

April 2, 2025

To: Members of the Budget and Finance Committee

From: Sheryl M.M. Long, City Manager

202500616

Subject: Emergency Ordinance – Crossroad FADA and Ground Leases (North OTR)

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City manager to enter into (i) a Funding and Development Agreement with Christian Community Health Services (“Crossroad”) and Cincinnati Center City Development Corporation (“3CDC”) relating to the redevelopment of the existing Over-the-Rhine Recreation Center building and adjacent real property into a public health center and corresponding parking facilities, (ii) a Ground Lease to Crossroad of the health center property for a term of 55 years for the construction and operation of a health center, (iii) a Parking Project Ground Lease to Crossroad for a term of 55 years for the construction and operation of the parking facilities, and (iv) related agreements; **ESTABLISHING** new capital improvement program project account no. 980x164x251626, “North OTR Public Parking Improvements,” to provide resources for the redevelopment of the existing Over-the-Rhine Recreation Center building and adjacent real property into a public health center and corresponding parking facilities; **AUHTORIZING** the transfer and appropriation of \$3,167,464 from the unappropriated surplus of the Urban Development Bond Fund 862 to newly established capital improvement program project account no. 980x164x251626, “North OTR Public Parking Improvements,” to provide resources for the redevelopment of the existing Over-the-Rhine Recreation Center building and adjacent real property into a public health center and corresponding parking facilities; and further **DECLARING** expenditures from the newly established capital improvement program project account no. 980x164x251626, “North OTR Public Parking Improvements,” to serve a public purpose because they will facilitate the redevelopment of the existing Over-the-Rhine Recreation Center building and adjacent real property into a public health center and corresponding parking facilities for the benefit of the citizens of Cincinnati and, in particular, the residents of Over-the-Rhine.

STATEMENT

COMMUNITY ASSETS: This collection of projects will help create several new community facilities that offer residents access to affordable, quality healthcare, opportunities for recreation and leisure, critical services like childcare and after school

programming, and public parking. Collectively, these projects will contribute significantly to the revitalization of Over-the-Rhine north of Liberty Street.

BACKGROUND/CURRENT CONDITIONS

In late 2020, the City of Cincinnati, in partnership with the Cincinnati Recreation Commission, engaged the Cincinnati Center City Development Corporation (“3CDC”) to serve as the development manager for the revitalization of several key City-controlled sites in the northern part of Over-the-Rhine, including the current Over-the-Rhine Recreation Center, Grant Park, the Elm Street Playground, and Findlay Playground.

The City entered into a professional services contract with 3CDC related to the revitalization of these sites in 2021. The first phase of community engagement around the sites was initiated in the summer of 2021. Multiple workshops and small group sessions were held with neighborhood residents and business owners, along with a survey that generated over 300 responses. Additional rounds of engagement were conducted in the fall of 2021 and in 2022.

Based on feedback from these sessions, 3CDC provided a recommendation to relocate the existing Over-the-Rhine Recreation Center, located at 1715 Republic Street, to the current Findlay Playground, creating a new state-of-the-art recreation facility known as the Findlay Community Center. The existing Over-the-Rhine Recreation Center would be partially demolished and redeveloped into a new expanded facility for Crossroad Community Health Center, a non-profit healthcare provider currently located 5 E. Liberty Street that primarily serves low-income patients. The remainder of the site at 1715 Republic Street would become a public parking lot designed to serve Findlay Community Center, the new Crossroad facility, and North Over-the-Rhine.

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	Crossroad Health Center Relocation
Street Address	1715 Republic Street
Neighborhood	Over-the-Rhine
Property Condition	Occupied Building (to be vacated as result of project)
Project Type	Renovation
Project Cost	Hard Construction Costs: \$10.66MM Soft Costs: \$4.44MM Total Project Cost: \$15.10MM
Sources of Financing	New Markets Tax Credit Equity: \$4.37MM State Grant: \$2.27MM Developer Equity: \$4.35MM
Sq. Footage by Use	Health Center: 21,000 SF Surface Parking Spaces: 109
Jobs and Payroll	Retained FTE Positions: 40 Total Payroll for Retained FTE Positions: \$3.1MM Created FTE Positions: 8 Total Payroll for Created FTE Positions: \$650,000 Average Salary for Created FTE Positions: \$81,250 Construction FTE Positions: 85 Total Payroll for Construction FTE Positions: \$5.5MM
Location and Transit	Located within the OTR Historic District Transit Score: 71
Community Engagement	Community engagement ongoing since 2021, including steering committee meetings, surveys, open house events, and other components. OTRCC has provided letter of support. Community Engagement Meeting held on 12/10/24.
Planning Commission Approval	1/17/2025
Other City Approvals	11/4/2024 Historic Conservation Board Approval
SBE/MBE/WBE Goals	SBE Goal of 30%
Plan Cincinnati Goals	Live Initiative Area Goal 2 (p. 157-178), Sustain Initiative Area Goal 1 (p.181-192)

Project Image and Site Map



Proposed Incentives & Other City Contributions

Proposed Incentives

City Grant for Parking Project - \$3,167,464

Below Fair Market Value Ground Lease – Health Center Site

- Annual Rent: \$1.00
- Term: 55 years
- Fair Market Value:
 - o \$85,000 per year for the land and remaining portion of Findlay Recreation Center as is

Below Fair Market Value Ground Lease – Parking Site

- Annual Rent: \$1.00
- Term: 55 years
- Fair Market Value:
 - o \$159,850 per year for the land and parking improvements