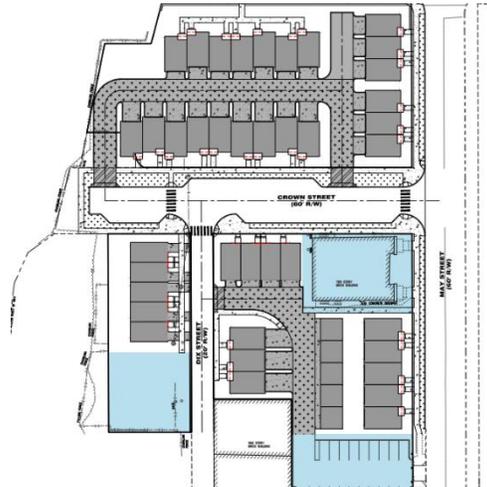
Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Project Outline

| | |
|--------------------------------|---|
| Project Name | May Square |
| Street Address | City Owned Parcel: 646 Crown Street Project Area: 640-664 Crown Street, 2514-2527 Dix Street, and 2511-2519 May Street |
| Neighborhood | Walnut Hills |
| Property Condition | Vacant Land |
| Project Type | New Construction |
| Project Cost | Hard Construction Costs: \$12,000,000 Acquisition Costs: \$4,458,000 Soft Costs: \$542,000 Total Project Cost: \$17,000,000 |
| Private Investment | Private Financing & Developer Equity: \$17,000,000 |
| Sq. Footage by Use | Residential: 78,219 SF |
| Number of Units | 39 Townhomes |
| Median 1-BD Rent Affordable To | N/A |
| Jobs and Payroll | Created FTE Positions: 2 Total Payroll for Created FTE Positions: \$150,000 Average Salary for Created FTE Positions: \$75,000 Construction FTE Positions: 80 Total Payroll for Construction FTE Positions: \$4,000,000 |
| Location and Transit | Located near the Walnut Hills Business District Transit Score: 54 |
| Community Engagement | Presented at Community Council (CC) throughout 2022-2023 Project is below the \$50,000 threshold for a Community Engagement Meeting. |
| Plan Cincinnati Goals | Compete Initiative Area Goal 2 (p. 114-120), Sustain Initiative Area Goal 2 (p.193-198) |

*Note that the above are provided for informational purposes only and are not required by the property sale agreement.

Project Image and Site Map



Proposed Incentive

| | |
|------------------------------|---|
| Property Transaction Types | Property Sale – Noncompetitive |
| Fair Market Value | \$8,000 |
| Purchase Price | \$8,000 |
| “But For” | Developer has ownership of the adjacent parcels. Property sale is set at fair market value based on the City’s appraisal. |
| SBE/MBE/WBE Goals | N/A |
| Planning Commission Approval | Land sale approved on 2/16/2024 |
| Other Incentives & Approvals | Zone Change approved on February 17, 2023 by CPC, March 14, 2023 by City Council Major Subdivision approved on July 21, 2023 by CPC |

EMERGENCY

CHM

- 2024

AUTHORIZING the City Manager to execute a Property Sale Agreement with OE May Square, LLC, pursuant to which the City will sell certain real property located at 646 Crown Street in the Walnut Hills neighborhood of Cincinnati.

WHEREAS, the City owns certain real property located at 646 Crown Street in the Walnut Hills neighborhood of Cincinnati (Hamilton County, Ohio Auditor's Parcel No. 091-0004-0182), as more particularly described in the Property Sale Agreement attached to this ordinance as Attachment A and incorporated herein by reference ("Property"), which Property the City acquired from the State of Ohio, Department of Transportation and is under the management of the City's Department of Community and Economic Development ("DCED"); and

WHEREAS, OE May Square, LLC, a Delaware limited liability company ("Petitioner"), is under contract to purchase vacant land located adjacent to the Property with the intent to subdivide said property to create building sites for the development of approximately 39 single-family homes ("Project"); and

WHEREAS, the Petitioner has requested the City to sell the Property to facilitate the Project; and

WHEREAS, pursuant to Cincinnati Municipal Code Section 331-1, the City may sell real property that is not needed for municipal purposes; and

WHEREAS, the City Manager, in consultation with DCED, has determined that the Property is not needed for any municipal purpose; and

WHEREAS, the City's Real Estate Services Division has determined, by a professional appraisal, that the fair market value of the Property is approximately \$8,000, which the Petitioner has agreed to pay; and

WHEREAS, pursuant to Cincinnati Municipal Code Section 331-5, Council may authorize the sale of City-owned real property without competitive bidding in those cases in which it determines that it is in the best interest of the City and eliminating competitive bidding in connection with the City's sale of the Property is appropriate because the City desires to sell it to the Petitioner to facilitate and enhance the Project; and

WHEREAS, Section 13 of Article VIII of the Ohio Constitution provides that to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is a public interest and proper public purpose for the State or its political

subdivisions to acquire, construct, enlarge, improve, or equip, and to sell, lease, exchange, or otherwise dispose of property within the State of Ohio for industry, commerce, distribution, and research; and

WHEREAS, Section 16 of Article VIII of the Ohio Constitution provides that it is in the public interest and a proper public purpose for the City to enhance the availability of adequate housing and to improve the economic and general well-being of the people of the City by providing or assisting in providing housing; and

WHEREAS, in furtherance of the foregoing public purposes, the City believes that the Project is in the vital and best interests of the City and the health, safety, and welfare of its residents because the Project will bring the Property to productive use, create additional housing and employment opportunities, stimulating economic growth in the Walnut Hills neighborhood for the economic benefit of the City; and

WHEREAS, the City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the sale of the Property at its regularly scheduled meeting on February 16, 2024; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is hereby authorized to execute a Property Sale Agreement (“Agreement”) with OE May Square, LLC, a Delaware limited liability company (“Petitioner”) in substantially the form attached to this ordinance as Attachment A and incorporated herein by reference, pursuant to which the City of Cincinnati (“City”) will sell to the Petitioner an approximately 1,516 square-foot tract of real property in the Walnut Hills neighborhood, as more particularly depicted and described in the Agreement (“Property”).

Section 2. That the Property is not needed for a municipal purpose.

Section 3. That the City’s Real Estate Services Division has determined, by a professional appraisal, the fair market value of the Property is approximately \$8,000, which the Petitioner has agreed to pay.

Section 4. That eliminating competitive bidding in connection with the City's sale of the Property is in the best interest of the City because the City desires to sell it to the Petitioner to facilitate and enhance the development of approximately 39 single-family homes.

Section 5. That the proceeds from the sale of the Property, if any, shall be deposited into Property Management Fund 209 to pay the fees for services provided by the City's Real Estate Services Division in connection with the sale, and that the City's Finance Director is hereby authorized to deposit amounts in the excess amount thereof into Miscellaneous Permanent Improvement Fund 757.

Section 6. That the City's Finance Director is hereby authorized to transfer and appropriate such excess funds from Miscellaneous Permanent Improvement Fund 757 into capital improvement program project account no. 980x162xYY1641, "DCED Property Improvements," in which "YY" represents the last two digits of the fiscal year in which the closing occurs and the proceeds are received, referencing the latter fiscal year if the events occur in different fiscal years.

Section 7. That the City Manager and other City officials are hereby authorized to take all necessary and proper actions to carry out the provisions of this ordinance and the Agreement, including, without limitation, executing any and all ancillary agreements, deeds, plats, or other documents described in or contemplated by the Agreement to facilitate the sale of the Property to the Petitioner.

Section 8. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the shovel-ready project to move forward so that the

City may receive the economic and non-economic benefits from the sale and redevelopment of the Property at the earliest possible time.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

PROPERTY SALE AGREEMENT

This Property Sale Agreement (this “**Agreement**”) is made and entered into on the Effective Date (as defined on the signature page hereof) by and between the **CITY OF CINCINNATI**, an Ohio municipal corporation, the address of which for purposes of this Agreement is 801 Plum Street, Cincinnati, OH 45202 (the “**City**”) and **OE MAY SQUARE, LLC**, a Delaware limited liability company, with a tax mailing address of 460 Virginia Avenue, Indianapolis, IN 46203 (“**Developer**”).

Recitals:

A. The State of Ohio, through its Department of Transportation (“**ODOT**”), formerly owned vacant land located at 646 Crown Street in the Walnut Hills neighborhood of Cincinnati (Auditor’s Parcel 091-0004-0182), together with all the rights and appurtenances pertaining thereto, which property is more particularly described on Exhibit A (*Legal Description*) (the “**ODOT Property**”).

B. Developer is under contract to purchase vacant land located adjacent to the ODOT Property in accordance with that certain Agreement of Purchase and Sale dated May 24, 2022, by and between Investing For Good, LLC, an Ohio limited liability company, and Developer, as amended, with the intent to subdivide said property to create building sites for the development of approximately 39 single-family homes (the “**Project**”). Developer desires to purchase the ODOT Property for inclusion in the Project.

C. The City’s Real Estate Services Division has determined, by a professional appraisal, that the estimated fair market value of the ODOT Property is \$8,000, and ODOT was agreeable to sell the ODOT Property to the City for said value.

D. Following ODOT’s sale of the ODOT Property to the City, the City is agreeable to sell the ODOT Property to Developer at the estimated fair market value of the ODOT Property, namely, \$8,000, which value Developer has agreed to pay.

E. The City has determined that the ODOT Property is not needed for municipal purposes.

F. The City has determined that it is in the best interest of the City to eliminate competitive bidding in connection with the City’s sale of the ODOT Property because Developer will own all adjacent property and the City desires to sell it to Developer for inclusion in the Project, which will further the public purpose by creating additional housing, for the benefit of the City.

G. Section 13 of Article VIII of the Ohio Constitution provides that to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is a public interest and proper public purpose for the State or its political subdivisions to sell, lease, exchange, or otherwise dispose of property within the State of Ohio for industry, commerce, distribution, and research.

H. Section 16 of Article VIII of the Ohio Constitution provides that it is in the public interest and a proper public purpose for the City to enhance the availability of adequate housing and to improve the economic and general well-being of the people of the City by providing or assisting in providing housing.

I. The City believes that the sale of the ODOT Property to Developer is in the vital and best interests of the City and the health, safety, and welfare of its residents, and in accordance with the public purposes and provisions of applicable federal, state, and local laws and requirements.

J. City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the sale of the ODOT Property at its meeting on February 16, 2024.

K. Execution of this Agreement was authorized by Cincinnati City Council by Ordinance No. [____]-2024, passed on [____], 2024.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Purchase Price.** Subject to the terms and conditions set forth herein, following the City's acquisition of the ODOT Property from ODOT, the City hereby agrees to sell the ODOT Property to Developer, and Developer hereby agrees to purchase the ODOT Property from the City for \$8,000 (the "**Purchase Price**").

2. **Condition of the ODOT Property.** Developer acknowledges that it is familiar with the condition of the ODOT Property, and, at Closing (as defined below), the City shall convey the ODOT Property to Developer in "as is," "where is" condition with all faults and defects, known or unknown. The City makes no representations or warranties to Developer concerning the condition of the ODOT Property, and, from and after the Closing, the City shall have no liability of any kind to Developer for any defects, adverse environmental condition, or any other matters affecting the ODOT Property. Developer assumes all environmental liability and responsibility concerning the ODOT Property. Developer agrees to defend, indemnify, and hold the City, its employees, officers, and officials harmless from and against any and all claims, causes of action, losses, costs, judgments, penalties, orders, fines, expenses (including, but not limited to, attorneys' fees), demands, liability, and damages related to or arising from the discovery, presence, disposal, release, or cleanup of contaminants, hazardous materials, wastes or other pollutants affecting the ODOT Property, or the soil, water, or vegetation located thereon, whether known or unknown, as well as personal injury or property damage related to such contaminants, hazardous materials, wastes, or other pollutants.

3. **Closing.**

(A) **Conditions.** The closing on the City's sale of the ODOT Property to Developer (the "**Closing**") shall not occur unless and until the following conditions have been satisfied or waived (the "**Conditions**"); *provided, however*, that if the City, at its sole discretion, determines that one or more of the Conditions would be more appropriately handled at Closing or post-Closing, then the City may, if appropriate, include such Conditions in the City's Quitclaim Deed to Developer or handle such Conditions post-Closing. Developer shall perform all work and investigations and obtain and prepare all necessary documents to satisfy the Conditions at no cost to the City. Notwithstanding anything in this Agreement to the contrary, the City shall have the right to terminate this Agreement, by giving written notice to Developer at any time prior to Closing, if the City is unable to acquire the ODOT Property from the State of Ohio, whereupon neither party shall have any rights or obligations under this Agreement.

- (i) **Title & Survey:** Developer's approval of title to the ODOT Property and, if obtained by Developer, an ALTA property survey of the ODOT Property;
- (ii) **Inspections, Utilities & Zoning/Building Code Requirements:** Developer's approval of inspections of the ODOT Property, including, without limitation, environmental assessments and soil assessments, all matters concerning utility service for the ODOT Property, and all zoning and building code requirements that apply to the ODOT Property;
- (iii) **Plats and Legal Descriptions:** Developer shall have provided the City with all plats and legal descriptions as required by the Hamilton County Auditor, Engineer, and Recorder in connection with the transfer and recording of the City's *Quitclaim Deed* in substantially the form attached as Exhibit B – (Form of Quitclaim Deed); and
- (iv) **ODOT Property Closing Fees.** Developer shall reimburse the City at Closing for any and all Hamilton County, Ohio recording fees, transfer tax, and any and all other customary

closing costs associated with the City closing on the acquisition of the ODOT Property from the State of Ohio.

(B) Right to Terminate. If either party determines, after exercising good faith efforts, that any of the Conditions are not or cannot be satisfied within a reasonable period, such party shall have the right to terminate this Agreement by giving written notice thereof to the other party, whereupon this Agreement and all rights and obligations of the parties hereunder shall terminate. If all the Conditions have not been satisfied to the satisfaction of both parties or waived in writing and for that reason the Closing has not occurred within **12 months** of the Effective Date, this Agreement and all rights and obligations of the parties hereunder shall automatically terminate.

(C) Closing Date. Provided the Conditions have been satisfied, the Closing shall take place **30 days** after the Effective Date or on such earlier or later date as the parties may agree upon.

(D) Closing Costs and Closing Documents. At the Closing, (i) the City shall confirm that Developer has paid the Purchase Price and any and all recording fees, transfer tax, and any and all other customary closing costs associated with the City's acquisition of the ODOT Property from the State of Ohio in full (as provided in Section 3(A)(iv)), and (ii) the City shall convey all its right, title, and interest in and to the ODOT Property to Developer by *Quitclaim Deed* in the form of Exhibit B. Developer shall pay all Hamilton County, Ohio recording fees, transfer tax, and any and all other customary closing costs associated with the Closing. There shall be no proration of real estate taxes and assessments at Closing, and from and after the Closing, Developer shall pay all real estate taxes and assessments thereafter becoming due. At Closing, the parties shall execute a settlement statement and all other customary closing documents necessary for the Closing in such forms as approved by the City and Developer. The City shall not, however, be required to execute a title affidavit at Closing or other similar documents pertaining to title; Developer acknowledges that the City is selling the Property "as is." Pursuant to Section 301-20, Cincinnati Municipal Code, at Closing, Developer shall pay to the City all unpaid related and unrelated fines, penalties, judgments, water, or other utility charges, and any and all other outstanding amounts owed by Developer to the City. The provisions of this Agreement shall survive the City's execution and delivery of the *Quitclaim Deed* and shall not be deemed to have been merged therein.

5. Notices. All notices given by the parties hereunder shall be deemed given if personally delivered, delivered by Federal Express, UPS, or other recognized overnight courier, or mailed by U.S. regular or certified mail, addressed to the parties at their respective addresses set forth in the introductory paragraph of this Agreement. If Developer sends a notice to the City alleging that the City is in default under this Agreement, Developer shall simultaneously send a copy of such notice by U.S. certified mail to: City Solicitor, 801 Plum Street, Suite 214, Cincinnati, OH 45202. Notices shall be deemed given on the date of receipt. Any notice by the City to Developer shall include a simultaneous copy of such notice by U.S. certified mail to: Dinsmore & Shohl LLP, One Indiana Square, Suite 1800, Indianapolis, IN 46204, Attention: Samantha R. Hargitt.

6. Representations, Warranties, and Covenants of Developer.

(A) Developer makes the following representations, warranties, and covenants to induce the City to enter into this Agreement, which are true and correct as of the Effective Date and which shall be true and correct at the Closing:

(i) Developer is a Delaware limited liability company duly organized and validly existing under the laws of the State of Delaware, is authorized to transact business in the State of Ohio, has properly filed all certificates and reports required to be filed by it under the laws of the State of Ohio, and is not in violation of any laws relevant to the transactions contemplated by this Agreement.

(ii) Developer has full power and authority to execute and deliver this Agreement and carry out the transactions provided herein. Developer has duly taken all proper actions to authorize,

execute, and deliver this Agreement. Developer has taken all actions necessary to constitute valid and binding obligations of Developer upon execution and delivery of this Agreement by Developer.

(iii) Developer's execution, delivery, and performance of this Agreement and the transaction contemplated hereby will not violate any applicable laws, any writ or decree of any court or governmental instrumentality, or any mortgage, contract, agreement, or other undertaking to which Developer is a party or which purports to be binding upon Developer or upon any of its assets, nor is Developer in violation or default of any of the foregoing.

(iv) No actions, suits, proceedings, or governmental investigations are pending, or to the actual knowledge of Developer, threatened against or affecting Developer, at law or in equity or before or by any governmental authority.

(v) Developer shall give prompt notice in writing to the City of the occurrence or existence of any litigation, labor dispute, or governmental proceedings or investigation affecting Developer that could reasonably be expected to interfere substantially or materially and adversely affect its financial condition or its purchase of the ODOT Property.

(vi) The statements made in the documentation provided by Developer to the City have been reviewed by Developer and do not knowingly or intentionally contain any untrue statement of a material fact or omit to state any material fact necessary in order to make such statements, in light of the circumstances under which they were made, not misleading.

(vii) Neither Developer nor its affiliates owe the City any outstanding fines, penalties, judgments, water or other utility charges, or other amounts.

7. General Provisions.

(A) Entire Agreement. This Agreement (including the exhibits hereto) contains the entire agreement between the parties concerning the subject matter hereof and supersedes any and all prior discussions, negotiations, representations, or agreements, written or oral, between them respecting the subject matter hereof.

(B) Amendments. This Agreement may be amended only by a written amendment signed by both parties.

(C) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the City of Cincinnati and the State of Ohio. All actions regarding this Agreement shall be brought in the Hamilton County Court of Common Pleas, and Developer agrees that venue in such court is proper. Developer hereby waives trial by jury with respect to any and all disputes arising under this Agreement.

(D) Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of and be enforceable by and against the parties and their respective successors and assigns. Developer shall not assign its rights or obligations under this Agreement without the prior written consent of the City, which may be withheld in the City's sole discretion, and any attempt to do so without the City's consent shall, at the City's option, render this Agreement null and void.

(E) Captions. The captions of the various sections and paragraphs of this Agreement are not part of the context hereof and are only guides to assist in locating such sections and paragraphs and shall be ignored in construing this Agreement.

(F) Severability. If any part of this Agreement is held by a court of law to be void, illegal, or unenforceable, such part shall be deemed severed from this Agreement, and the balance of this Agreement shall remain in full force and effect.

(G) No Third-Party Beneficiaries. The parties hereby agree that no third-party beneficiary rights are intended to be created by this Agreement.

(H) Brokers. Developer represents to the City that Developer has not dealt with any real estate brokers and agents in connection with its purchase of the ODOT Property.

(I) Official Capacity. All representations, warranties, covenants, agreements, and obligations of the City under this Agreement shall be effective to the extent authorized and permitted by applicable law. None of those representations, warranties, covenants, agreements, or obligations shall be deemed to be a representation, warranty, covenant, agreement, or obligation of any present or future officer, agent, employee, or attorney of the City in other than his or her official capacity.

(J) Conflict of Interest. No officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning or carrying out of the property sale shall have any personal financial interest, direct or indirect, in the property sale, and Developer shall take appropriate steps to assure compliance.

(K) Administrative Actions. To the extent permitted by applicable laws, and unless otherwise expressly provided in this Agreement, all actions taken or to be taken by the City under this Agreement may be taken by administrative action and shall not require legislative action of the City beyond the legislative action authorizing the execution of this Agreement.

(L) Counterparts; E-Signature. The parties hereto agree that this Agreement may be executed and delivered by electronic signature, which shall have the same force and effect as an original signature. Electronic signatures may be delivered via email or other electronic means agreed upon by the parties. The parties hereto may execute this Agreement in two or more counterparts, and each executed counterpart shall be considered an original.

8. Exhibits. The following exhibits are attached hereto and made a part hereof:

Exhibit A – *Legal Description*

Exhibit B – *Form of Quitclaim Deed*

[Remainder of Page Intentionally Blank; Signature Pages Follow]

Executed by the parties on the dates indicated below their respective signatures, effective as of the latest of such dates (the “**Effective Date**”).

ONYX AND EAST PROPERTIES, LLC,
an Indiana limited liability company

By: _____

Printed Name: _____

Title: _____

Date: _____, 2024

[City signatures on the following page]

CITY OF CINCINNATI

By: _____

Printed Name: _____

Title: _____

Date: _____, 2024

Recommended by:

Markiea L. Carter, Director
Department of Community and Economic Development

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Karen Alder, City Finance Director

EXHIBIT A
to Property Sale Agreement
Legal Description

Auditor's Parcel No.: 091-0004-0182

Property Address: 646 Crown Street, Cincinnati, OH 45206

Situate in Section 8, Town 3, Fractional Range 2, Millcreek Township, Hamilton County, Ohio and a being part of Lots 10, 11 and 12 of Arndt Kattenhorn's Subdivision as recorded in Plat Book 3, Page 313, Hamilton County Records and being more particularly described as follows: Beginning at the intersection of the Westerly line of said Lot 12 and the Northerly Line of Crown Street (a 60 foot street); Thence North 17°23'47" East, a distance of 32.38 feet; Thence South 83°57'56" East, a distance of 43.62 feet; Thence South 6°02'04" West, a distance of 18.58 feet; Thence Southeastwardly along a curve, tangent to the last described course, deflecting to the left with a radius of 15 feet for a distance of 16.08 feet (the chord of said curve bears South 24°40' East for 15.32 feet) to the Northerly line of Crown Street; Thence North 83°57'56" West, along the Northerly line of Crown Street, a distance of 57.82 feet to the Westerly line of said Lot 12 and the Place of Beginning and containing 1,516 square feet, more or less.

{00385414-6}

EXHIBIT B
to Property Sale Agreement
Form of Quitclaim Deed

[SEE ATTACHED]

QUITCLAIM DEED

The **CITY OF CINCINNATI**, an Ohio municipal corporation (the "**City**"), for valuable consideration paid, hereby grants and conveys to **OE MAY SQUARE, LLC**, a Delaware limited liability company, with a tax mailing address of 460 Virginia Avenue, Indianapolis, IN, 46203 ("**Grantee**"), all of the City's right, title, and interest in and to the real property described on Exhibit A (*Legal Description*) hereto (the "**Property**").

Property Address: 646 Crown Street, Cincinnati, OH 45206
Auditor's Parcel ID No.: 091-0004-0182
Prior instrument references: Official Record 15083 Page 243, Hamilton County, Ohio Records

This conveyance shall not create an additional building site. Grantee shall not hereafter convey the Property separately from Grantee's adjoining property, nor any structure erected thereon without the prior approval of the Cincinnati City Planning Commission.

The following exhibits are attached hereto and made a part hereof:
Exhibit A – Legal Description

This conveyance was authorized by Ordinance No. [____]-2024, passed by Cincinnati City Council on [____], 2024.

Executed on the date of acknowledgement.

CITY OF CINCINNATI

By: _____

Printed Name: _____

Title: _____

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024. by _____, the _____ of the **CITY OF CINCINNATI**, an Ohio municipal corporation, on behalf of the municipal corporation.

Notary Public:
My commission expires: _____

Approved as to Form:

Assistant City Solicitor

This instrument prepared by:

City of Cincinnati Law Department,
801 Plum Street, Suite 214,
Cincinnati, Ohio 45202

EXHIBIT A
to Quitclaim Deed
Legal Description

Auditor's Parcel No.: 091-0004-0182
Property Address: 646 Crown Street, Cincinnati, OH 45206

Situate in Section 8, Town 3, Fractional Range 2, Millcreek Township, Hamilton County, Ohio and a being part of Lots 10, 11 and 12 of Arndt Kattenhorn's Subdivision as recorded in Plat Book 3, Page 313, Hamilton County Records and being more particularly described as follows: Beginning at the intersection of the Westerly line of said Lot 12 and the Northerly Line of Crown Street (a 60 foot street); Thence North 17°23'47" East, a distance of 32.38 feet; Thence South 83°57'56" East, a distance of 43.62 feet; Thence South 6°02'04" West, a distance of 18.58 feet; Thence Southeastwardly along a curve, tangent to the last described course, deflecting to the left with a radius of 15 feet for a distance of 16.08 feet (the chord of said curve bears South 24°40' East for 15.32 feet) to the Northerly line of Crown Street; Thence North 83°57'56" West, along the Northerly line of Crown Street, a distance of 57.82 feet to the Westerly line of said Lot 12 and the Place of Beginning and containing 1,516 square feet, more or less.

{00385414-6}



Jeff Cramerding
Councilmember

MOTION

WE MOVE that the Administration draft a report addressing the potential advantages or disadvantages, feasibility, and benefits to transparency of the following guardrails for the CSR Trust and the implementation of the Cincy on Track Plan:

- 1) Identifying a targeted “hard floor” for the Capital Improvement Program with the goal of increasing annually with inflation to help ensure that increases from the railway trust will contribute to direct increases in the Capital Improvement Program.
- 2) An annual estimate of the city’s amount of deferred maintenance which could serve as a benchmark against which progress in addressing the backlog of maintenance requirements can be measured. Such an estimate should be updated during the fiscal year.
- 3) Create and update lists of the top ten deferred maintenance projects, one by neighborhood and one by department, that provide the status of each project including any changes in cost, schedule, and estimated projected project date (understanding that future councils would need to appropriate funds to specific projects to achieve their completion).
- 4) An official report that contains a majority of, if not all of the above data points that would be presented by the city manager to the mayor and the council with the annual budget process.

BACKGROUND

As we stated during the successful campaign, the sale of the Cincinnati Southern Railway offers a critical opportunity to address the city’s critical failing infrastructure and to provide the foundation for a better Cincinnati. This motion builds upon the administration’s Cincy on Track report and has the potential of helping to provide additional clarity, transparency, and assurances that our goals are to have the railway trust be used successfully to maintain existing infrastructure which can lead to measurable increases in the capital budget.


Councilmember Jeff Cramerding


Councilmember Meeka Owens



202400211

801 Plum Street, Suite 346B
Cincinnati, Ohio 45202

Phone (513) 352-3640
Email jeff.cramerding@cincinnati-oh.gov
Web www.cincinnati-oh.gov

Jeff Cramerding
Councilmember

MOTION

WE MOVE that the administration utilize the Office of Performance and Data Analytics and, if necessary, outside consultants to identify best practices, compare peer cities, and develop a plan for a comprehensive and proactive litter prevention and removal plan, and to inform council of the cost of such a plan.

WE FURTHER MOVE that the Administration produce a report within ninety (90) days which identifies and outlines short-term improvements. This report shall include potential resources that may be reallocated for implementation of improvements identified along with budget update recommendations. Priority should center on critical neighborhood arteries and thoroughfares leading into downtown.

BACKGROUND

Report #202400211 from the administration makes it clear that the city does not have sufficient resources to address the city's serious litter and dumping problems. Litter decreases pride in the city and our neighborhoods and overall quality of life for our residents. Neighborhoods with higher litter suffer from higher rates of vandalism and crime. Many companies are striving to return workers to downtown and elsewhere in the city, and it is especially critical that these thoroughfares remain litter free as people return to in-person work.

JEFF CRAMERDING

Councilmember Jeff Cramerding

Mark Jeffreys

Councilmember Mark Jeffreys

7th CAL 2/12

12 FEB 24 PM 2:48

CLERK OF COUNCIL

Charles Johnson

John (Lawrence)

February 7, 2024

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – Rezoning property at 1048 Considine Avenue in East Price Hill from SF-2, “Single-Family,” to Planned Development District No. 101.

202400410

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally located at 1048 Considine Avenue in the East Price Hill neighborhood from the SF-2, “Single-family,” zoning district to Planned Development District No. 101, “Santa Maria Community Services.”

The City Planning Commission recommended approval of the zone change at its January 19, 2024 meeting.

Summary

The Cincinnati Metropolitan Housing Authority (CMHA) is requesting a zone change at 1048 Considine Avenue on behalf of Santa Maria Community Services. The request is to change the zoning from Single Family (SF-2) to a Planned Development (PD) district for the purpose of constructing two buildings: new offices for Santa Maria and a Cincinnati/Hamilton County Community Action Agency HeadStart.

The City Planning Commission recommended the following on January 19, 2024 to City Council:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 7 of the staff report; and
3. **APPROVE** the proposed zone change from Single-Family Residential (SF-2) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 1048 Considine Avenue in East Price Hill.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally located at 1048 Considine Avenue in the East Price Hill neighborhood from the SF-2, “Single-family,” zoning district to Planned Development District No. 101, “Santa Maria Community Services.”

WHEREAS, the Cincinnati Metropolitan Housing Authority (“CMHA”) owns approximately 6.6 acres of real property in the East Price Hill neighborhood generally located at 1048 Considine Avenue (“Property”), which Property Santa Maria Community Services, Inc. (“Santa Maria”) seeks to redevelop by partnering with the Cincinnati-Hamilton County Community Action Agency (“CAA”) to construct a two-story community service facility containing up to approximately 29,000 square feet and a two-story daycare facility containing up to 30,000 square feet under a separate phase (“Project”); and

WHEREAS, CMHA, Santa Maria, and CAA have sufficient control over the Property to affect the Project and have petitioned the City to rezone the Property from the SF-2, “Single-family,” zoning district to Planned Development District No. 101, “Santa Maria Community Services” (“PD-101”), to undertake the Project; and

WHEREAS, Santa Maria has submitted a concept plan and development program statement for PD-101, which documents describe the land use and development regulations that will govern the development and conform with the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, on January 19, 2024, the City Planning Commission approved the rezoning of the Property from the SF-2, “Single-family,” zoning district to PD-101, upon a finding that: (i) Santa Maria’s concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved; (iii) deviations from the base district regulations applicable to the Property at the time of Santa Maria’s application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Project is consistent with Plan Cincinnati (2012), particularly a goal of the Live Initiative Area to “[b]uild a robust public life” as described on page 153, and the strategy to “[c]reate a welcoming civic atmosphere” as described on page 149; and

WHEREAS, Council considers the establishment of PD-101 to be in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council hereby adopts as its own independent findings the Department of City Planning and Engagement’s and the Cincinnati Planning Commission’s findings that the planned development proposed by the Cincinnati Metropolitan Housing Authority (“CMHA”), Santa Maria Community Services, Inc. (“Santa Maria”), and Cincinnati-Hamilton County Community Action Agency (“CAA”) for the real property located in the East Price Hill neighborhood in the area shown on the map attached hereto as Attachment A and incorporated herein by reference conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the shape and area of the City’s official zoning map in the location of the real property shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description attached hereto as Attachment B and incorporated herein by reference, is hereby amended from the SF-2, “Single-family,” zoning district to Planned Development District No. 101, “Santa Maria Community Services” (“PD-101”).

Section 3. That the development program statement, attached hereto as Attachment C and incorporated herein by reference, and that the concept plan, attached hereto as Attachment D and incorporated herein by reference, are hereby approved. The approved concept plan and development program statement shall govern the use and development of the subject property during the effective period of PD-101.

Section 4. That, should PD-101 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the SF-2, "Single-family," zoning district in effect immediately prior to the effective date of PD-101.

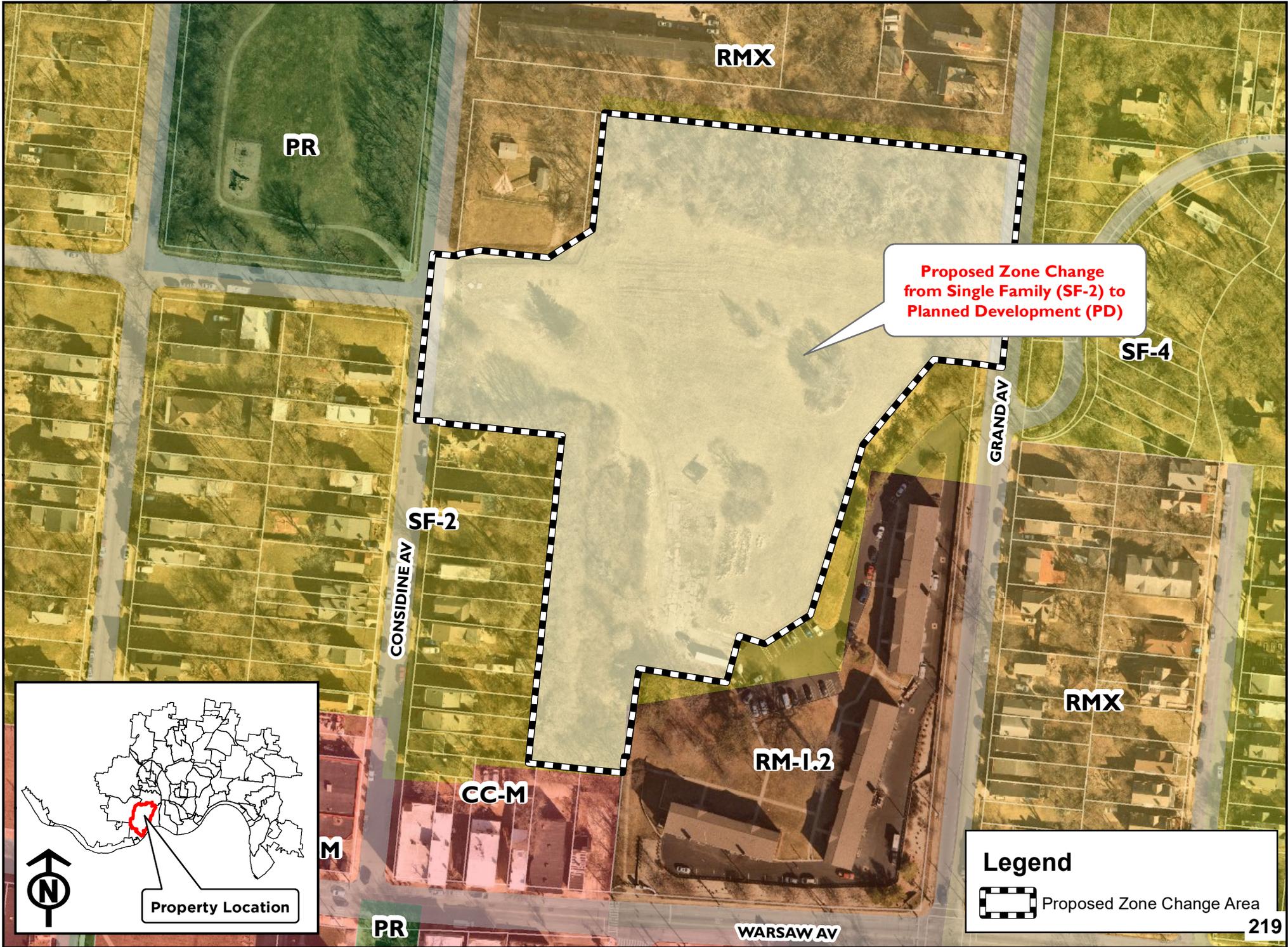
Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2024

Aftab Pureval, Mayor

Attest: _____
Clerk

Proposed Planned Development at 1048 Considine Avenue in East Price Hill



CINCINNATI METROPOLITAN HOUSING AUTHORITY
6.616 ACRE PROPOSED REZONING

Situate in City of Cincinnati, Hamilton County, Ohio, being a 6.616 acre Proposed Rezone Area from Zone "SF-2" Single Family to "PD" Planned Development, said 6.616 acre Proposed Rezone Area being a parcel conveyed to Cincinnati Metropolitan Housing Authority and a portions of the right of ways of Considine Avenue and Grand Avenue and being more particularly described as follows:

Beginning in a point in the intersection of the centerline of right of way of Grand Avenue and the southerly right of way of Seminary Avenue (an undeveloped street) extended easterly, said point being the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described; thence the following 20 courses:

1. In said centerline of Grand Avenue, South 05° 51' 32" West, 239.49 feet to a point; thence
2. Leaving said centerline of Grand Avenue, North 84° 08' 28" West, 78.50 feet to a point; thence
3. South 39° 47' 01" West, 126.50 feet to a point; thence
4. South 17° 09' 37" West, 202.50 feet to a point; thence
5. South 57° 28' 25" West, 61.72 feet to a point; thence
6. North 72° 22' 52" West, 30.63 feet to a point; thence
7. South 15° 11' 34" West, 55.77 feet to a point; thence
8. North 80° 40' 53" West, 101.33 feet to a point; thence
9. South 07° 45' 31" West, 101.93 feet to a point; thence
10. North 79° 44' 09" West, 2.71 feet to a point; thence
11. South 05° 53' 32" West, 18.66 feet to a point; thence
12. North 84° 03' 28" West, 108.61 feet to a point; thence
13. North 05° 43' 03" East, 374.12 feet to a point; thence
14. North 84° 03' 28" West, 165.00 feet to a point in the centerline of right of way of Considine Avenue; thence
15. In said centerline of Considine Avenue, North 05° 43' 03" East, 185.89 feet to a point; thence
16. Leaving said centerline of Considine Avenue, North 80° 17' 03" East, 52.16 feet to a point; thence
17. South 84° 13' 57" East, 78.24 feet to a point; thence
18. North 57° 26' 03" East, 59.37 feet to a point; thence
19. North 05° 43' 18" East, 133.67 feet to a point in the southerly right of way line of Seminary Avenue; thence
20. In said southerly right of way line of Seminary Avenue and then extended, South 84° 03' 28" East, 483.75 feet to the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described.

Containing 6.616 acres.

This Description is for rezoning purposes only and is based on a field survey.





PROGRAM STATEMENT

Cincinnati Metropolitan Housing Authority (CMHA) is the current owner of the property at 1048 Considine Avenue. CMHA is in the process of selling the property to Santa Maria. The site is approximately 6.84 acres. The surrounding land uses are predominantly residential, including both single-family and multi-family, with a park to the northwest of the site and some commercial to the southwest. The northeast portion of the site is located within the Hillside Overlay District. The land is vacant and has been for over ten years. Previously the land contained several multi-family buildings owned by CMHA. The property is currently zoned "SF-2", Single Family District.

The land at 1048 Considine Ave. is projected to be used for the development of two buildings, one being a Community Service Facility (§ 1401-01-C16) operated by Santa Maria Community Services, an independent organization founded by Sisters of Charity. Santa Maria provides more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents and foster neighborhood revitalizations. The second building will be occupied by HeadStart that has a mission to engage and support children and families by providing the educational foundation that inspires life-long learning. The HeadStart building will be a Day Care Center (§ 1401-01-D) for approximately 200 students each day, ages from infant to 5 yrs. of age. Santa Maria will be splitting the site and selling a portion of the 6.84 acres of land to CAA/HeadStart for the new building. This will be considered a Major Subdivision. Construction of the new HeadStart building will follow Santa Maria in development, constituting a second phase.

Accessory uses associated with the development include raised gardens in partnership with the local 4H group; a playground servicing the Day Care Center; walking trails; and parking to service both buildings. Fencing, walls, and refuse and storage areas will be in compliance with the associated sections of the Cincinnati Municipal Code: §1421-33 "Fences and Walls," and §1421-35 "Refuse and Storage Areas."

It is proposed to change the current zoning SF-2 to "PD" Planned Development District. The PD zoning allows the integration of aligned services on a single site. The proposed zoning more appropriately addresses the future use of the site. The Santa Maria building will be between 24,000-29,000 square feet including two stories, not to exceed 45' in height. The HeadStart building will be between 20,000-30,000 square feet including two stories, not to exceed 40' in height.

There is approximately 80-90 parking spaces provided for the Santa Maria building and approximately 50-60 spaces for the HeadStart building. Parking will be in compliance with Sections 1425-25 "Off Street Parking and Loading Dimensions," and 1425-29 "Parking Lot Land Use" of the Cincinnati Municipal Code.

A signage plan will be submitted with the Final Development Plan and will follow the requirements of the Commercial Neighborhood – Mixed (CN-M) and Commercial Community – Mixed (CC-M) zoning districts (§ 1427-37 "Signs Standards for the C and UM Districts"). The East Price Hill Improvement Association Community Council (EPHIA) has written a letter in support of the development at 1048 Considine Ave., see attachment. EPHIA sees Santa Maria as a beneficial partner and resource for the Price Hill community.

Development on the Considine site will revitalize the property and area along with an infusion of dollars in the community.

ARCHITECTURE • INTERIOR DESIGN • PLANNING

CINCINNATI, OHIO • LEXINGTON, KENTUCKY

tel 513.948.4146 toll free 888.771.2195 fax 513.679.4712

www.dnkarchitects.com

SUBJECT: A report and recommendation on a proposed zone change from Single-Family Residential (SF-2) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 1048 Considine Avenue in East Price Hill.

GENERAL INFORMATION:

Location: 1048 Considine Avenue, Cincinnati OH, 45205

Petitioner: David Kirk, DNK Architects

Petitioner's Address: 2616 Central Parkway, Cincinnati OH, 45214

Owner: Cincinnati Metropolitan Housing Authority

Owner's Address: 1627 Western Avenue, Cincinnati OH, 45214

Request: Zone change from Single-Family Residential (SF-2) to Planned Development (PD)

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Zone Change Application
- Exhibit C – Zone Change Plat
- Exhibit D – Legal Description
- Exhibit E – Development Program Statement
- Exhibit F – Concept Plan
- Exhibit G – Proof of Ownership
- Exhibit H – Coordinated Site Review Letter
- Exhibit I – Community Support Summary
- Exhibit J – EPHIA Letter of Support

BACKGROUND:

The subject property is an approximately 6.84 acre site located at 1048 Considine Avenue in East Price Hill. It is adjacent to Considine Avenue to the west and Grand Avenue to the east. It is generally bound by Glenway Avenue to the north and Warsaw Avenue to the south. The site is a vacant and cleared lot that is currently owned by the Cincinnati Metropolitan Housing Authority (CMHA). The site was formerly occupied by several multi-family buildings owned and operated by CMHA, which were demolished over 10 years ago. The site is currently zoned Single-Family Residential (SF-2). The property is adjacent to the East Price Hill Neighborhood Business District, and the northwest corner of the site is located within the Hillside Overlay District.

The request is being made by the applicant and CMHA on behalf of Santa Maria Community Services. Santa Maria is an independent, nonprofit organization founded by the Sisters of Charity. They provide more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents, and foster neighborhood revitalizations. Santa Maria is currently in the process of purchasing the site from CMHA.

The Cincinnati-Hamilton County Community Action Agency (CAA) will also be involved during the second phase of the project. CAA is a private, nonprofit organization that offers various services to low-income individuals and families in a holistic approach to help lift them out of poverty. The services they provide include job training, housing assistance, heating assistance, entrepreneurial coaching, and childcare. CAA intends to operate a HeadStart on the site.

ADJACENT LAND USE AND ZONING:

The subject property is currently zoned Single-Family Residential (SF-2). The adjacent zoning and land uses are as follows (also see Exhibit A):

North:

Zoning: Residential Mixed (RMX)
Use: Small apartment complexes and single-family homes.

East:

Zoning: Single-Family Residential (SF-4), Residential Multi-Family (RM-1.2)
Use: Single-family homes, CMHA Horizon Hills apartment complex.

South

Zoning: Commercial Community – Mixed (CC-M)
Use: Commercial spaces with upper-floor residential.

West:

Zoning: Single-Family Residential (SF-2), Parks and Recreation (PR)
Use: Single-family homes, Glenway Park.

PROPOSED DEVELOPMENT:

The proposed Concept Plan and Development Program Statement is for the redevelopment of the 6.84-acre site to consolidate all of Santa Maria’s existing services into a single location, as well as create a new Community Action Agency HeadStart that will serve approximately 200 students each day. Other site improvements include landscaping, walking trails, raised gardening beds and a playground to serve the facilities.

The applicant anticipates that the site will be split and a portion sold to CAA to facilitate the creation of the HeadStart. This would be considered a Major Subdivision per Sections 200-01-S5 and 200-01-S6 of the Subdivision Regulations, since a portion of the subject property is located within the Hillside Overlay District. The subdivision and construction of the new HeadStart building would occur after the Santa Maria building, constituting the second phase of the Planned Development. The Major Subdivision requires review by the City Planning Commission.

Future Uses

The petitioner has outlined the following uses to be permitted in the proposed Planned Development:

| Component | Uses | Square Footage | Height |
|---|----------------------------|-----------------------|---------------------------|
| Santa Maria Community Services Offices | Community Service Facility | Up to 29,000 sq. ft. | 2 stories Up to 45 ft. |
| CAA HeadStart | Day Care Center | Up to 30,000 sq. ft. | 2 stories Up to 40 ft. |

Buildings

Two buildings will be constructed. The first is the Santa Maria building, which will be two-stories, not to exceed 45 feet in height, and between 24,000-29,000 square feet. The building will be located on the west half of the site, approximately 50 feet from the nearest property line. The main entrance will face the interior of the site.

The second building is the CAA HeadStart. This will be two-stories, not to exceed 40 feet in height, and between 20,000-30,000 square feet. This building will be located on the east half of the site, approximately 20 feet from

the nearest property line. The main entrance will be located facing north on the site.

Accessory structures on the site include two surface parking lots consisting of a combined 130-150 spaces, raised planting beds, and a playground for the HeadStart. Fencing, walls, and refuse and storage areas will be in compliance with the associated sections of the Cincinnati Municipal Code, 1421-33 “Fences and Walls,” and 1421-35 “Refuse and Storage Areas.”

Parking

Between 80-90 surface spaces will be provided to serve the Santa Maria building, and between 50-60 surface parking spaces will be provided to serve the HeadStart. Both proposed lots will be accessed via a 25-foot-wide private access drive off Considine Avenue.

Signage

A signage plan will be submitted with the Final Development Plan and will follow the requirements of the Commercial Neighborhood – Mixed (CN-M) and Commercial Community – Mixed (CC-M) zoning districts (Section 1427-37 “Signs Standards for the C and UM Districts”).

Schedule

The petitioner anticipates the development occurring under the following phasing program:

Phase 1: Construction of the Santa Maria building, its parking lot, and the site access drive.

Phase 2: Major subdivision of the site, followed by construction of the HeadStart and its parking lot.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. **Minimum Area** – *The minimum area of a PD must be two contiguous acres.*

The proposed zone change area is approximately 6.84 contiguous acres.

- b. **Ownership** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The applicant has provided proof of ownership of the property for CMHA (Exhibit G). CMHA is in the process of selling the property to Santa Maria and is listed as a co-applicant on the zone change application.

- c. **Multiple Buildings on a Lot** – *More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicate two buildings on the site, including offices for Santa Maria and a HeadStart.

- d. **Historic Landmarks and Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor does it contain any historic landmark.

- e. **Hillside Overlay Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The site is partially located within the Hillside Overlay District. The proposed development does not intersect with the overlay.

- f. **Urban Design Overlay District** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (Exhibits E and F). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a Concept Plan and Development Program Statement (Exhibit E) that includes sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. **Ownership** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The applicant has provided proof of ownership of the property for CMHA (Exhibit G). CMHA is in the process of selling the property to Santa Maria and is listed as a co-applicant on the zone change application.

- c. **Schedule** – *Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

There are two anticipated phases for the overall development, and the petitioner intends to file separate Final Development Plans for each. Phase 1 includes development of the Santa Maria building, while Phase 2 will include the major subdivision and development of the HeadStart building.

- d. **Preliminary Reviews** – *A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The proposed development was preliminarily reviewed by City departments and reviewing agencies through the City’s Coordinated Site Review process, including the City’s Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). Additional plans will be submitted as part of the Final Development Plan.

- e. **Density and Open Space** – *Calculations of density and open space area.*

Approximately 20-26% of the site will be occupied by buildings or roadway and parking surfaces, leaving 74-80% of the site that will be open space.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council.

A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. The Final Development Plan requires significantly more detail than the Concept Plan. Approval of the Final Development Plan would allow the petitioner to obtain the necessary permits to proceed with development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

COORDINATED SITE REVIEW:

The proposed zone change and Concept Plan was preliminarily reviewed by City departments and reviewing agencies through the City’s Coordinated Site Review (CSR) process in July of 2023. No objections were voiced regarding the zone change or Concept Plan. The petitioner has received a copy of the comments from each department from this review process (Exhibit H).

Of note, the Department of Transportation and Engineering (DOTE) will require a Traffic Impact Study, and the Stormwater Management Utility (SMU) will require an Erosion and Sediment Control Plan. The project will undergo an additional CSR for a Development Design Review for each Final Development Plan submitted. The Major Subdivision would also be reviewed through the CSR process.

DIVERSITY AND ECONOMIC INCLUSION:

The applicant, DNK Architects, is a certified Minority Business Enterprise (MBE) recognized by the City’s Department of Economic Inclusion.

PUBLIC COMMENT AND NOTIFICATION:

The development team has been actively engaged with the East Price Hill community, as laid out in Exhibit I. Santa Maria and its partners have presented regular updates over the past two years to the East Price Hill Improvement Association (EPHIA), which has issued a letter of support for the project (Exhibit J). Price Hill Will is also supportive of the project and is a co-developer.

Santa Maria has also engaged with CMHA, the current owners of both the subject property and the 3-acre adjacent property located southeast of the site. CMHA is supportive of the project, is listed on the zone change application, and is in the process of selling the parcel to Santa Maria. Santa Maria has also engaged with Cincinnati Parks, as well as the Cincinnati Park Board. All parties have been made aware of the project and indicated support.

The Department of City Planning and Engagement held a virtual Public Staff Conference on a proposed zone change on November 28, 2023. At this time, the request was for a zone change to Urban Mix (UM). Two members of the public were in attendance. The meeting mainly addressed questions related to the project and the services that Santa Maria provides. Concern about industrial encroachment into the residential area was discussed during the meeting, but not related to this particular project. Increased traffic was another concern, but staff explained that a Traffic Impact Study would be conducted as required by DOTE.

Notice of the November 28, 2023 Public Staff Conference and the January 19, 2024 City Planning Commission meeting was sent to all property owners within 400 feet of the site, EPHIA, and Price Hill Will. The EPHIA letter of support has been the only public comment received at this time.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed project is consistent with the Live Initiative Area of *Plan Cincinnati* (2012), particularly the goal to “build a robust public life” (p. 149) and the strategy to “create a welcoming civic atmosphere” (p. 153). This strategy describes being “welcoming to all people and embracing new residents, including immigrants, encouraging them to make Cincinnati their long-term home and be engaged in their community” (p. 153). This is precisely the service Santa Maria provides. The organization serves the community, including local immigrants,

with programs related to education, employment, financial stability, and youth development that help them to build thriving, stable lives in their community. The proposed development will help Santa Maria better manage their operations by providing a new, consolidated location for all their services in a central location to their target population.

Price Hill Plan (2015)

The *Price Hill Plan (2015)* notes that changes to zoning should be consistent with the uses identified on the Future Land Use Map (p. 15). In the Future Land Use Map, portions of the site are identified as both a “Development Opportunity Cluster” and greenspace (p. 16). The proposed development is consistent with these findings from the plan. The project will create new development in a key area that has been identified as an opportunity zone and will provide various site improvements that include landscaping and greenspace, including a proposed rain garden and raised planting beds.

The project is consistent with the “Community” theme of the plan, particularly the goals to make Price Hill “a very neighborly, safe, and family-friendly community in which to live, work, and play” (p. 30), and to “embrace its urban and culturally unique community and come together as one while still celebrating its diversity” (p. 31). The proposed development will advance this goal by enabling more efficient operation and delivery of service for an instrumental community service organization that has been operating out of Price Hill for decades. Santa Maria provides services that help families achieve stabilization and self-sufficiency, building a vibrant and self-sustaining community in Price Hill. Additionally, the inclusion of the CAA HeadStart will further advance this goal by creating additional childcare resources in the area that make the neighborhood more family-friendly and create better access to a “live, work, play” atmosphere. Santa Maria Community Services is also identified as a partner for various action steps throughout the plan.

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed uses (a community service facility and day care center) are compatible with applicable plans (see “Consistency with Plans”) and the surrounding land use patterns. Adjacent uses are primarily residential, with some commercial located in the Neighborhood Business District to the south. The proposed community service facility and HeadStart are community-based uses that will serve the adjacent residential population and are also accessible to the adjacent commercial corridor.

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The Planned Development will enhance the design of the project by allowing for a mix of complementary uses, multiple buildings on a lot, and increased flexibility for parking, buffering, and other accessory uses, such as the raised planting beds. This provides a better ability to design the site according to its unique needs and circumstances. The proposed development would not be permitted under the existing zoning district (SF-2).

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed land use for this property provides productive use on what is now a mostly vacant site. The proposed development and uses are not permitted by the base district regulations (SF-2) and would require conditional use permits and variances under any zoning district. The PD zoning district allows the developer to be innovative in site development, combining quality site and building design, open space preservation, and increased community involvement through the Planned Development process.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan.

ANALYSIS:

The proposed zone change from Single-family Residential (SF-2) to Planned Development (PD) will reactivate a currently vacant property into a productive, mixed-use development that will provide critical services to the local community through a reputable and long-standing Cincinnati organization. A Planned Development allows for a coordinated and more flexible development process for an atypical project that includes multiple buildings, uses, and operators, but that is still appropriate for the subject location and in-line with the adjacent land use patterns.

The original request for this project was a zone change to the Urban Mix (UM) district. The UM district permits more intensive uses including hospitals, hotels and commercial lodging, indoor storage, maintenance and repair services, commercial vehicle parking, and some industrial uses. During the Public Staff Conference in November, concern about industrial encroachment into the residential part of the neighborhood relating to a nearby property was discussed. Even with a zone change to UM, the project would also still require additional public hearings for items such as conditional use approval and variances. This would be the case for a zone change to any district. For these reasons, City staff felt a zone change to UM was inappropriate for the largely residential area, and recommended the applicant pursue a Planned Development (PD).

The design of the project incorporates various amenities including walking trails, a rain garden, and raised planting beds that will benefit the community. The proposed uses are community-based services that will benefit the surrounding residential population. The project is well supported by East Price Hill, and the applicant has done thorough engagement throughout the process.

The site is partially located within the Hillside Overlay District, but the proposed development does not encroach on the hillside. Any work done within the Hillside Overlay would be required to comply with all applicable Hillside Overlay District requirements established in Chapter 1433 of the Cincinnati Zoning Code.

The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it facilitates better urban design within the project, protects the existing adjacent residential land uses, and provides continued public engagement through all phases of the development. A Planned Development also provides assurance to the City and the community of the intended uses and scale for the site, and any significant modification to this would constitute a Major Amendment to the Concept Plan and require public engagement and a public hearing process.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed zone change from Single-

Family (SF-2) to Planned Development (PD) including the Concept Plan and Development Program Statement to allow for a mixed-use development including a community service facility and day care center for the following reasons:

1. The proposed development is consistent with the *Price Hill Plan (2015)* and *Plan Cincinnati (2012)*. It has also been thoroughly engaged on by the applicant and is well-supported by the community.
2. The PD zoning is appropriate in this area because the proposed development is atypical and does not conform with any existing or potential zoning districts, but is still appropriate for the subject location and in-line with the adjacent land use patterns.
3. The PD zoning district requires a more extensive public process than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plan for the proposal.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 7 of this report; and
3. **APPROVE** the proposed zone change from Single-Family Residential (SF-2) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 1048 Considine Avenue in East Price Hill.

Respectfully submitted:



Gabrielle Couch, City Planner
Department of City Planning & Engagement

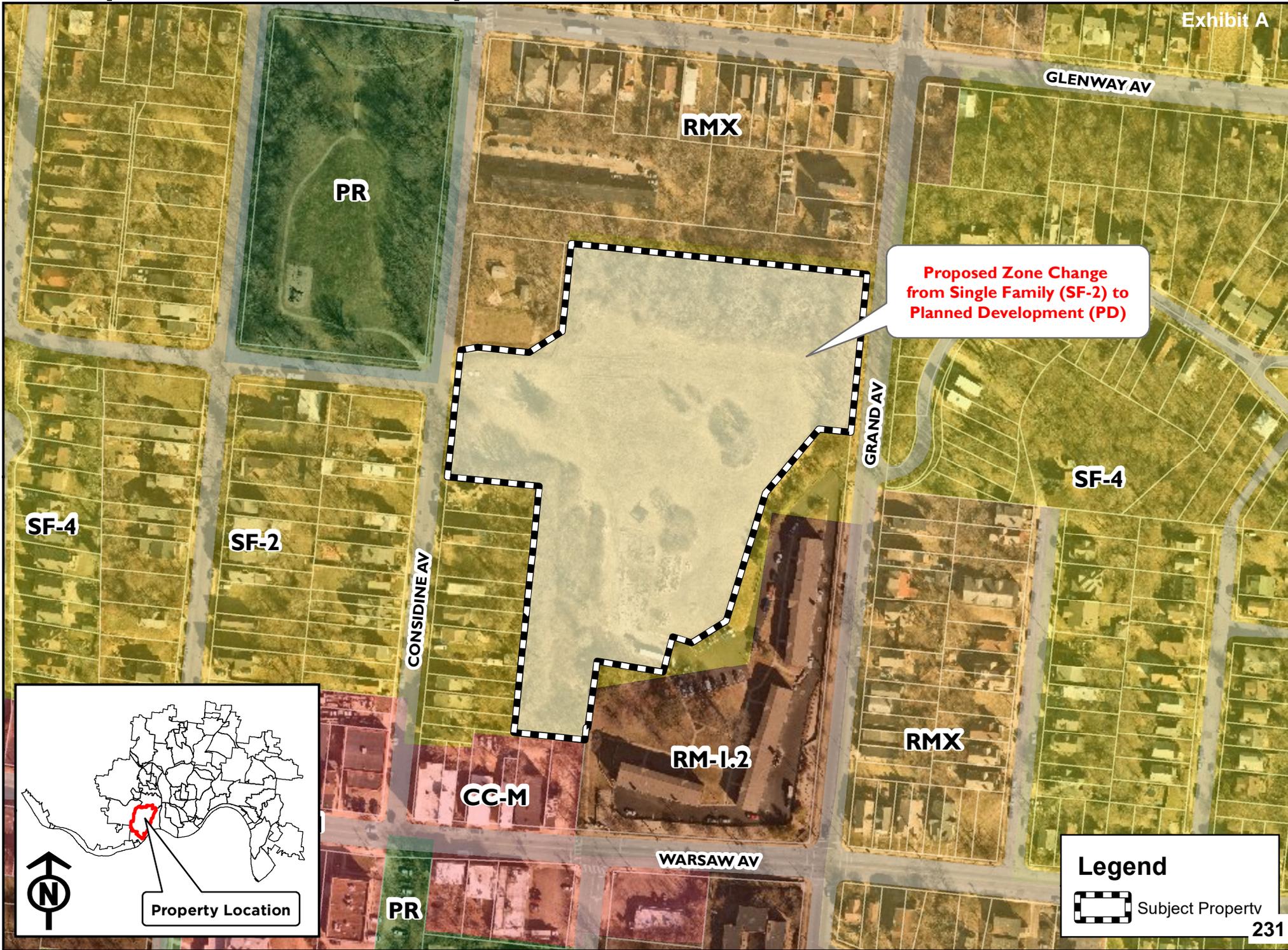
Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Proposed Planned Development at 1048 Considine Avenue in East Price Hill

Exhibit A



PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: Oct 18, 2023

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the SF-2 Zone District to the PD Zone District.

Location of Property (Street Address): 1048 Considine Ave., Cincinnati, Ohio

Area Contained in Property (Excluding Streets): Approximately six acres

Present Use of Property: Vacant property

Proposed Use of Property & Reason for Change: Office, educational, agricultural/gardening, walking paths, playground

Property Owner's Signature: Joe Norton Digitally signed by Joe Norton
Date: 2023.06.23 07:45:36 -04'00'

Name Typed: Joe Norton

Address: 1627 Western Avenue Cincinnati, OH 45214 Phone: (513) 617-3912

Agent Signature: David Kirk Digitally signed by David Kirk
Date: 2023.06.22 11:57:48 -04'00'

Name Typed: Architects

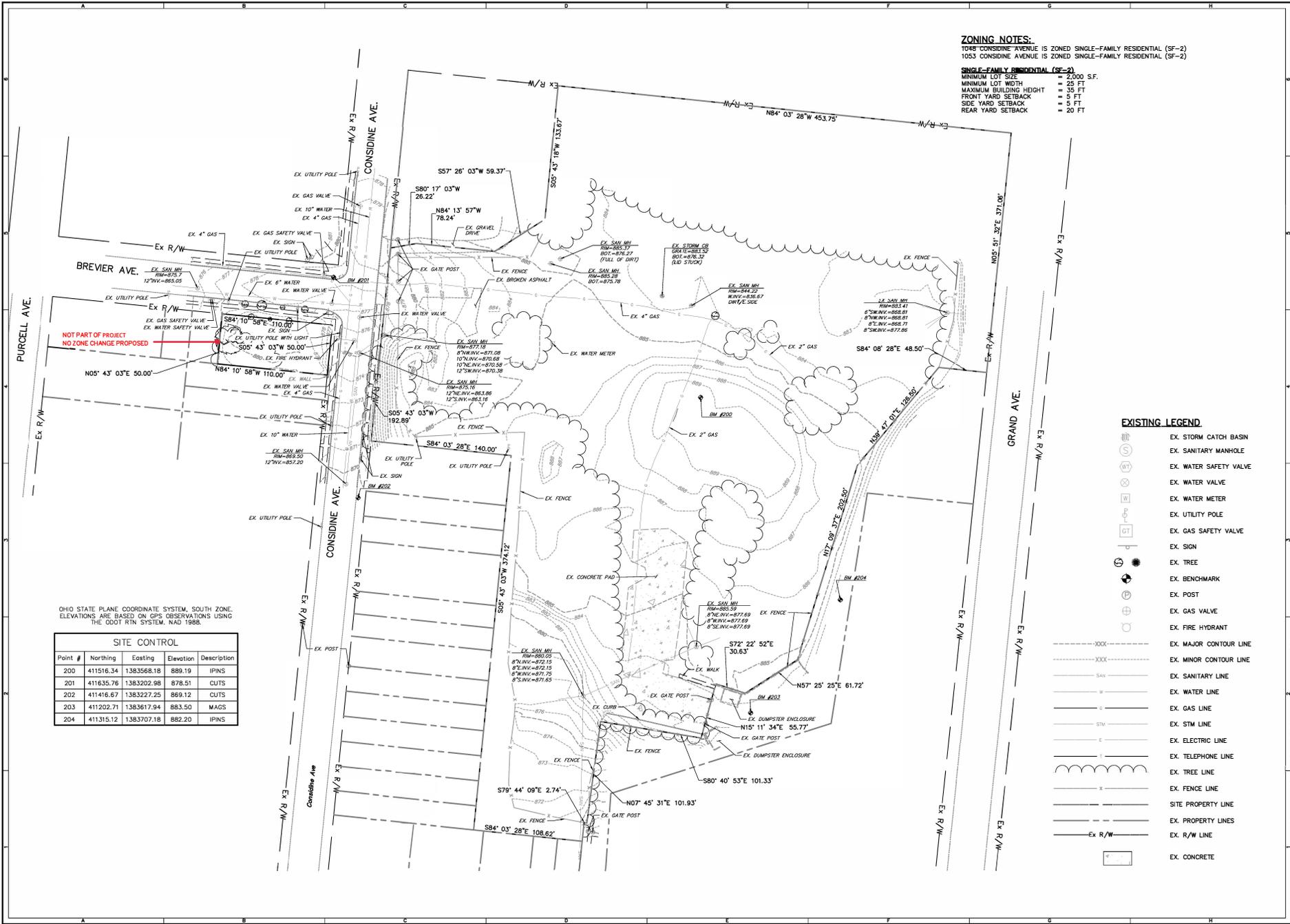
Address: 2616 Central Parkway, Cincinnati, Ohio Phone: 513-948-4146

Please Check if the Following Items are Attached

Application Fee X

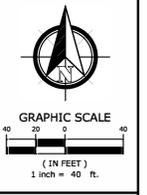
Copies of Plat X

Copies of Metes and Bounds



ZONING NOTES:
 1048 CONSIDINE AVENUE IS ZONED SINGLE-FAMILY RESIDENTIAL (SF-2)
 1053 CONSIDINE AVENUE IS ZONED SINGLE-FAMILY RESIDENTIAL (SF-2)

SINGLE-FAMILY RESIDENTIAL (SF-2)
 MINIMUM LOT SIZE = 2,000 SF.
 MINIMUM LOT WIDTH = 25 FT
 MAXIMUM BUILDING HEIGHT = 35 FT
 FRONT YARD SETBACK = 5 FT
 SIDE YARD SETBACK = 5 FT
 REAR YARD SETBACK = 20 FT



IBI

IBI GROUP
 23 Triangle Park Drive
 Cincinnati OH 45246
 Tel: 513 942 3141
 Fax: 513 881 2263
 Contact: Jeff Keenan Ext: 51907
 ibigroup.com

REVISION:

SUBMISSION:
 2023-10-02 EXISTING CONDITIONS

PRELIMINARY ENGINEERING SET
 ARCHITECTURAL SET
 CONSTRUCTION DOCUMENT SET
 AS-BUILT DOCUMENT SET

STAMP:
NOT FOR CONSTRUCTION

CITY OF CINCINNATI
 1048 & 1053
 CONSIDINE AVENUE
 HAMILTON COUNTY

| | | |
|--------|-------|-------|
| DESIGN | DRAFT | CHECK |
| EFR | WMK | JBK |

DATE: OCTOBER, 2023

SCALE:
 HORIZONTAL: 1" = 40'

SHEET TITLE:
 EXISTING CONDITIONS

SHEET NO.: 1 / 1

OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING
 THE ODOT RTN SYSTEM, NAD 1988.

| Point # | Northing | Eastng | Elevation | Description |
|---------|-----------|------------|-----------|-------------|
| 200 | 411516.34 | 1383568.18 | 889.19 | IPINS |
| 201 | 411635.76 | 1383202.98 | 878.51 | CUTS |
| 202 | 411416.67 | 1383227.25 | 869.12 | CUTS |
| 203 | 411202.71 | 1383617.94 | 883.50 | MAGS |
| 204 | 411315.12 | 1383707.18 | 882.20 | IPINS |

EXISTING LEGEND

- EX. STORM CATCH BASIN
- EX. SANITARY MANHOLE
- EX. WATER SAFETY VALVE
- EX. WATER VALVE
- EX. WATER METER
- EX. UTILITY POLE
- EX. GAS SAFETY VALVE
- EX. SIGN
- EX. TREE
- EX. BENCHMARK
- EX. POST
- EX. GAS VALVE
- EX. FIRE HYDRANT
- EX. MAJOR CONTOUR LINE
- EX. MINOR CONTOUR LINE
- EX. SANITARY LINE
- EX. WATER LINE
- EX. GAS LINE
- EX. STM LINE
- EX. ELECTRIC LINE
- EX. TELEPHONE LINE
- EX. TREE LINE
- EX. FENCE LINE
- EX. SITE PROPERTY LINE
- EX. PROPERTY LINES
- EX. R/W LINE
- EX. CONCRETE

CINCINNATI METROPOLITAN HOUSING AUTHORITY

6.864 ACRE PROPOSED REZONING

Situate in City of Cincinnati, Hamilton County, Ohio, being a 6.864 acre Proposed Rezone Area from Zone "SF-2" Single Family to "UM" Urban Mix, said 6.864 acre Proposed Rezone Area being comprised of parcels conveyed to Cincinnati Metropolitan Housing Authority and a portions of the right of ways of Considine Avenue, Brevier Avenue and Grand Avenue and being more particularly described as follows:

Beginning in a point in the intersection of the centerline of right of way of Grand Avenue and the southerly right of way of Seminary Avenue (an undeveloped street) extended easterly, said point being the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described; thence the following 24 courses:

1. In said centerline of Grand Avenue, South 05° 51' 32" West, 239.49 feet to a point; thence
2. Leaving said centerline of Grand Avenue, North 84° 08' 28" West, 78.50 feet to a point; thence
3. South 39° 47' 01" West, 126.50 feet to a point; thence
4. South 17° 09' 37" West, 202.50 feet to a point; thence
5. South 57° 28' 25" West, 61.72 feet to a point; thence
6. North 72° 22' 52" West, 30.63 feet to a point; thence
7. South 15° 11' 34" West, 55.77 feet to a point; thence
8. North 80° 40' 53" West, 101.33 feet to a point; thence
9. South 07° 45' 31" West, 101.93 feet to a point; thence
10. North 79° 44' 09" West, 2.71 feet to a point; thence
11. South 05° 53' 32" West, 18.66 feet to a point; thence
12. North 84° 03' 28" West, 108.61 feet to a point; thence
13. North 05° 43' 03" East, 374.12 feet to a point; thence
14. North 84° 03' 28" West, 165.00 feet to a point in the centerline of right of way of Considine Avenue; thence
15. In said centerline of Considine Avenue, North 05° 43' 03" East, 60.75 feet to a point; thence
16. Leaving said centerline of Considine Avenue, North 84° 10' 58" West, 135.00 feet to a point; thence
17. North 05° 43' 03" East, 80.00 feet to the centerline of right of way of Brevier Avenue; thence
18. In said centerline of Brevier Avenue, South 84° 10' 58" East, 135.00 feet to said centerline of Considine Avenue; thence
19. In said centerline of Considine Avenue, North 05° 43' 03" East, 45.15 feet to a point; thence
20. Leaving said centerline of Considine Avenue, North 80° 17' 03" East, 52.16 feet to a point; thence
21. South 84° 13' 57" East, 78.24 feet to a point; thence
22. North 57° 26' 03" East, 59.37 feet to a point; thence
23. North 05° 43' 18" East, 133.67 feet to a point in the southerly right of way line of Seminary Avenue; thence
24. In said southerly right of way line of Seminary Avenue and then extended, South 84° 03' 28" East, 483.75 feet to the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described.

Containing 6.864 acres.

This Description is for rezoning purposes only and is based on a field survey.



PROGRAM STATEMENT

Cincinnati Metropolitan Housing Authority (CMHA) is the current owner of the property at 1048 Considine Avenue. CMHA is in the process of selling the property to Santa Maria. The site is approximately 6.84 acres. The surrounding land uses are predominantly residential, including both single-family and multi-family, with a park to the northwest of the site and some commercial to the southwest. The northeast portion of the site is located within the Hillside Overlay District. The land is vacant and has been for over ten years. Previously the land contained several multi-family buildings owned by CMHA. The property is currently zoned "SF-2", Single Family District.

The land at 1048 Considine Ave. is projected to be used for the development of two buildings, one being a Community Service Facility (§ 1401-01-C16) operated by Santa Maria Community Services, an independent organization founded by Sisters of Charity. Santa Maria provides more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents and foster neighborhood revitalizations. The second building will be occupied by HeadStart that has a mission to engage and support children and families by providing the educational foundation that inspires life-long learning. The HeadStart building will be a Day Care Center (§ 1401-01-D) for approximately 200 students each day, ages from infant to 5 yrs. of age. Santa Maria will be splitting the site and selling a portion of the 6.84 acres of land to CAA/HeadStart for the new building. This will be considered a Major Subdivision. Construction of the new HeadStart building will follow Santa Maria in development, constituting a second phase.

Accessory uses associated with the development include raised gardens in partnership with the local 4H group; a playground servicing the Day Care Center; walking trails; and parking to service both buildings. Fencing, walls, and refuse and storage areas will be in compliance with the associated sections of the Cincinnati Municipal Code: §1421-33 "Fences and Walls," and §1421-35 "Refuse and Storage Areas."

It is proposed to change the current zoning SF-2 to "PD" Planned Development District. The PD zoning allows the integration of aligned services on a single site. The proposed zoning more appropriately addresses the future use of the site. The Santa Maria building will be between 24,000-29,000 square feet including two stories, not to exceed 45' in height. The HeadStart building will be between 20,000-30,000 square feet including two stories, not to exceed 40' in height.

There is approximately 80-90 parking spaces provided for the Santa Maria building and approximately 50-60 spaces for the HeadStart building. Parking will be in compliance with Sections 1425-25 "Off Street Parking and Loading Dimensions," and 1425-29 "Parking Lot Land Use" of the Cincinnati Municipal Code.

A signage plan will be submitted with the Final Development Plan and will follow the requirements of the Commercial Neighborhood – Mixed (CN-M) and Commercial Community – Mixed (CC-M) zoning districts (§ 1427-37 "Signs Standards for the C and UM Districts"). The East Price Hill Improvement Association Community Council (EPHIA) has written a letter in support of the development at 1048 Considine Ave., see attachment. EPHIA sees Santa Maria as a beneficial partner and resource for the Price Hill community.

Development on the Considine site will revitalize the property and area along with an infusion of dollars in the community.

ARCHITECTURE • INTERIOR DESIGN • PLANNING

CINCINNATI, OHIO • LEXINGTON, KENTUCKY

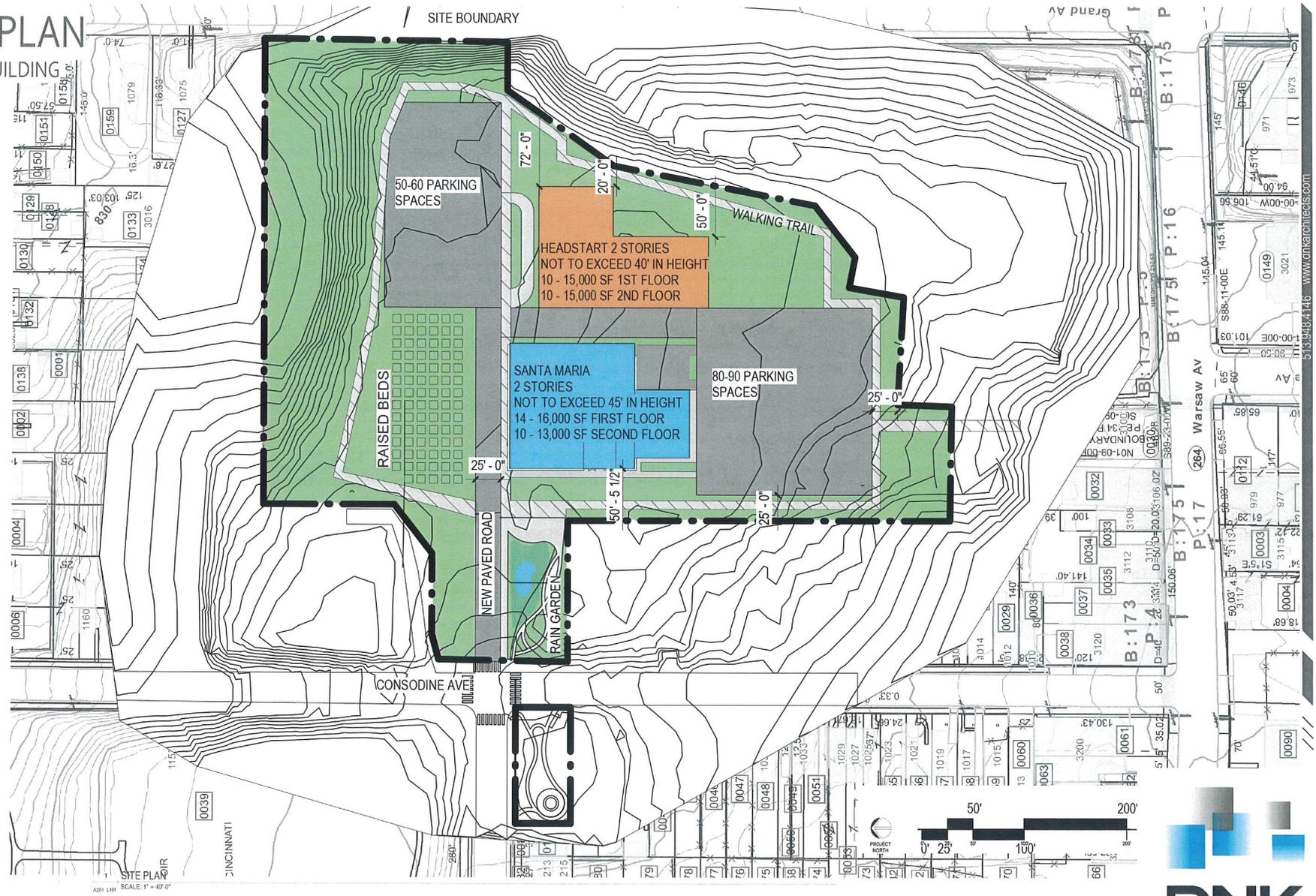
tel 513.948.4146 toll free 888.771.2195 fax 513.679.4712

www.dnkarchitects.com

SITE PLAN

OFFICE BUILDING

03/02/23



ARCHITECTURE INTERIOR DESIGN PLANNING LANDSCAPE ARCHITECTURE



Brigid Kelly, Hamilton County Auditor

generated on 12/20/2023 2:37:51 PM EST

Property Report

Parcel ID: 173-0004-0165-00 Address: 1048 CONSIDINE AVE Index Order: Parcel Number Tax Year: 2022 Payable 2023

Property Information

| | | |
|---|--|--|
| Tax District 001 - CINTI CORP-CINTI CSD | School District CINCINNATI CSD | Images/Sketches No images found. |
| Appraisal Area 03200 - EAST PRICE HILL Sales | Auditor Land Use 645 - METROPOLITAN HOUSING AUTH | |
| Owner Name and Address CINCINNATI METROPOLITAN HOUSING AUTHORITY 1635 WESTERN AVE CINCINNATI OH 45214 (call 946-4015 if incorrect) | | Tax Bill Mail Address CINCINNATI METROPOLITAN HOUSING AUTHORITY 1635 WESTERN AVE CINCINNATI OH 45214 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org) |
| Assessed Value 0 | Effective Tax Rate 0.000000 | Total Tax |
| Property Description CONSIDINE AVE 6.3242 AC 165 TH 168 PG 5-166 CONS | | |

Appraisal/Sales Summary

| | |
|--------------------|-------|
| Year Built | |
| Total Rooms | |
| # Bedrooms | |
| # Full Bathrooms | |
| # Half Bathrooms | |
| Last Transfer Date | |
| Last Sale Amount | \$0 |
| Conveyance Number | |
| Deed Type | |
| Deed Number | |
| # of Parcels Sold | |
| Acreage | 0.830 |

Tax/Credit/Value Summary

| | |
|--------------------------|---------|
| Board of Revision | No |
| Rental Registration | No |
| Homestead | No |
| Owner Occupancy Credit | No |
| Foreclosure | No |
| Special Assessments | No |
| Market Land Value | 268,950 |
| CAUV Value | 0 |
| Market Improvement Value | 0 |
| Market Total Value | 268,950 |
| TIF Value | 0 |
| Abated Value | 0 |
| Exempt Value | 268,950 |
| Taxes Paid | \$0.00 |
| Tax as % of Total Value | 0.000% |

Notes

**2021 10/18 CG-PER C/U FOR TY 2022 VOID PAR 173-4-(14 TH 17 & 173-5-137)/NEW PAR 173-5-165-NEW BAL PAR 173-4-(165 TH 168, PG5-166)

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email Auditor.Kelly@auditor.hamilton-co.org with any data or mailing address corrections.

Structure List

| Structure Name | Use Code | Finished Sq. Ft. | Year Built |
|----------------|----------|------------------|------------|
|----------------|----------|------------------|------------|

Proposed Levies

| Levy | Levy Type | Mills | Current Annual Tax | Estimated Annual Tax | Note |
|---|-----------|-------|--------------------|----------------------|------|
| Public Library of Cincinnati & Hamilton County | Renewal | 1.00 | | | C, D |
| Public Library of Cincinnati & Hamilton County | Increase | 0.50 | | | C, D |
| Hamilton County-Zoological Park Services & Facilities | Renewal | 0.46 | | | C |

No Passed Levies Found

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

| Year | Conveyance # | Selling Price | Transfer Date | Previous Owner | Current Owner |
|------|--------------|---------------|---------------|----------------|---------------|
|------|--------------|---------------|---------------|----------------|---------------|

Value History

| Tax Year | Assessed Date | Land | Improvements | Total | CAUV | Reason for Change |
|----------|---------------|---------|--------------|---------|------|---|
| 2022 | 2/17/2022 | 268,950 | 0 | 268,950 | 0 | 130 Annual Maintenance on Splits & Combines |

Board of Revision Case History

| Case Number | Date Filed | Withdrawn | **Counter Complaint Filed | *Hearing Date/Time | Value Challenged | Value Requested | Value Decided by BOR | ***Date Resolved |
|-------------|------------|-----------|---------------------------|--------------------|------------------|-----------------|----------------------|------------------|
|-------------|------------|-----------|---------------------------|--------------------|------------------|-----------------|----------------------|------------------|

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

**A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.
 ***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

JILL A. SCHILLER, TREASURER

| | |
|------------------------------|--|
| Mail Payments to: | Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202 |
| Tax District: | 001 - CINTI CORP-CINTI CSD |
| Current Owner(s) | CINCINNATI METROPOLITAN HOUSING AUTHORITY |
| Tax Bill Mail Address | CINCINNATI METROPOLITAN HOUSING AUTHORITY 1635 WESTERN AVE CINCINNATI OH 45214 |

Tax Overview

| | |
|----------------------------------|----------|
| Tax Lien Pending | No |
| Tax Lien Sold | No |
| Full Rate | 0.000000 |
| Effective Rate | 0.000000 |
| Non Business Credit | 0.000000 |
| Owner Occupancy Credit | 0.000000 |
| Certified Delinquent Year | |
| Delinquent Payment Plan | No |
| TOP (Treasurer Optional Payment) | \$0.00 |

Note: May represent multiple parcels

Taxable Value

| | |
|---------------------|---|
| Land | 0 |
| Improvements | 0 |
| Total | 0 |

Current Year Tax Detail

| | Prior Delinquent | Adj. Delinquent | 1st Half | Adj. 1st Half | 2nd Half | Adj. 2nd Half |
|-------------------------------|------------------|-----------------|---------------|---------------|---------------|---------------|
| Real Estate | | | \$0.00 | | \$0.00 | |
| Credit | | | \$0.00 | | \$0.00 | |
| Subtotal | | | \$0.00 | | \$0.00 | |
| Non Business Credit | | | \$0.00 | | \$0.00 | |
| Owner Occupancy Credit | | | \$0.00 | | \$0.00 | |
| Homestead | | | \$0.00 | | \$0.00 | |
| Sales CR | | | \$0.00 | | \$0.00 | |
| Subtotal | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Interest/Penalty | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Real Estate Paid | \$0.00 | | \$0.00 | | \$0.00 | |
| Real Estate Owed | \$0.00 | | \$0.00 | | \$0.00 | |
| Special Assess Paid | \$0.00 | | \$0.00 | | \$0.00 | |
| Special Assess Owed | \$0.00 | | \$0.00 | | \$0.00 | |
| Total Due | \$0.00 | | \$0.00 | | \$0.00 | |
| Total Paid | \$0.00 | | \$0.00 | | \$0.00 | |
| Unpaid Delq Contract | \$0.00 | | \$0.00 | | \$0.00 | |
| Total Owed | \$0.00 | | \$0.00 | | \$0.00 | |

Payment Information for Current And Prior Year

| Date | Half | Prior | 1st Half | 2nd Half | Surplus |
|------|------|-------|----------|----------|---------|
|------|------|-------|----------|----------|---------|

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

| Market Value | | Assessed Value (35%) | | Tax Rate Information | |
|--------------|----------|----------------------|----------|----------------------------|----------|
| Land | 0 | Land | 0 | Full Tax Rate (mills) | 0.000000 |
| Building | 0 | Building | 0 | Reduction Factor | 0.000000 |
| Total | 0 | Total | 0 | Effective Tax Rate (mills) | 0.000000 |
| | | | | Non Business Credit | 0.000000 |
| | | | | Owner Occupancy Credit | 0.000000 |

Tax Calculations

Half Year Tax Distributions

| | | | |
|--------------------------|--------|-----------------------------|--------|
| Gross Real Estate Tax | \$0.00 | School District | \$0.00 |
| - Reduction Amount | \$0.00 | Township | \$0.00 |
| - Non Business Credit | \$0.00 | City/Village | \$0.00 |
| - Owner Occupancy Credit | \$0.00 | Joint Vocational School | \$0.00 |
| - Homestead | \$0.00 | County General Fund | \$0.00 |
| Half Year Real Taxes | \$0.00 | Public Library | \$0.00 |
| - Sales Tax Credit | \$0.00 | Family Service/Treatment | \$0.00 |
| + Current Assessment | \$0.00 | HLTH/Hospital Care-Indigent | \$0.00 |
| + Delinquent Assessment | \$0.00 | Mental Health Levy | \$0.00 |
| + Delinquent Real Estate | \$0.00 | Developmental Disabilities | \$0.00 |
| Semi Annual Net | \$0.00 | Park District | \$0.00 |
| | | Crime Information Center | \$0.00 |
| | | Children Services | \$0.00 |
| | | Senior Services | \$0.00 |
| | | Zoological Park | \$0.00 |

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

| No photo available. | | | | | |
|---|---------|-------------|---|--------------|---------------|
| No sketch available. | | | | | |
| Special Assessments | | | | | |
| Project | Ord/Res | Description | Certified | End Year | Payoff Amount |
| | | | | | |
| Related Names | | | | | |
| Name | | | | Relationship | Status |
| CINCINNATI METROPOLITAN HOUSING AUTHORITY | | | | Parcel Owner | Current |
| Detailed Name Information | | | | | |
| Full Name CINCINNATI METROPOLITAN HOUSING AUTHORITY | | | Type Parcel Owner | | |
| Address 1635 WESTERN AVE CINCINNATI OH 45214 | | | Mailing Flags [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice] | | |



July 13, 2023

Mr. H.A. Musser
 Santa Maria Community Services
 617 Steiner Avenue
 Cincinnati, Ohio 45204

Re: 1048 Considine Avenue | Santa Maria Community Services Development (P) -
(CPRE230040) Initial Comments and Recommendations

Dear Mr. Musser,

This **Preliminary Design Review** letter is to inform you that our Advisory-TEAM has reviewed your proposed project located at **1048 Considine Avenue**. in the Community of East Price Hill. It is my understanding that you are proposing to redevelopment a piece of vacant land for the purposes of building a new office building for the Santa Maria Community Services, a Head Start building with a playground, agricultural / gardens, and walking paths on the property. Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move forward with project:

1. **The proposed childcare and office uses are not permitted in the SF-2 zoning district. Planning staff recommends a zone change to a Planned Development (PD) for this project.**
2. Applications for a zone change to a PD should be submitted through the Department of City Planning and Engagement and will require a Concept Plan and Development Program Statement. All items outlined in Chapter 1429-09 of the Cincinnati Zoning Code must be submitted in conjunction with the application. Information and materials can be found at <https://bit.ly/ZoneChangePacket>.
3. Zone change process (approximately):
 - Public Staff Conference - 2-4 weeks
 - City Planning Commission - 4-6 weeks
 - City Council - 4-14 weeks
 - Final Development Plan Approval (PDs only) - 2-6 weeks

Requirements to obtain Permits:

1. Once the zone change, Concept Plan, and Development Program Statement are approved, a Final Development Plan is required to be approved by the City Planning Commission. This may be submitted concurrently with the zone change application.

Recommendations:

1. The Applicant should meet with the East Price Hill Community Council and adjacent property owners to discuss the project. Contact information for the community council can be found here: <https://bit.ly/CommunityCouncilContacts>
2. Letters of support are encouraged.

Contact:

- **Gabrielle Couch** | City Planning | 513-352-4882 | gabrielle.couch@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move forward with project:

1. The proposed uses are a Community Service Facility and a Day Care Center. The subject property at 1048 Considine Ave is zoned SF-2. The SF-2 district does not permit the proposed uses. A zone change is required. Staff recommends following Planning's direction regarding zone changes. Zoning staff understands that Planning recommends pursuing a zone change to PD (Planned Development). The comments below are in response to the applicant's request for a zone change to Urban Mix (UM).
2. Applicant is requesting a Zone Change to UM. In the UM zoning district, a Day Care Center is a permitted use. A Community Service Facility requires Conditional Use approval. The Conditional Use process requires a public hearing with the Zoning Hearing Examiner and takes about 2 months. Multiple buildings on a lot is not permitted in the UM district. Zoning relief would be required to permit the proposed development. (Section 1410-05)
3. If the property is to be developed after a zone change to the UM zoning district, additional information will be required for a complete zoning review:
4. A community service facility requires 1 parking space for every 100sf. Please confirm the proposed square footage of the community service facility. A day care center requires 2 spaces per facility, plus 1 space for every 8 clients. Please confirm the proposed number of clients. (Section 1425-19)
5. Please note that a Type A Landscape buffer would be required between proposed UM zoning and adjacent SF and RM districts. A Type A landscape buffer must be at least 10ft wide with a 6ft screen fence.
6. Please submit elevations and note that the maximum height in the UM district is 45ft.
7. Please confirm the area dedicated for gardening. Note that a garden, when permitted as an accessory use, is limited to 20,000sf. More than 20,000sf of agricultural space is classified as a "Farm" and requires Conditional Use Approval.
8. Please confirm the proposed use of the corner lot across the street at 1053 Considine.

Requirements to obtain Permits:

- None

Recommendations:

1. Note that the northeast portion of the property is located within the Hillside Overlay District. The submitted site plan does not show any construction in this area. If construction is proposed in the future, it will be subject to the requirements Zoning Code Chapter 1433, "Hillside Overlay District."

Contact:

- **Matt Lascheid** | ZPE | 513-352-3964 | matthew.lascheid@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
2. An approved site utility plan will be required for each building to receive an approved permit.
3. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at http://www.msdbg.org/customer_care/development_services/index.html Email questions to MSDAvailability@cincinnati-oh.gov

Recommendations:

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Detention
 - If detention is required by MSD, provide SMU with a copy of the follow items: approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
2. Storm Requirements
 - Calculations for storm water conveyance system, major storm calculations / flood routing
3. Utility Plan
 - Label all pipes materials.
 - In the public R/W, pipes to be DIP or RCP.
 - Show Top & Invert elevations for all Appurtenances.
 - Show slopes for all pipes.
 - Show downspouts ties to the sewer system. Add note "All downspouts to tie to the sewer system".
 - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
 - Tie into Curb inlets are NOT PERMITTED.
4. Grading Plan
 - Grading must show existing and proposed contours.
 - Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).

- Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
- 5. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
- 6. SMU Standards Plans Notes is required. Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
- 7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - State Plane Coordinates (N,E) for all MH's and Catch Basins.
 - Inverts and Top elevations for all MHs and Catch Basins.
 - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@gcww.cincinnati-oh.gov

Water Works

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A stamped and recorded consolidation plat is required before any new branch(es), or meter(s) sold.
2. The subject development has inactive water service line at the following property:

| Address | Branch # | Size | Meter # | Size |
|--------------------|----------|------|---------|---|
| 1053 Considine Av. | H-29967 | 5/8" | FOD | ** Not useable; Lead on public and private side |

** FOD - this inactive branch cannot be repurchased.

3. Each parcel will need to have its own water service branch. Water service lines are not to cross parcel lines.

Recommendations:

1. There is a 12" public water main north of Brevier Avenue in Considine Avenue and a 10" public water main south of Brevier Avenue in Considine Avenue.
2. The most recent flow test in Considine Ave was run in 2020 with a cumulative flow of 1,361gpm and static pressure of 60psi.
3. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
4. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application

<https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Contact:

- **Rick Roell** | Water Works | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

1. The minimum fire flow requirement for this project is 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
2. The closest Fire Hydrant currently to this project is 1053 Considine Avenue.

Requirements to obtain Permits:

1. A site plan will be needed to show that there are at least two readily accessible fire hydrants within 400' from all parts of the structures.
2. Fire Department Connections are to be within 50' of a fire hydrant.
3. Hydrants and FDC placement do not block fire apparatus access to the structures.
4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
5. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.
6. The weight of our apparatus is as follows:

| Apparatus | Width | Length | Height | Weight | Front axle | Rear axle | Turn radius inside/outside |
|-----------|-------|--------|--------|--------|------------|-----------|----------------------------|
| Ladder | 10' | 41'10" | 11'9" | 70,000 | 21,600 | 48,000 | 35.45/39.25 |
| Engine | 10' | 31'6" | 9'5" | 44,000 | 20,000 | 24,000 | 34'6"/41'6" |
| Ambulance | 9'4" | 22'2" | 9'2" | 18,500 | | | 34'/41' |

7. Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
8. Emergency Responder Radio Coverage is required for New or existing buildings 20,000 square feet or greater.

Recommendations:

- None

Contact:

- **Robert A. Hart** | Fire Dept. | 513-357-7597 | robert.hart@cincinnati-oh.gov

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati

Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.

2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 1,000 cubic yards as per City Municipal Code Chapters 1101 and 1031.
3. If this project is requesting funding incentives from the City, depending on the incentive, this project may require environmental approval from OES.

Recommendations:

1. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. The development design should consider the locally increasing storm intensities and its detrimental effects on hillside stability. A City resilience goal is to have no increase in storm damage remediation costs.
 - b. The development goal should be to earn at a minimum the LEED Certified rating level.
 - c. Rooftop solar should be considered in the design as a renewable energy source.
 - d. Site parking should include charging stations for electric vehicles.
 - e. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
 - f. The use of trees in the landscape design should be included to enhance urban forestry.
 - g. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. None.

Recommendations:

- None

Contact:

- **Matt Dickman** | Urban Forestry | 513-861-9070 | matt.dickman@cincinnati-oh.gov

Department of Transportation & Engineering (DOTe)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A Traffic Impact Study will be required. Additional conditions and comments will be provided after the completion of the TIS.
2. A public street is not required and should be a private driveway. The private driveway shall be designed and constructed in compliance with B&I property site development code requirements.

3. 10' of right of way from the face of curb to the back of walk is needed on Considine, 5' sidewalk and 5' tree lawn.
4. Use City standard modified commercial driveway apron. The driveway needs to be 20'-24' wide.
5. Access to the site does need to align with Brevier Ave. as shown.
6. All work in the public right-of-way will require a separate DOTE permit.
7. Before submitting building permit applications, contact DTEaddress@cincinnati-oh.gov to have addresses assigned.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A geo-tech report will be required at the time of building permit submittal. A code analysis (use groups, type construction, height & area etc.) should be included with the permit.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Director | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move forward with project:

1. No comment at this time.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Robert Bertsch** | DCED | 513-352-3773 | robert.bertsch@cincinnati-oh.gov

Health Department

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move forward with project:

- None at this time.

Requirements to obtain Permits:

- No comments.

Recommendations:

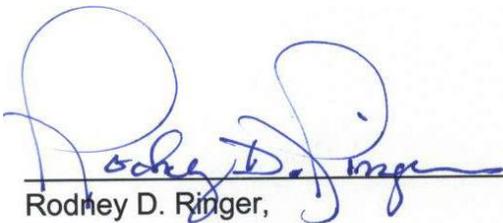
- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | brandon.kyle@cincinnati-oh.gov

This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.

Sincerely,



Rodney D. Ringer,
Development Manager

RDR: rdr



1048 Considine Avenue Zone Change Request

Community Support for Santa Maria Community Services' Application

Community Council

Santa Maria Community Services and its partners have presented regular updates over the past two years to the **East Price Hill Improvement Association** ("EPHIA"), and this organization has been completely supportive of Santa Maria's specific plan to redevelop 1048 Considine Avenue. In fact, it was the President of EPHIA, Sheila Rosenthal, who originally suggested that Santa Maria explore this property as a potential site for this development. EPHIA meetings are open to the public and all residents/business owners are encouraged to attend.

Adjacent Property Owners

Santa Maria Community Services has been working for more than two years with **Cincinnati Metropolitan Housing Authority**, the current owner of 1048 Considine and Horizon Hills Apartments adjacent to 1048 Considine. Horizon Hills Apartments are just East and South of 1048 Considine. CMHA is fully supportive of the application and, in fact, because they are the current owner of the property, they made the formal request on Santa Maria's behalf. CMHA is willing to sell the property to Santa Maria because our respective missions and purposes align, so CHMA is supportive.

Price Hill Will is another adjacent property owner. They have just redeveloped the Warsaw Avenue Creative Campus in the 3100 block of Warsaw Avenue, and they are one of the co-developers on Santa Maria's project, which will be adjacent to and just of the North of the Warsaw Avenue Creative Campus.

The **Cincinnati Parks** department owns Glenway Park, adjacent to and just West of 1048 Considine Avenue. Santa Maria participated in a community engagement session related to Glenway Park earlier this year where Santa Maria's project was discussed at the Firehouse on Warsaw Avenue. Santa Maria and its partners have since met with the Cincinnati Parks Director, Jason Barron as well as the leadership of the **Cincinnati Parks Foundation**, all of whom are supportive of our plan and with whom Santa Maria is exploring ways to partner going forward.

PRESIDENT & CEO
H.A. Musser, Jr.
MA, MSW

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Cincinnati, OH 45204

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3301 Warsaw Avenue
Cincinnati, OH 45205

Education Advancement, Employment Assistance, & Financial Stability

3208 Warsaw Avenue
Cincinnati, OH 45205

Youth Development at the Joe Williams Family Center

2312 Glenway Avenue
Cincinnati, OH 45204

513-557-2700
SantaMaria-Cincy.org
@SantaMariaCincy





EPHIA
PO Box 5420
Cincinnati, Ohio 45205
513-341-8430
info@ephia.org
eastpricehill.org

November 15, 2021

To Whom It May Concern:

The East Price Hill Improvement Association Community Council (EPHIA) wishes to express support of Santa Maria Community Services' project to construct a new building in Price Hill which will integrate into a single location all their client services, partners and operations which are currently spread across multiple locations in the community.

We are extremely proud that the Price Hill community is one of the oldest, largest, and most diverse neighborhoods in Cincinnati. Our community faces many challenges which impact our residents and families, including a lack of kindergarten readiness, low high school graduation rates, high incidences of chronic disease, and addiction/drug use, and limited availability of quality affordable housing. The growing needs of our residents and families continue to outstrip the capacities of available effective programming due to the historic lack of investment in addressing these needs in our community.

Santa Maria has been a beneficial partner and resource for the Price Hill community since 1966 and works to address the issues which impact our residents. Santa Maria provides free educational tools and resources that support early childhood development, educational advancement, financial stability, workforce development and much more. This small organization makes an enormous impact in our neighborhood, and now has the opportunity to grow and strengthen the impact of their holistic, family-centered approach and programs by integrating all their services and partners under one roof. To do so, they desperately need the right infrastructure in place.

The East Price Hill Improvement Association Community Council partners with and shares Santa Maria Community Services' interest, concern, and efforts to address the needs of our residents. Our interests and concerns align particularly around mitigating and addressing those social, educational, and familial issues which negatively impact the lives and futures of our residents because once those problems are established and chronic, they negatively impact the wider community which EPHIA works to support, improve, and advance.

Our organization has a long-standing commitment and partnership with Santa Maria, and we strongly believe that their plans to bring all services and operations under one roof will allow

Santa Maria to help more people lead healthy, stable, and fulfilling lives which will result in a healthier, more stable, positive, and equitable community. We see this development as an opportunity for both Santa Maria and for the Price Hill community to potentially address multiple community issues and anticipate a tremendous impact from the construction of this project.

EPHIA asks that you give your full consideration and support to Santa Maria's request for state capital funding so we can invest in and strengthen Price Hill together. We appreciate your time and attention to this request and are happy to provide additional information if needed.

Sincerely,



Sheila Rosenthal
President

February 7, 2024

Cincinnati City Council
 Council Chambers, City Hall
 Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally located at 1048 Considine Avenue in the East Price Hill neighborhood from the SF-2, “Single-family,” zoning district to Planned Development District No. 101, “Santa Maria Community Services.”

Summary:

The Cincinnati Metropolitan Housing Authority (CMHA) is requesting a zone change at 1048 Considine Avenue on behalf of Santa Maria Community Services. The request is to change the zoning from Single Family (SF-2) to a Planned Development (PD) district for the purpose of constructing two buildings: new offices for Santa Maria and a Cincinnati/Hamilton County Community Action Agency HeadStart.

The City Planning Commission recommended the following on January 19, 2024 to City Council:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 7 of the staff report; and
3. **APPROVE** the proposed zone change from Single-Family Residential (SF-2) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 1048 Considine Avenue in East Price Hill.

Motion to Approve: Ms. Kearney
 Seconded: Mr. Eby

Ayes: Ms. Beltran
 Mr. Eby
 Ms. Kearney
 Mr. Samad
 Ms. Sesler
 Mr. Stallworth
 Mr. Weber

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
 Department of City Planning & Engagement

**APPLICATION FOR PLACEMENT
FARMLAND IN AN AGRICULTURAL DISTRICT
(O.R.C. Section 929.02)**

202400392
New Application X
Renewal Application

(See page 4 for General Information regarding this Application)

513 550-0913

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- o List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- o Describe location of property by roads, etc., and taxing district where located.
- o State whether any portion of land lies within a municipal corporation.
Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- o A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- o If the acreage totals 10 acres or more, do not complete Part D.
- o If the acreage totals less than 10 acres, complete either D (1) or (2).
- o Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A.

| |
|---|
| Owner's Name: Cardinal Land Conservancy |
| Owner's Address: 790 Garfield Ave Milford OH, 45150 |
| Owner's Email (optional):¹ |
| Description of Land as Shown on Property Tax Statement: Agricultural: SS North Bend Rd 30.3821, SS North Bend Rd 1.3575 |
| Location of Property: Street or Road- 969 W North Bend Road County- Hamilton |

| TAX DISTRICT(S) | PARCEL NUMBER(S) | # of Acres |
|------------------------------|------------------|---------------|
| 001 | 237-0001-0001-00 | 30.2100 |
| 032 | 590-0210-0012-00 | 1.1610 |
| | | |
| | | |
| Total Number of Acres | | 31.371 |

B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?
Yes X No

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?
 Yes No

If **NO**, complete the following showing how the land was used the past three years:

| | <u>ACRES</u> | | |
|--|--------------|---------------|-----------------|
| | LAST YEAR | TWO YEARS AGO | THREE YEARS AGO |
| Cropland | | | |
| Permanent Pasture used for animal husbandry | | | |
| Woodland devoted to commercial timber and nursery stock | | | |
| Land Retirement or Conservation Program pursuant to an agreement with a federal agency | | | |
| Building areas devoted to agricultural production | | | |
| Roads, building areas, and all other areas not used for agricultural production | | | |
| Total Acres | | | |

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?
 Yes No

If **NO**, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, **or**
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

Authorization and Declaration

By signing this application, I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:



Date:

1/16/2024 APD
 8/29/23

DO NOT COMPLETE FOR OFFICIAL USE ONLY

CAUV Application No. _____

Action of County Auditor

Application Approved _____ Rejected _____*

Date Application Filed with County Auditor _____

Date Filed (if required) with Clerk of Municipal Corporation _____

County Auditor's Signature _____ Date _____

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address ¹ _____

OR

Date Decision Sent Certified Mail to Applicant _____

Certified Mail No. _____

Action of Legislative Body of Municipal Corporation

Application Approved _____ Approved with Modifications _____* Rejected _____*

Date Application Filed with Clerk _____

Date of Public Hearing _____

Date of Legislative Action _____

Clerk's Signature _____ Date _____

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address ¹ _____

OR

Date Decision Sent Certified Mail to Applicant _____

Certified Mail No. _____

* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

INFORMATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT

A. WHO MAY FILE?

Any owner of land used for agricultural production may file an application to have the land placed in an agricultural district.

B. WHERE TO FILE

The completed application must be filed with the auditor of the county where the land is located. The applicant will be notified of action taken by the county auditor within 30 days of the filing of the application if the land is not within a municipal corporation or an annexation petition has not been filed. If the land for which an application has been made lies within a municipal corporation limit or if an annexation petition that includes the land has been filed with the Board of County Commissioners under Section 709.02 of the Ohio Revised Code, a copy of the application must also be filed with the Clerk of the legislative body of the municipal corporation. The legislative body is required to conduct a public hearing on the application within 30 days after the application has been filed with the Clerk. Within 30 days of the hearing, the legislative body may approve the application, modify and approve the application as modified, or reject the application.

C. WHEN TO FILE AND RENEWAL

The original application may be filed at any time for placement of land in an agricultural district for a five-year period. If at the end of five years, the owner decides to keep some or all of his or her land in a district, he or she shall submit a renewal application and must meet the same land requirements and use the same application process as the original application. The renewal application may be filed at any time after the first Monday in January and prior to the first Monday in March of the year during which an agricultural district terminates, for a period of time ending on the first Monday in April of the fifth year following the renewal application.

D. WHAT IS "LAND USED FOR AGRICULTURAL PRODUCTION?"

In accordance with Section 929.01(A) of the Revised Code, land is devoted to "agricultural production" when it is used for commercial aquaculture, apiculture, animal husbandry, poultry husbandry; the production for a commercial purpose of field crops, tobacco, fruits, vegetables, timber, nursery stock, ornamental shrubs, ornamental trees; flowers or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth.

"Agricultural production" includes conservation practices provided that the tracts, lots, or parcels of the land or portions thereof that are used for conservation practices comprise not more than twenty-five percent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed.

"Conservation practices" are practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds, and cover crops for that purpose.

E. WHAT DOES "TRACTS, LOTS, OR PARCELS OF LAND" MEAN?

Tracts, lots, or parcels mean distinct portions of pieces of land (not necessarily contiguous) where the title is held by one owner, as listed on the tax list and duplicate of the county, is in agricultural production and conforms with the requirements of either D1, D2, or D3 below.

F. ARE THERE ANY OTHER REQUIREMENTS?

1. The land for which the application is made must have been used exclusively for agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with a federal agency for the three consecutive calendar years prior to the year in which application is made. Evidence must be shown on the application. If the land contains timber which is not being grown for commercial purposes the land on which the timber is growing must be contiguous to or part of a parcel under common ownership that is otherwise devoted exclusively to agricultural use.
2. If the total amount of land for which application is made is less than 10 acres, there is an additional requirement that the applicant submit evidence with his application that the activities conducted on the land have produced an average yearly gross income of at least twenty-five hundred dollars over the three years immediately preceding the year in which application is made or that the land will produce an anticipated annual gross income of that amount.
3. Evidence of annual gross income may be satisfied by attaching to the application form a short statement stating the number of animals by species and anticipated market value, number of acres of crops to be grown, their expected yield and price per bushel or similar specific information.

G. IS THERE A PENALTY FOR EARLY WITHDRAWAL?

Land removed from this program before the 5-year enrollment period is subject to penalty, per Section 929.02(D) of the Ohio Revised Code. See County Auditor's Office for details on how the amount of the withdrawal penalty is determined.

H. APPEAL OF APPLICATION

The applicant may appeal the denial of the application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice denying the application. When the land lies within a municipality the applicant may also appeal a decision to modify or reject an application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice of modification or rejection. In addition, the applicant may withdraw an application modified by a legislative body if he or she disapproves of the modifications.