



EMERGENCY

City of Cincinnati

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An Ordinance No. 98

- 2024

AUTHORIZING the transfer and appropriation of \$840,000 from the unappropriated surplus of Evanston Equivalent Fund 490 to the Department of Community and Economic Development non-personnel operating budget account no. 490x162x7200 to provide resources to support The Bridge 8K, LLC's acquisition and redevelopment of 1740 Brewster Avenue, 3570 Montgomery Road, and 3604-3608 Montgomery Road (collectively, the "Properties"); and **DECLARING** that expenditures from the Department of Community and Economic Development non-personnel operating budget account no. 490x162x7200 to develop the Properties are for a public purpose and constitute a "Housing Renovation" (as defined in Section 5709.40(A)(3) of the Ohio Revised Code) that will benefit and/or serve the District 11-Evanston District Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

WHEREAS, 1740 Brewster Avenue, 3570 Montgomery Road, and 3604-3608 Montgomery Road (collectively, the "Properties") are three historic buildings located in the Evanston neighborhood; and

WHEREAS, The Bridge 8K, LLC, an affiliate of 8K Development Corporation, LLC, ("8K") is seeking to acquire and redevelop the Properties into a mixed-use development consisting of 27 residential units and 5,982 square feet of commercial space; and

WHEREAS, all 27 residential units will be affordable housing units, 24 of which will serve households earning no more than sixty percent of the area median income, and three units of which will serve households earning no more than eighty percent of the area median income, as established by the U.S. Department of Housing and Urban Development; and

WHEREAS, the estimated total project cost is \$8.1 million, towards which 8K is committing its own equity, state and federal historic tax credits, and senior debt and subordinate debt in the form of a \$1 million City capital Notice of Funding Availability (NOFA) award; and

WHEREAS, the project developer also applied for City and County American Rescue Plan Act (ARPA) resources from the Cincinnati Development Fund and it is anticipated that the project will receive a fifteen-year tax abatement to help lower operating costs and support long-term affordability; and

WHEREAS, in order to close the remaining \$2 million funding gap, 8K applied for financial assistance of \$800,000 from the Evanston Tax Increment Financing (TIF) District and the Department of Community and Economic Development requests that an additional \$40,000 of TIF funds be appropriated for City-related costs attributable to the project, for a total appropriation of \$840,000; and

WHEREAS, providing resources for the acquisition and redevelopment of the Properties by 8K is in accordance with the “Live” goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability” as described on page 164 of Plan Cincinnati (2012); and

WHEREAS, the City, upon recommendation of the Department of Community and Economic Development, believes that 8K’s acquisition of the Properties 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, and for this reason, the City desires to facilitate the acquisition of the Properties by providing the assistance as described herein; now, therefore,

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

Section 1. That Council authorizes the transfer and appropriation of \$840,000 from the unappropriated surplus of Evanston Equivalent Fund 490 to the Department of Community and Economic Development non-personnel operating budget account no. 490x162x7200 to provide resources to support The Bridge 8K, LLC’s acquisition and redevelopment of 1740 Brewster Avenue, 3570 Montgomery Road, and 3604-3608 Montgomery Road (collectively, the “Properties”).

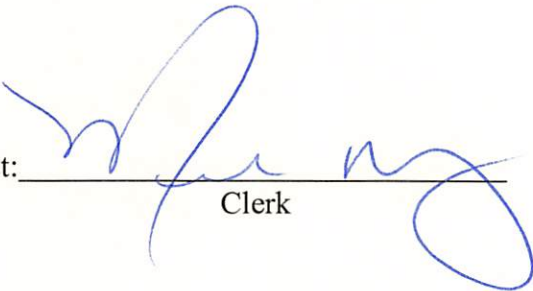
Section 2. That Council declares that expenditures from the Department of Community and Economic Development non-personnel operating budget account no. 490x162x7200 to develop the Properties are for a public purpose and constitute a “Housing Renovation” (as defined in Section 5709.40(A)(3) of the Ohio Revised Code) that will benefit and/or serve the District 11-Evanston District Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

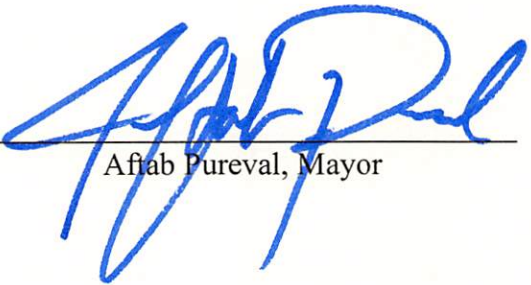
Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 and 2.

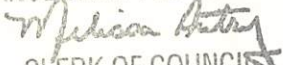
Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the

terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to make the resources available for the established sale closing deadline for the Properties.

Passed: MARCH 20, 2024

Attest: 
Clerk


Afiab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO 18-2024
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 4/2/2024

CLERK OF COUNCIL