



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda - Final

### Budget and Finance Committee

*Chairperson Reggie Harris*  
*Vice Chair Jeff Cramerding*  
*Councilmember Mark Jeffreys*  
*Councilmember Scotty Johnson*  
*Vice Mayor Jan-Michele Kearney*  
*Councilmember Liz Keating*  
*Councilmember Meeka Owens*  
*Councilmember Seth Walsh*  
*President Pro Tem Victoria Parks*

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Monday, April 24, 2023

1:00 PM

Council Chambers, Room 300

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## PRESENTATIONS

Findlay Parkside Project, The Model Group

### AGENDA

#### TRANSFER AND PAYMENTS

1. [202301192](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 4/17/2023, **AUTHORIZING** the transfer and appropriation of the sum of \$2,295,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to the Department of Community and Economic Development non-personnel operating budget account 482x162x7200 for the purpose of providing resources to assist with the redevelopment of ten historic buildings located at 1804, 1810, 1812, 1814, 1816, and 1822 Vine Street, 29 E McMicken Avenue, 118 Findlay Street, 1720 Elm Street, and 114-116 W Elder Street in the Over-the-Rhine (“OTR”) neighborhood into a mixed use development; and **DECLARING** that expenditures to assist with redevelopment of ten historic buildings in the OTR neighborhood into a mixed use development serves a public purpose because the project will provide affordable housing in the community. (Subject to the [Temporary Prohibition List](#) <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

2. [202301181](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 4/19/2023, **AUTHORIZING** the City Manager to accept additional franchise fee resources of \$175,000 from Duke Energy, Inc. (“Duke”) to provide resources for the WarmUp Cincy program; **AUTHORIZING** the Director of Finance to deposit the additional Duke franchise fee resources into General Fund revenue account no.

050x8221; and AUTHORIZING the transfer and appropriation of \$175,000 from the unappropriated surplus of the General Fund to the Office of Environment and Sustainability non-personnel operating budget account no. 050x104x7400 to provide resources for the WarmUp Cincy program.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

### **DONATIONS**

3. [202301180](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 4/19/2023, **AUTHORIZING** the City Manager to accept and appropriate a donation totaling \$600,000 from the Cincinnati Park Board Commissioners' Fund for the purpose of providing resources for horticultural supplies, maintenance contracts, salary reimbursements, Krohn Conservatory's gift shop inventory, and other vital costs associated with running the City's parks; and AUTHORIZING the Finance Director to deposit the funds into Parks Private Endowment and Donations Fund 430.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

### **REPORTS**

4. [202301183](#) **REPORT**, dated 4/19/2023, submitted Sheryl M. M. Long, City Manager, regarding Department of Finance Reports for the Month Ended February 28, 2023.

**Sponsors:** City Manager

**Attachments:** [Report](#)  
[Attachment I](#)  
[Attachment II](#)

### **MISCELLANEOUS**

5. [202301090](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 4/12/2023, **AUTHORIZING** the transfer and return to source of the sum of \$485,000 from capital improvement program project account no. 980x164x231617, "OTR Outdoor Improvements - GF CO," to the unappropriated surplus of General Fund 050; AUTHORIZING the transfer and appropriation of the sum of \$485,000 from the unappropriated surplus of General Fund 050 to the Department of Community and

Economic Development General Fund non-personnel operating budget account no. 050x164x7200 for the purpose of providing resources for a Main Street Small Business Support program in Over-the-Rhine led by 3CDC; and DECLARING that the Main Street Small Business Support program serves a public purpose because the program will foster local improvements and investment and increase neighborhood vitality.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

6. [202301094](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 4/12/2023, **AUTHORIZING** the City Manager to apply for a grant in the amount of up to \$1,000,000 from the United States Environmental Protection Agency through the Environmental Justice Government-to-Government grant program (ALN 66.312) for the purpose of creating two Resilience Hubs at existing facilities in priority communities within the City of Cincinnati.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

### **PRESENTATION**

7. [202301233](#) PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 4/24/2023, regarding the Model Group's presentation of the Findlay Parkside project.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Presentation](#)

ADJOURNMENT

April 17, 2023

**To:** Members of the Budget and Finance Committee

202301192

**From:** Sheryl M. M. Long, City Manager

**Subject: Emergency Ordinance – DCED: Findlay Parkside– TIF**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the transfer and appropriation of the sum of \$2,295,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to the Department of Community and Economic Development non-personnel operating budget account 482x162x7200 for the purpose of providing resources to assist with the redevelopment of ten historic buildings located at 1804, 1810, 1812, 1814, 1816, and 1822 Vine Street, 29 E McMicken Avenue, 118 Findlay Street, 1720 Elm Street, and 114-116 W Elder Street in the Over-the-Rhine (“OTR”) neighborhood into a mixed use development; and **DECLARING** that expenditures to assist with redevelopment of ten historic buildings in the OTR neighborhood into a mixed use development serves a public purpose because the project will provide affordable housing in the community.

Approval of this Emergency Ordinance authorizes the transfer and appropriation of the sum of \$2,295,000 from the Downtown/ OTR West Equivalent Fund 482 to the Department of Community and Economic Development non-personnel operating budget account no. 482x162x7200 for the purpose of providing resources to assist with the redevelopment of ten historic buildings in the Over-the-Rhine (“OTR”) neighborhood into a mixed-use development.

Findlay Parkside, LLC, an affiliate of The Model Group (“TMG”), is seeking to redevelop 10 historic buildings at 1804, 1810, 1812, 1814, 1816, and 1822 Vine Street, 29 E McMicken Avenue, 118 Findlay Street, 1720 Elm Street, and 114-116 W Elder Street in Over-the-Rhine into a mixed-use development comprised of approximately 16,456 square feet of commercial space and approximately 51 residential rental units, an estimated 26 of which will serve households earning no more than eighty percent of the area median income. TMG is committing its own equity along with State and Federal Historic Tax Credit equity and New Market Tax Credit equity and is also utilizing senior debt for the Project.

Investing in the Findlay Parkside, LLC Project is in accordance with the “Compete” goal to “Cultivate our position as the most vibrant and economically healthiest part of our region,” the “Live” goals to “Create a more livable community,” and “Provide a full spectrum of housing options, and improve housing quality and affordability,” as well as the “Sustain” goal to “Preserve our natural and built environment,” as described on pages 114-120, 156-177, and 193-198 of Plan Cincinnati (2012)

The reason for the emergency is the developer's immediate need to close its financial gap and the need for the City to increase its stock of affordable housing units.

The Administration recommends passage of this Emergency Ordinance.

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

Attachments



## EMERGENCY

KKF

-2023

**AUTHORIZING** the transfer and appropriation of the sum of \$2,295,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to the Department of Community and Economic Development non-personnel operating budget account 482x162x7200 for the purpose of providing resources to assist with the redevelopment of ten historic buildings located at 1804, 1810, 1812, 1814, 1816, and 1822 Vine Street, 29 E McMicken Avenue, 118 Findlay Street, 1720 Elm Street, and 114-116 W Elder Street in the Over-the-Rhine (“OTR”) neighborhood into a mixed-use development; and **DECLARING** that expenditures to assist with redevelopment of ten historic buildings in the OTR neighborhood into a mixed-use development serves a public purpose because the project will provide affordable housing in the community.

WHEREAS, Findlay Parkside, LLC, an affiliate of The Model Group (“TMG”), is seeking to redevelop 10 historic buildings at 1804, 1810, 1812, 1814, 1816, and 1822 Vine Street, 29 E McMicken Avenue, 118 Findlay Street, 1720 Elm Street, and 114-116 W Elder Street in Over-the-Rhine (“OTR”) into a mixed-use development comprised of approximately 16,456 square feet of commercial space and approximately 51 residential rental units, an estimated 26 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 (the “Project”); and

WHEREAS, community engagement on the redevelopment of the ten historic buildings is anticipated to occur on April 17, 2023, with community council hearings expected to occur through April 24, 2023 with the OTR, West End, and Downtown communities; and

WHEREAS, TMG is committing its own equity along with state and federal Historic Tax Credit equity and New Market Tax Credit equity, and is also utilizing senior debt for the Project; and

WHEREAS, despite these commitments of funding, TMG projects a financing gap of \$2,295,000 for the Project, and to close that gap \$2,295,000 in funding is requested from the City’s Downtown/OTR West Equivalent Fund 482; and

WHEREAS, investing in the Findlay Parkside, LLC Project is in accordance with the “Compete” goal to “[c]ultivate our position as the most vibrant and economically healthiest part of our region,” the “Live” goals to “[c]reate a more livable community,” and “[p]rovide a full spectrum of housing options, and improve housing quality and affordability,” as well as the “Sustain” goal to “[p]reserve our natural and built environment,” as described on pages 114-120, 156-177, and 193-198 of Plan Cincinnati (2012); now, therefore,

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

April 19, 2023

**To:** Mayor and Members of City Council

202301181

**From:** Sheryl M. M. Long, City Manager

**Subject:** Emergency Ordinance – OES: WarmUp Cincy Program Appropriation

Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to accept additional franchise fee resources of \$175,000 from Duke Energy, Inc. (“Duke”) to provide resources for the WarmUp Cincy program; **AUTHORIZING** the Director of Finance to deposit the additional Duke franchise fee resources into General Fund revenue account no. 050x8221; and **AUTHORIZING** the transfer and appropriation of \$175,000 from the unappropriated surplus of the General Fund to the Office of Environment and Sustainability non-personnel operating budget account no. 050x104x7400 to provide resources for the WarmUp Cincy program.

Approval of this Emergency Ordinance authorizes the City Manager to accept additional franchise fee resources of \$175,000 from Duke Energy, Inc. (Duke), to provide resources for the WarmUp Cincy program. This Emergency Ordinance also authorizes the Director of Finance to deposit the additional Duke franchise fee resources into General Fund revenue account no. 050x8221. Finally, this Emergency Ordinance authorizes the transfer and appropriation of \$175,000 from the unappropriated surplus of the General Fund to the Office of Environment and Sustainability (OES) non-personnel operating budget account no. 050x104x7400 to provide resources for the WarmUp Cincy program.

OES established the WarmUp Cincy program pursuant to Ordinance No. 0319-2019, using resources from a settlement between Duke and the Public Utilities Commission of Ohio (PUCO) regarding rate-setting proceedings. On December 14, 2022, PUCO approved a tariff increase for Duke and Duke agreed to pay the City an annual franchise fee of \$1,326,743. The City committed to use at least \$350,000 of the Duke franchise fee annually to provide weatherization, energy efficiency improvements, and utility bill assistance to qualifying Duke customers through the City’s WarmUp Cincy program. The first \$175,000 of the Duke franchise fee will be received in FY 2023 and must be appropriated to the OES budget and expended in FY 2023 to satisfy the commitment.

The WarmUp Cincy program 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 and page 209 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to transfer and appropriate resources for the WarmUp Cincy program to avoid a delay in service delivery.

The Administration recommends passage of this Emergency Ordinance.

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

Attachment



## EMERGENCY

MSS

-2023

**AUTHORIZING** the City Manager to accept additional franchise fee resources of \$175,000 from Duke Energy, Inc. (“Duke”) to provide resources for the WarmUp Cincy program; **AUTHORIZING** the Director of Finance to deposit the additional Duke franchise fee resources into General Fund revenue account no. 050x8221; and **AUTHORIZING** the transfer and appropriation of \$175,000 from the unappropriated surplus of the General Fund to the Office of Environment and Sustainability non-personnel operating budget account no. 050x104x7400 to provide resources for the WarmUp Cincy program.

WHEREAS, the Office of Environment and Sustainability (“OES”) established the WarmUp Cincy program pursuant to Ordinance No. 319-2019, using resources from a settlement between Duke Energy, Inc. (“Duke”), and the Public Utilities Commission of Ohio (“PUCO”) regarding rate-setting proceedings, in which the City had intervened; and

WHEREAS, on December 14, 2022, PUCO approved a tariff increase for Duke and, pursuant to a stipulation with the City and other parties, Duke agreed to pay the City an annual franchise fee of \$1,326,743 in quarterly installments starting in 2023; and

WHEREAS, the City committed to use at least \$350,000 of the Duke franchise fee annually to provide weatherization, energy efficiency improvements, and utility bill assistance to qualifying Duke customers through the City’s WarmUp Cincy program; and

WHEREAS, the first \$175,000 of the Duke franchise fee will be received in FY 2023 and must be appropriated to the OES operating budget and expended in FY 2023 to satisfy this commitment; and

WHEREAS, the WarmUp Cincy program 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 accept additional Duke franchise fee resources of \$175,000 from Duke Energy, Inc. (“Duke”) to provide resources for the WarmUp Cincy program.



Section 2. That the Director of Finance is authorized to deposit the additional Duke franchise fee resources into General Fund revenue account no. 050x8221.

Section 3. That the transfer and appropriation of \$175,000 from the unappropriated surplus of the General Fund to the Office of Environment and Sustainability non-personnel operating budget account no. 050x104x7400 is authorized to provide resources for the WarmUp Cincy program.

Section 4. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 through 3.

Section 5. 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 transfer and appropriate resources for the WarmUp Cincy program to avoid a delay in service delivery.

Passed: \_\_\_\_\_, 2023

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

**April 19, 2023**

**To:** Mayor and Members of City Council

202301180

**From:** Sheryl M. M. Long, City Manager

**Subject: Ordinance – Parks: Park Board Commissioners’ Fund Monetary Donation**

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Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to accept and appropriate a donation totaling \$600,000 from the Cincinnati Park Board Commissioners’ Fund for the purpose of providing resources for horticultural supplies, maintenance contracts, salary reimbursements, Krohn Conservatory’s gift shop inventory, and other vital costs associated with running the City’s parks; and **AUTHORIZING** the Finance Director to deposit the funds into Parks Private Endowment and Donations Fund 430.

Approval of this Ordinance will authorize the City Manager to accept and appropriate a donation totaling \$600,000 from the Cincinnati Park Board Commissioners’ Fund for the purpose of providing resources for horticultural supplies, maintenance contracts, salary reimbursements, Krohn Conservatory’s gift shop inventory, and other vital costs associated with running the City’s parks. This Ordinance would also authorize the Finance Director to deposit the funds into Parks Private Endowment and Donations Fund 430.

The Cincinnati Park Board Commissioners’ Fund consists of funds received from endowments and donations from various entities to support the Cincinnati Park Board.

The donation requires no matching funds. There are no new FTEs associated with the donation.

Acceptance of this donation is in accordance with the “Sustain” goal to “[p]reserve our natural and built environment,” and strategy to “[p]rotect our natural resources,” as well as the “Collaborate” goal to [w]ork in synergy with the Cincinnati community” and strategy to “[u]nite our communities,” as described on pages 193-196 and 207-212 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 accept and appropriate a donation totaling \$600,000 from the Cincinnati Park Board Commissioners' Fund for the purpose of providing resources for horticultural supplies, maintenance contracts, salary reimbursements, Krohn Conservatory's gift shop inventory, and other vital costs associated with running the City's parks; and **AUTHORIZING** the Finance Director to deposit the funds into Parks Private Endowment and Donations Fund 430.

WHEREAS, the Park Board Commissioners' Fund consists of funds received from endowments and donations from various entities to support the Cincinnati Park Board; and

WHEREAS, acceptance of a donation totaling \$600,000 from the Park Board Commissioners' Fund will enable the Cincinnati Parks Department to purchase horticultural supplies, execute maintenance contracts, provide salary reimbursements, acquire Krohn Conservatory's gift shop inventory, and provide resources for other vital costs associated with running the City's parks; and

WHEREAS, the Cincinnati Board of Park Commissioners approved the use of \$600,000 and requested the distribution of the resources from the Park Board Commissioners' Fund; and

WHEREAS, there are no matching fund requirements or additional FTEs associated with the acceptance of this donation; and

WHEREAS, the acceptance of the donation is in accordance with the "Sustain" goal to "[p]reserve our natural and built environment" and strategy to "[p]rotect our natural resources," as well as the "Collaborate" goal to "[w]ork in synergy with the Cincinnati community" and strategy to "[u]nite our communities" as described on pages 193-196 and 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 hereby authorized to accept and appropriate a donation totaling \$600,000 from the Cincinnati Park Board Commissioners' Fund for the purpose of providing resources for horticultural supplies, maintenance contracts, salary reimbursements, Krohn Conservatory's gift shop inventory, and other vital costs associated with running the City's parks.

Section 2. That the Finance Director is authorized to deposit the donated funds into Parks Private Endowment and Donations Fund 430.

Section 3. That the proper City officials are authorized to do all things necessary and proper to comply with the terms of 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: \_\_\_\_\_, 2023

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

April 19, 2023

**TO:** Mayor and Members of City Council

202301183

**FROM:** Sheryl M.M. Long, City Manager

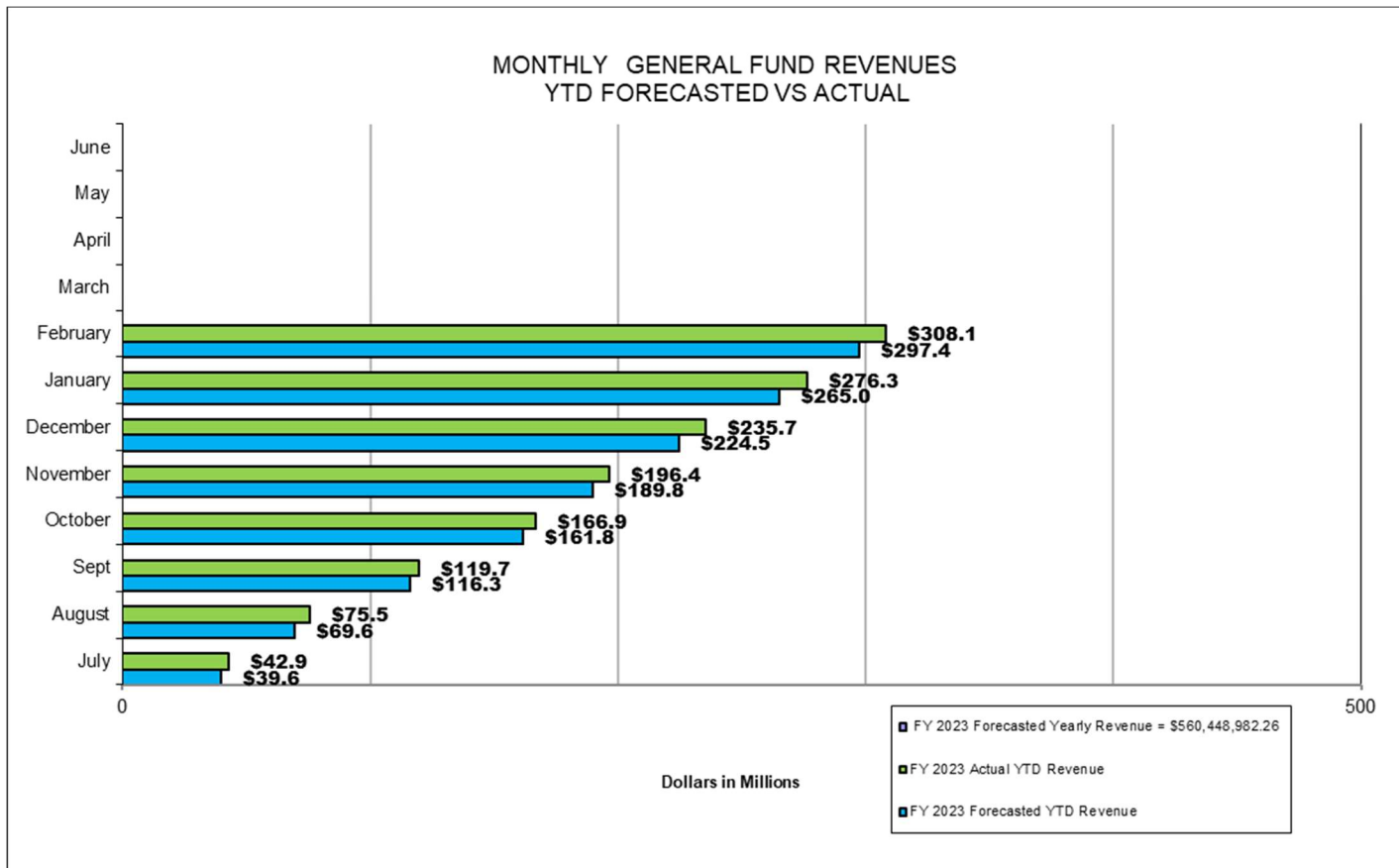
**SUBJECT:** Department of Finance Reports for the Month Ended February 28, 2023

**FEBRUARY 2023  
MONTHLY FINANCIAL REPORTS**

The following report provides an update on the City of Cincinnati’s financial condition as of the month ending February 28, 2023. Variances are based on current year estimates and prior year activity in attached schedules.

A more detailed explanation of revenues is attached for review, including reports comparing current year actual revenue vs. forecasted revenue and prior year actual revenue vs. current year actual revenue. Both of those reports are presented on a monthly and year-to-date basis.

The chart below portrays the performance of actual revenue collected against the forecasted revenue collected through February 28, 2023 and shows that actual revenue of \$308.1 million was above forecasted revenue of \$297.4 million by \$10.7 million.



The major revenue components of the General Fund are listed in the table below. This table highlights the year-to-date variance (favorable and unfavorable) in General Fund revenue collections as compared to forecasted revenue collections. Each major category that differs significantly from forecasted collections will be discussed in further detail.

<b>GENERAL FUND REVENUE SOURCES</b>		
	<b>FAVORABLE VARIANCE</b>	<b>(UNFAVORABLE) VARIANCE</b>
General Property Tax		(\$1,726,248)
City Income Tax	9,398,108	
Admissions Tax	1,769,514	
Short Term Rental Excise Tax	542,950	
Licenses & Permits		(\$20,744)
Fines, Forfeitures, & Penalties		(\$202,088)
Investment Income	1,261,634	
Local Government	657,246	
Casino	428,345	
Police	496,137	
Buildings and Inspections		(\$171,336)
Fire	606,226	
Parking Meter	400	
Other		(\$2,332,819)
	15,160,560	(\$4,453,235)
Difference	10,707,325	

**General Fund (favorable variance) is \$10.7 million** above the amount forecasted thru February in the FY 2023 Budget. This is the eighth month's report for the fiscal year. What follows is an explanation of significant variances of individual General Fund revenue components.

**Property Tax (unfavorable variance) is \$1.7 million** below estimate due to the decrease in the millage for this half. The millage for the second half is set at a higher rate which will offset this unfavorable variance. The Administration anticipates Property Tax revenue will be on target at year end. This is a semi-annual payment. The second payment will be received in late Spring.

**Income Tax (favorable variance) is \$9.4 million** above the forecasted amount. This amount can fluctuate throughout the year as quarterly net profits are due. The Finance Department will continue to watch the trends, including those related to remote work, very closely.

**Admission Tax (favorable variance) is \$1.8 million** above estimate. Many estimates were set at pre-pandemic levels; however, businesses have rebounded stronger than expected.

**Short Term Rental Excise Tax (favorable variance) is \$543k** above the forecasted amount. The variance is contributed to large one-time events, like Blink and a month-long running of Hamilton, as well as increased attendance at the Bengals games. These events have brought more people to our area to visit in turn needing a place to stay.

**Investment Income (favorable variance) is \$1.3 million above estimate.** This is a result of better interest rates and a new contract with an investment manager yielding results above our projections. The market is volatile right now with the banking crisis so Finance will keep an eye on the rates going forward this Fiscal Year.

**Fire (favorable variance) is \$606k** above the forecasted amount. There has been an increase in Basic Life Support runs contributing to the increased revenue.

**Other (unfavorable variance) is \$2.3 million** below forecast. This category is made up of many small sources of revenue that fluctuate from time to time. The Finance Department will continue to monitor these various revenue sources.

### **Restricted Funds:**

**Parking Meter (unfavorable variance) is \$924k** below estimate. Even with a reduction in the current year estimate from last year, there is still less demand leading to a negative variance.

**Sawyer Point (unfavorable variance) is down \$254k.** This variance is partly due to a large concert cancellation at the beginning of the fiscal year and less demand for parking at the riverfront.

**Streetcar Operations (favorable variance) is \$1.7 million** above estimate. The OTP and Formula grant payments were delayed from FY 2022. As were the VTICA payments. These receipts were not estimated in FY 2023. This category will remain above estimate this fiscal year.

Submitted herewith are the following Department of Finance reports:

1. Comparative Statement of Revenue (Actual, Forecast and Prior Year) as of February 28, 2023.
2. Audit of the City Treasurer's Report for the month ended January 31, 2023.
3. Statement of Balances in the various funds as of February 28, 2023.

By approval of this report, City Council appropriates the revenues received in the various restricted funds on the attached Statement of Balances and as stated in greater detail on the records maintained by the Department of Finance, Division of Accounts & Audits. Such revenues are to be expended in accordance with the purposes for which the funds were established.

c: William "Billy" Weber, Assistant City Manager  
Karen Alder, Finance Director

April 12, 2023

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager *SM*

202301090

**Subject: Emergency Ordinance – DCED: Main Street Small Business Support**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the transfer and return to source of the sum of \$485,000 from capital improvement program project account no. 980x164x231617, “OTR Outdoor Improvements – GF CO,” to the unappropriated surplus of General Fund 050; **AUTHORIZING** the transfer and appropriation of the sum of \$485,000 from the unappropriated surplus of General Fund 050 to the Department of Community and Economic Development General Fund non-personnel operating budget account no. 050x164x7200 for the purpose of providing resources for a Main Street Small Business Support program in Over-the-Rhine led by 3CDC; and **DECLARING** that the Main Street Small Business Support program serves a public purpose because the program will foster local improvements and investment and increase neighborhood vitality.

Approval of this Emergency Ordinance will authorize the transfer and return to source, the General Fund, of \$485,000 from existing capital improvement program project, “OTR Outdoor Improvements – GF CO” and then transfer and appropriate \$485,000 to DCED’s General Fund non-personnel operating budget account no. 050x164x7200 for the purpose of providing resources for a Main Street Small Business Support program in Over-the-Rhine led by 3CDC. This Emergency Ordinance also declares that the Main Street Small Business Support program serves a public purpose.

Providing resources for the Main Street Small Business Support program is in accordance with the “Compete” goal to “cultivate our position as the most vibrant and healthiest part of our region,” as well as the “Live” goal to “create a more livable community,” as described on pages 114-120 and 156-163 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to deploy funding for the Main Street Small Business Support program.

The Administration recommends passage of this Emergency Ordinance.

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



Attachment





**EMERGENCY**

**City of Cincinnati**

KKF

EESW

**An Ordinance No. \_\_\_\_\_**

- 2023

**AUTHORIZING** the transfer and return to source of the sum of \$485,000 from capital improvement program project account no. 980x164x231617, “OTR Outdoor Improvements – GF CO,” to the unappropriated surplus of General Fund 050; **AUTHORIZING** the transfer and appropriation of the sum of \$485,000 from the unappropriated surplus of General Fund 050 to the Department of Community and Economic Development General Fund non-personnel operating budget account no. 050x164x7200 for the purpose of providing resources for a Main Street Small Business Support program in Over-the-Rhine led by 3CDC; and **DECLARING** that the Main Street Small Business Support program serves a public purpose because the program will foster local improvements and investment and increase neighborhood vitality.

**WHEREAS**, small businesses in downtown Cincinnati provide an economic backbone for a thriving economy and quality of life experience for residents and visitors; and

**WHEREAS**, the Cincinnati Center City Development Corporation (“3CDC”) is leading a program called “Main Street Small Business Support” developed by the Department of Community and Economic Development to help support small businesses downtown; and

**WHEREAS**, a contribution of \$485,000 from the City is needed to assist the Main Street Small Business Support program; and

**WHEREAS**, providing resources for the Main Street Small Business Support program is in accordance with the “Compete” goal to “[c]ultivate our position as the most vibrant and healthiest part of our region,” as well as the “Live” goal to “[c]reate a more livable community,” as described on pages 114-120 and 156-163 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 return to source of the sum of \$485,000 from capital improvement program project account no. 980x164x231617, “OTR Outdoor Improvements – GF CO,” to the unappropriated surplus of General Fund 050 is hereby authorized.

Section 2. That the sum of \$485,000 is hereby transferred and appropriated from the unappropriated surplus of General Fund 050 to the Department of Community and Economic Development General Fund non-personnel operating budget account no. 050x164x7200 for the

purpose of providing resources for a Main Street Small Business Support program in Over-the-Rhine led by the Cincinnati Center City Development Corporation (“3CDC”).

Section 3. That the Main Street Small Business Support program is hereby declared to serve a public purpose because the program will foster local improvements and investment and increase neighborhood vitality.

Section 4. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 through 3.

Section 5. 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 deploy funding for the Main Street Small Business Support program.

Passed: \_\_\_\_\_, 2023

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

April 12, 2023

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

202301094

**Subject: Ordinance – OES: Environmental Justice Government-to-Government Grant Application**

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Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to apply for a grant in the amount of up to \$1,000,000 from the United States Environmental Protection Agency through the Environmental Justice Government-to-Government grant program (ALN 66.312) for the purpose of creating two Resilience Hubs at existing facilities in priority communities within the City of Cincinnati.

Approval of this Ordinance authorizes the City Manager to apply for a grant of up to \$1,000,000 from the United States Environmental Protection Agency (USEPA) through the Environmental Justice Government-to-Government (EJG2G) grant program for the purpose of creating two Resilience Hubs at existing facilities in priority communities within the City of Cincinnati.

Resilience Hubs are community-serving facilities utilizing a trusted physical space, such as a community center, that serve as a point of social cohesion to address climate vulnerabilities by providing a central gathering point, uninterrupted renewable energy supply, backup storage, information, resources, emergency preparedness, and post-disruption recovery. Two Resilience Hubs will be created in priority communities, which are anticipated to include the Lower Price Hill and Avondale neighborhoods.

No matching funds or new FTEs are required for this grant.

To meet the grant application deadline of April 14, 2023, the grant application will be submitted prior to receiving City Council authorization. However, grant resources will not be accepted without City Council approval.

Applying for the EJG2G grant is also in accordance with the “Sustain” goal to “become a healthier Cincinnati,” and strategy to “create a healthy environment and reduce energy consumption,” and the “Collaborate” goal to “work in synergy with the Cincinnati Community,” as described on pages 181-186 and page 209 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 a grant in the amount of up to \$1,000,000 from the United States Environmental Protection Agency through the Environmental Justice Government-to-Government grant program (ALN 66.312) for the purpose of creating two Resilience Hubs at existing facilities in priority communities within the City of Cincinnati.

WHEREAS, a grant is available in an amount of up to \$1,000,000 from the United States Environmental Protection Agency through the Environmental Justice Government-to-Government Grant Program (“EJG2G”) (ALN 66.312) for the purpose of creating two Resilience Hubs at existing facilities in priority communities within the City of Cincinnati; and

WHEREAS, Resilience Hubs are community-serving facilities, such as community centers, that serve to address climate vulnerabilities by providing a central gathering point for coordinated resource distribution and services before, during, or after a natural hazard event; and

WHEREAS, the priority communities are anticipated to include the Lower Price Hill and Avondale neighborhoods; and

WHEREAS, no matching funds or new FTEs/full time equivalents are required for acceptance of the grant; and

WHEREAS, in order to meet the grant application deadline of April 14, 2023, the Office of Environment and Sustainability may submit its application prior to receiving Council’s approval, but no grant funds will be accepted without prior Council approval; and

WHEREAS, applying for the EJG2G grant 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” and the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” as described on pages 181-186 and 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 City Manager is hereby authorized to apply for a grant in the amount of up to \$1,000,000 from the United States Environmental Protection Agency through the Environmental Justice Government-to-Government grant program (ALN 66.312) for the purpose of creating two Resilience Hubs at existing facilities in priority communities within the City of Cincinnati.

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

Section 3. That this ordinance shall take effect from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2023

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

**April 24, 2023**

**To:** Members of the Budget and Finance Committee

**From:** Sheryl M. M. Long, City Manager

202301233

**Subject: Findlay Parkside Presentation**

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Attached is the Model Group's presentation of the Findlay Parkside project.

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

# Findlay Parkside

Cincinnati Budget & Finance Committee

April 24, 2023



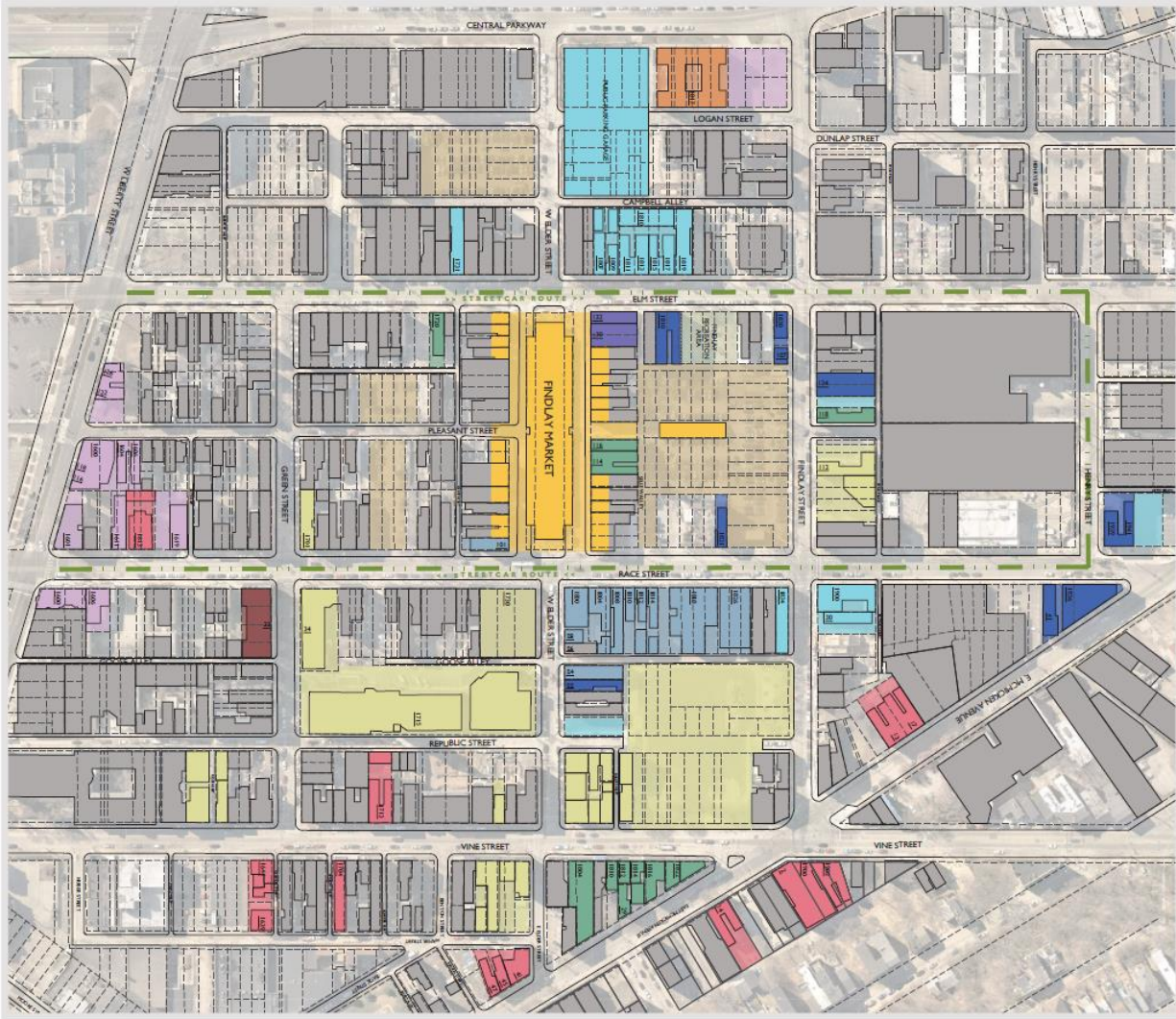
# Findlay Parkside – Project Summary

- 12 Historic Buildings
  - 4 Adjacent to Findlay Market
  - 8 Buildings in 1800 block of Vine Street
- Total Investment of \$28.4M
  - 51 Residential Units
  - 16,500 SF Commercial
- CFFM Partnership
  - Master Lease and Public Restrooms at 112-116 Elder
  - Complementary Uses to the Market
  - Mobile Shopping App expansion





- FINDLAY MARKET
- PARKING
- PARK
- MARKET SQUARE
- JOBS CAFE
- FINDLAY CENTER
- FINDLAY CO-WORKING
- FINDLAY PARKSIDE
- LOGAN TOWERS
- GRIFFON APARTMENTS / WILKOMMEN
- ABINGTON, RACE AND PLEASANT
- 60% AMI DEVELOPMENT
- ADDITIONAL DEVELOPMENT



# Findlay Parkside – Project Summary



# Findlay Parkside – Project Summary



1800 Vine St

Cincinnati, Ohio

Google Street View

Jul 2022 See more dates



Google

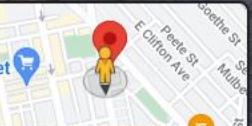
1735 Vine St

Cincinnati, Ohio

Google Street View

Jul 2022

See more dates



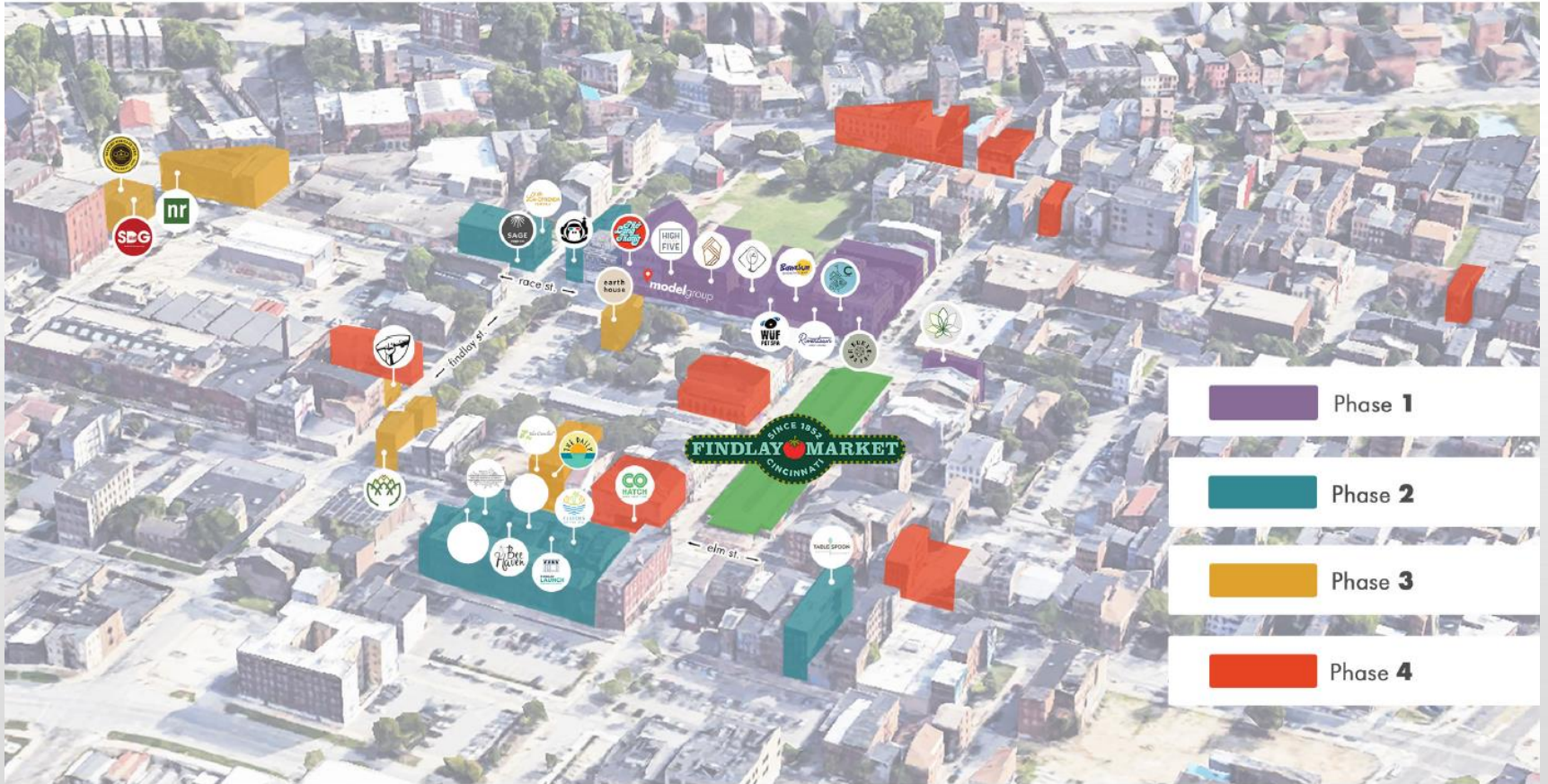
Google





# Findlay Parkside – Community Impacts

- Replacing Blight and Vacancy with Vibrancy and People
- Economic Impact via Inclusive Small Business
  - 48% of total 31 new small business in first 3 phases women and minority owned



- Phase 1
- Phase 2
- Phase 3
- Phase 4

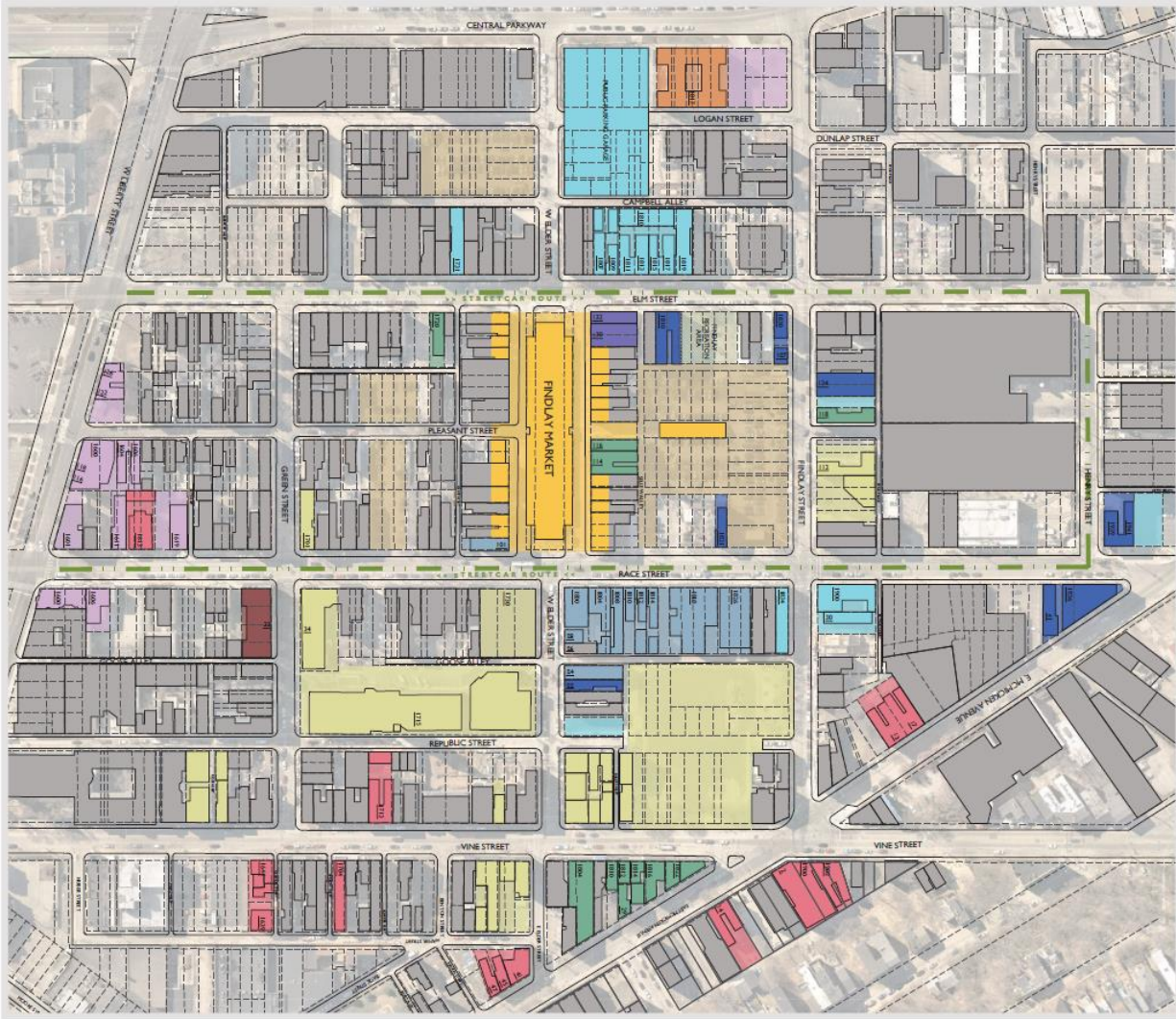
**Phase 1** : \$21M | 23 Apts | 50,000 SF Commercial    **Phase 2** : \$26M | 68 Apts | 22,000 SF Commercial    **Phase 3** : \$18M | 46 Apts | 14,000 SF Commercial    **Phase 4** : \$28M | 51 Apts | 16,000 SF Commercial



# Findlay Parkside – Community Impacts

- Replacing Blight and Vacancy with Vibrancy and People
- Economic Impact via Inclusive Small Business
  - 48% of total 31 new small business in first 3 phases women and minority owned
- OTR Comp Plan – Enhance Market area
  - Increase Businesses that provide local and specialty food products and services
  - Create quality and mixed-income housing
- Mixed Income Housing
  - Half of Units at 80% AMI

- FINDLAY MARKET
- PARKING
- PARK
- MARKET SQUARE
- JOBS CAFE
- FINDLAY CENTER
- FINDLAY CO-WORKING
- FINDLAY PARKSIDE
- LOGAN TOWERS
- GRIFFON APARTMENTS / WILKOMMEN
- ABINGTON, RACE AND PLEASANT
- 60% AMI DEVELOPMENT
- ADDITIONAL DEVELOPMENT



# Findlay Parkside – Community Engagement

- The Model Group is deeply vested in our OTR community
- From extensive community engagement, we have incorporated three primary feedback pieces into our final project design:
  - #1 – Dedicated Parking
    - We are moving our employee parking to accommodate
  - #2 – Range of affordability –
    - We have doubled the affordable units, from 25% to 50%
    - And in the last 2 years, have added other 60% AMI units in projects such as Parkway Towers, Griffon apartments and Willkommen
  - #3 – More diversity in unit sizes
    - We have incorporated 6 2 BR units

# Findlay Parkside – Letters of Support

- Corporation for Findlay Market
- Wesley Chapel Mission Center
- Cornerstone Renter Equity
- Elementz
- Brewery District Community Urban Redevelopment Corporation
- Cincinnati Development Fund
- Local Initiatives Support Corporation
- Cincinnati Preservation Association
- Cincinnati Center City Development Corporation
  
- [Many neighboring single family and condo owners]
  
- Our Adjacent Peer Development Neighbors
  - North Crown
  - Urban Sites
  - 8K
  - Acanthus Group
  
- Our immediate business neighbors
  - Sanders Development Group
  - Goose & Elder
  - Spruce
  - New Republic Architecture
  - Cherbourg Bakery
  - Tablespoon
  - The Columns
  - Somerset
  - Sage
  - Jake Hodesh
  - Rhinegeist
  - ETC
  
- [Many others in process]

# Findlay Parkside

