

October 12, 2020

202001897

TO: Mayor and Members of Council

FROM: Philip Denning, Chair, Over-The-Rhine South Special Improvement District
Assessment Equalization Board

SUBJECT: The Board's Recommendations Regarding Objections

On September 2, 2020, City Council adopted Resolution No. 50-2020 ("Resolution") and declared the necessity of assessing properties in the Over-the-Rhine South Special Improvement District of Cincinnati ("SID") to implement the 2021-2024 services plan for the district.

On September 30, 2020, City Council adopted Ordinance 334-2020 ("Ordinance") to establish the Over-the-Rhine South Special Improvement District Assessment Equalization Board ("Board"), and it authorized the Board to hear and determine written objections submitted by property owners concerning the estimated assessment against their property, or the amount or apportionment of the estimated assessment against their property, as required by R.C. 727.16.

Pursuant to the Ordinance, and following due and proper notice, the Board conducted a hearing on Monday, October 12, 2020 to hear and determine all objections received in connection with the proposed assessment of property within the SID. All members of the Board were duly sworn to honestly and impartially discharge their duties. The Board then appointed Philip Denning to serve as chair of the Board.

The Board heard objections from all persons who submitted written communications indicating their opposition to the assessment of property within the SID. The objections were predominantly made by single-family homeowners. Many of those who appeared before the Board generally opposed the levying of a special assessment. Several owners of single-family homes raised concerns that commercial properties within the SID would disproportionately benefit from its services, and they argued those commercial properties should bear most or all of the cost of the maintaining property within the SID. Finally, a number of persons who objected raised questions concerning the process of the establishing the SID and the education around it, as well as the going forward representation of homeowners on the SID's board of directors.

Although many of these objections were outside the scope of the Board's jurisdiction, the Board heard each person's comments and addressed them to the best of its ability. The Board then determined whether to recommend a change or no change to each objecting property owner's estimated assessment in the order each person appeared on the agenda.

The Board has therefore reviewed and decided all objections properly before it, and it unanimously recommends that the Council make the following changes to the estimated assessments below:

Property Address	Parcel Number	Estimated Assessment Amount		Recommended Change to Assessment
		Years 1-2	Years 3-4	
1217 Elm	08100030085	\$417.40	\$449.51	No Change
1315 Clay	008000020257	\$201.41	\$216.90	No Change
1429 Elm	008100020229	\$265.33	\$285.73	No Change
1414 Elm	008100020369	\$921.64	\$992.54	No Change
219 Magnolia	008100020245	\$143.33	\$154.35	No Change
1431 Elm	008100020419	\$457.46	\$492.65	No Change
222 Orchard	007500040142	\$335.59	\$361.40	No Change
218 Orchard	007500040375	\$1,023.43	\$1,102.15	No Change
1432 Race	008100040392	\$109.20	\$117.60	No Change
21 Mercer	008000020448	\$208.79	\$224.85	No Change
1331 Vine	008100040339	\$321.62	\$346.36	No Change
20 W. 12th	008100040319	\$173.68	\$187.04	No Change
1415 Pleasant	008100020406	\$404.05	\$435.13	No Change
1420 Main	007500040304	\$198.39	\$213.65	No Change
217 Orchard	007500040111	\$391.81	\$421.95	No Change
1507 Republic	008100040035	\$582.84	\$627.67	No Change
17 Mercer	008000020445	\$453.01	\$487.86	No Change
127 15 th	008100020527	\$196.61	\$211.74	No Change
1232 Vine	008000020527	\$268.94	\$289.63	No Change
1513 Elm	008100020522	\$733.65	\$790.09	No Change
225 Magnolia	008100020242	\$184.95	\$199.18	No Change
223 Magnolia	008100020243	\$174.20	\$187.60	No Change
217 Magnolia	008100020246	\$211.77	\$228.06	No Change
213 Orchard	007500040109	\$196.12	\$211.21	No Change
216 Orchard	007500040139	\$395.76	\$426.20	No Change
200 14 th	008100020431	\$337.04	\$362.96	No Change

Finally, the Board considered whether further equalization of the estimated assessment is necessary to conform to the standards prescribed in the Resolution, and the Board recommends no further equalization of the proposed assessment.

This report is submitted for the Council's approval pursuant to R.C. 727.17.

cc: Paula Boggs Muething, Interim City Manager

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