



VULCAN PROPERTY MANAGEMENT CO.

30 Garfield Place, Suite 1040 • Cincinnati, OH 45202
513-621-2850 • Fax 513-241-8199

July 30, 2021

Clerk of Council
Room 308
City Hall
801 Plum Street
Cincinnati, OH 45202

Re: DCID Services Plan 2022-2025 for Vulcan Property Management Co.

Dear Sirs:

I am writing to object in the strongest terms to the estimated **38% increase** proposed to be levied upon our property per the DCID Services Plan for the years 2022-2025. Please provide me with its justification as it heaps an out-sized additional burden upon our office business's limited resources.

Over the last two years, the City has imposed new façade and fire escape inspection/repair requirements on buildings within the City. This unexpected expense has cost our company over \$200,000.00. This burden was piled on top of the customary annual fees we pay for property taxes, payroll taxes, lighting assessments, and for the maintenance of Piatt Park, which we abut.

Speaking of Piatt Park, I invite you to visit the park any afternoon around 4:30 p.m. and report back to me your experience. I guarantee it will not be pleasant unless you enjoy a police-free block party in which you will be treated to drug abuse, alcohol use, fighting, yelling, dereliction and, on occasion, offers from prostitutes. This is not my idea of a "Clean and Safe" environment in which my office tenants must try to work and expand their businesses and it is senseless for me to pay 38% more for it.

My point is that this assessment just piles more expense onto our business, which has already suffered great loss of unrecoverable income due to Covid-19, and provides us no evident benefit. If your aim these last two years has been to drive stakeholders out of the central business district by levying ever higher costs onto them, pat yourselves on the back, because you're accomplishing your mission. But I doubt that this is the case, so please reconsider this enormous increase and propose an amount which is reasonable.

Regards,

John Gabriel
President

Enclosure

THE UNIVERSITY OF MICHIGAN LIBRARY

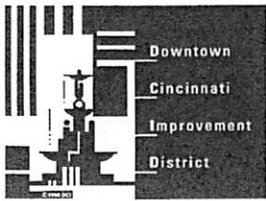
1954-55 Annual Report of the University of Michigan Library

LIBRARY OF THE UNIVERSITY OF MICHIGAN

The University of Michigan Library has been fortunate in receiving a grant from the National Endowment for the Humanities for the purpose of supporting a study of the history of the library. The study is being conducted by the University of Michigan Library and the University of Michigan Press. The study is being conducted in two phases. The first phase is a study of the history of the library from its inception in 1817 to the present. The second phase is a study of the history of the library from its inception in 1817 to the present. The study is being conducted in two phases. The first phase is a study of the history of the library from its inception in 1817 to the present. The second phase is a study of the history of the library from its inception in 1817 to the present.

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Assessment Sheet for Vulcan Property Management Company

Auditor Owner Name: VULCAN PROPERTY MANAGEMENT CO

Auditor Mail Name: Vulcan Property Management Co

Parcel ID	Address	Auditor Assessed Value	Front Footage	Current		Estimated	
				2018 - 2019	2020 - 2021	2022 - 2023	2024 - 2025
<u>0770003014800</u>	30 Garfield PL	\$204,050.00	163	\$1,072.36	\$1,148.96	\$1,236.60	\$1,313.89
<u>0770003014900</u>	30 Garfield PL	\$1,022,829.50	163	\$1,346.15	\$1,442.30	\$2,901.21	\$3,082.53
Owner Totals	Properties: 2	\$1,226,879.50	326	\$2,418.51	\$2,591.26	\$4,137.81	\$4,396.42

The above annual Downtown Cincinnati Improvement District (DCID) amounts are estimates based on property information obtained from the Hamilton County Auditor's office, and front footage estimates from the City of Cincinnati Department of Urban Forestry . If you have any questions regarding this statement please contact Cate Douglas, 3CDC at (513) 977-8834.



VULCAN PROPERTY MANAGEMENT CO.

30 Garfield Place, Suite 1040 • Cincinnati, OH 45202

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FIRST-CLASS



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MAILED FROM ZIP CODE 45202

Clerk of Council
Room 308
City Hall
801 Plum Street
Cincinnati, OH 45202

45202-570483



Autry, Melissa

From: Rocco, Giovanni
Sent: Tuesday, August 31, 2021 1:44 PM
To: Autry, Melissa
Cc: Florea, Lindsey
Subject: FW: [External Email] RE: DCID

See below related to DCID Ordinances.

Gio Rocco | Economic Development
Department of Community and Economic Development
Two Centennial Plaza | 805 Central Avenue, Suite 700 | Cincinnati, OH 45202
(O) 513-352-1960
Giovanni.Rocco@cincinnati-oh.gov
www.choosecincy.com



From: Phil Aftuck <paftuck@tbco.biz>
Sent: Tuesday, August 31, 2021 11:09 AM
To: Denham, Rob <robert.denham@cincinnati-oh.gov>; Cate Douglas <cdouglas@3CDC.org>
Cc: Rocco, Giovanni <Giovanni.Rocco@cincinnati-oh.gov>
Subject: RE: [External Email] RE: DCID

Hey Rob,

We withdraw our objection.

Thank you

Textile Partners, LLC

August 12, 2021

Clerk of Council
City Hall
801 Plum Street
Room 308
Cincinnati, OH 45202

Re: Objection from Textile Partners, LLC to Special Assessment Levied due to Legislative Resolution 38-2021 for the Property Located at 205 W 4th St, Cincinnati, OH 45202

Dear Members of the Assessment Equalization Board,

This letter serves as an objection to the Cincinnati City Council Legislative Resolution 38-2021 on June 3, 2021 which approved the petition for the 2022-2025 Services Plan for the Downtown Cincinnati Improvement District.

As the authorized representative of Textile Partners, LLC, the Owner of the property located at 205 W 4th St, Cincinnati, OH 45202 we **object and ask for an exemption** from this Special Assessment based on the following grounds that: 1) We never received notice of the renewal of the Special Improvement District Services Plan, to which we would have objected prior to its arrival and subsequent approval by City Council; 2) we already pay our employees and third party vendors to keep our frontage clean and safe and; 3) the proposed goals of the plan are redundant with the services we already provide and do not benefit the property as the plan earmarks over 75% of the budget for safety, cleaning and beautification.

For these reasons, we consider the special assessment to be an unnecessary added tax on the property, object to the Services Plan and Budget and request an exemption from the Assessment.

Sincerely,

Textile Partners, LLC



Phillip Aftuck, Authorized Representative

The Bernstein Companies
3299 K Street NW
Suite 700
Washington, DC 20007
ATTN: Phil Aftuck

City Hall
801 Plum Street
Suite 308
Cincinnati, OH 45202
ATTN: Clerk of Council

CAPITAL DISTRICT 208

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NEOPOST

FIRST-CLASS MAIL

08/13/2021

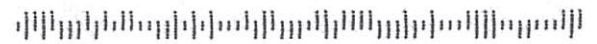
US POSTAGE

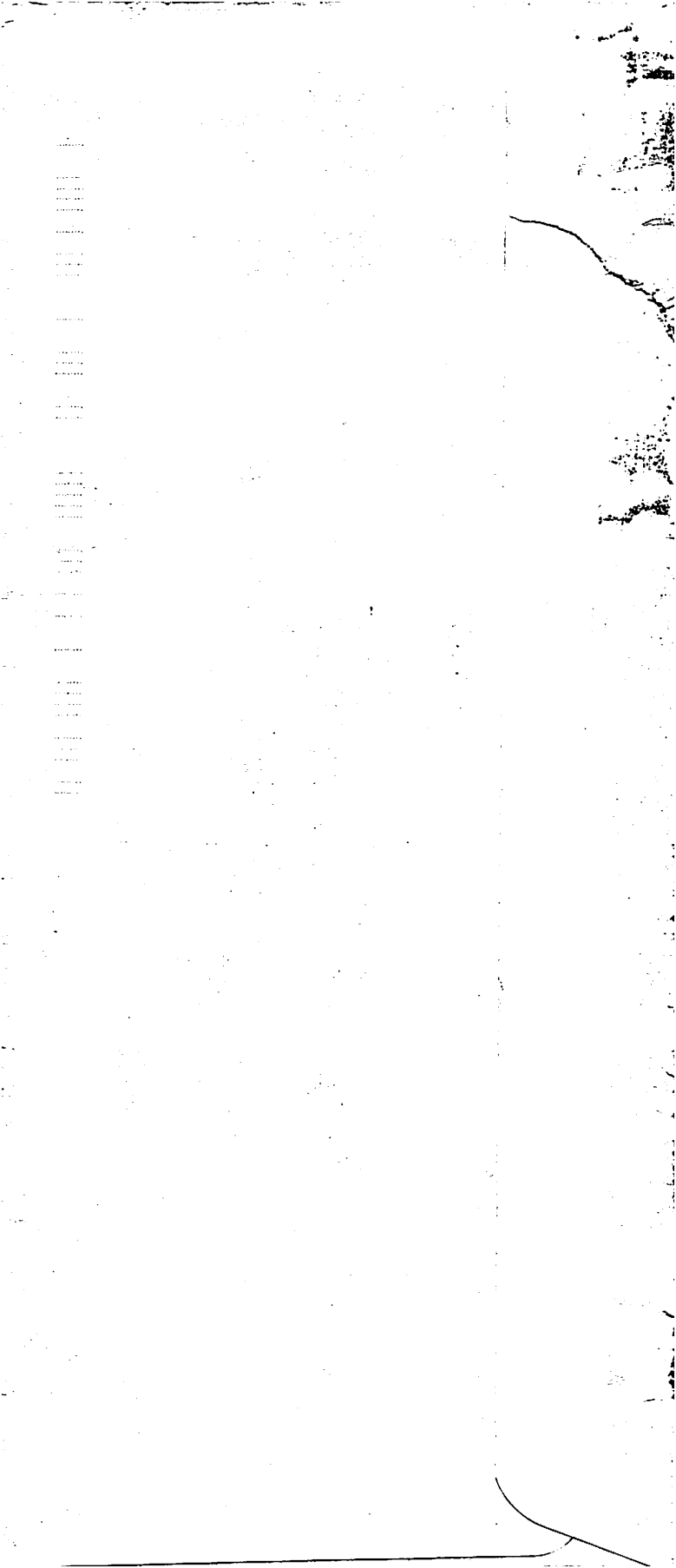
\$000.51⁰



ZIP 20007
041M11459506

45202-570483





Autry, Melissa

From: Rocco, Giovanni
Sent: Friday, August 27, 2021 4:08 PM
To: Autry, Melissa
Subject: FW: [External Email] Re: DCID

See below related to DCID Ordinances.

From: gabralli@aol.com <gabralli@aol.com>
Sent: Thursday, August 26, 2021 1:33 PM
To: Rocco, Giovanni <Giovanni.Rocco@cincinnati-oh.gov>
Subject: [External Email] Re: DCID

External Email Communication

I am not going to file the complaint.

Say what you will, Rocco, ["We do greatly appreciate your feedback and the City, especially our Department, is sensitive to this. We are generally trying to cultivate an environment that is friendly to businesses, especially in our urban core."] but there is no possibility that your department is committed to cultivating a business-friendly environment. What has it done? Have you increased the number of police in the CBD to the levels they were five years ago? Ten years ago? No. Are there fewer or more inspections required now? More, and they're more costly. Have you ever looked at the cost of annual elevator testing and registration? Have you ever tried to navigate through the elevator registration process and pay the fees? It's a confusing and ridiculous system, as admitted by your own employees. These are just a couple issues of many. The City has heaped one expense or regulation after another onto the backs of its stakeholders in a never-ending money grab and nothing it does helps improve our businesses. We're just taken for granted. I am very eager to sell my building and get out.

-----Original Message-----

From: Rocco, Giovanni <Giovanni.Rocco@cincinnati-oh.gov>
To: gabralli@aol.com <gabralli@aol.com>
Cc: Florea, Lindsey <Lindsey.Florea@cincinnati-oh.gov>
Sent: Thu, Aug 26, 2021 11:36 am
Subject: DCID

Hey John,

My name is Giovanni Rocco, and I am with Cincinnati's Department of Community and Economic Development. I saw your letter regarding the proposed DCID, and I believe you have spoken with Cate Douglas of DCI/3CDC about this. My understanding is that you do not want to file a complaint with the Board of Equalization, but instead you wanted to voice your concerns about taxes on businesses in Cincinnati in general. We do greatly appreciate your feedback and the City, especially our Department, is sensitive to this. We are generally trying to cultivate an environment that is friendly to businesses, especially in our urban core.

With that being said, I am emailing today to confirm that you did not want to file a complaint with the Board of Equalization. Would you mind confirming this to me via email? It would be greatly appreciated.

Thank you , and never hesitate to reach out to me or our Department.

Gio Rocco | Economic Development
Department of Community and Economic Development
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(O) 513-352-1960
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