# E M E R G E N C Y

**AUTHORIZING** the transfer and appropriation of $450,000 from the unappropriated surplus of Avondale Equivalent Fund 468 to Department of Community and Economic Development ("DCED") non-personnel operating budget account no. 468x162x7200 to provide resources to finance the acquisition of real property located at 803 Windham Avenue in the Avondale neighborhood of Cincinnati and associated acquisition-related costs; **AUTHORIZING** the transfer and appropriation of $25,000 from the unappropriated surplus of Avondale Equivalent Fund 468 to DCED personnel operating budget account no. 468x162x7100 to provide staffing resources to support the acquisition of real property located at 803 Windham Avenue in the Avondale neighborhood; and **DECLARING** that expenditures from DCED non-personnel operating budget account no. 468x162x7200 and from DCED personnel operating account no. 468x162x7100 related to the acquisition of real property located at 803 Windham Avenue in the Avondale neighborhood of Cincinnati and associated acquisition-related costs to be for a public purpose and constitute a "Public Infrastructure Improvement" (as defined in Ohio Revised Code Section 5709.40(A)(8)) that will benefit and/or serve the District 21-Avondale Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

WHEREAS, Urban League of Greater Southwestern Ohio, Inc. ("Developer") maintains its headquarters at 3458 Reading Road in the Avondale neighborhood and has petitioned the City for assistance in purchasing real property abutting its headquarters and located at 803 Windham Avenue (the "Property") in order to demolish the building located on the Property and expand its headquarters on the site; and

WHEREAS, the City's Department of Community and Economic Development ("DCED") has recommended that the City provide financial assistance to Developer in the amount of $450,000 to provide resources for the acquisition of the Property (the "Project"); and

WHEREAS, pursuant to Ordinance No. 416-2005, passed by Council on November 2, 2005, the City created District 21-Avondale Incentive District (the "TIF District") to, in part, fund public infrastructure improvements, as defined in Ohio Revised Code Section 5709.40(A)(8), that benefit and/or serve the TIF District, including acquisition of real property in aid of industry, commerce, distribution, or research; and

WHEREAS, although the Property is located outside the boundaries of the TIF District, the City has determined that the Project will benefit the TIF District by eliminating slum and blight conditions on property bordering and impacting the TIF District by allowing Developer to acquire the Property to demolish the blighted building in anticipation of the future redevelopment of the Property; and

WHEREAS, Section 13 of Article VIII of the Ohio Constitution provides that, to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is a public interest and proper public purpose for the State or its political subdivisions to sell, lease, exchange, or otherwise dispose of property within the State of Ohio for industry, commerce, distribution and research, and to make loans and to provide moneys for the acquisition, construction, enlargement, improvement or equipment of such property, structures, equipment, and facilities; and

WHEREAS, the City believes that the economic benefits of the Project will benefit and/or serve the TIF District; is in the vital and best interests of the City and health, safety, and welfare of its residents; and is in accordance with the public purposes and provisions of applicable federal, state, and local laws and requirements; and

WHEREAS, providing resources for acquisition of the Property by Developer is in accordance with the "Compete" goal to "[f]oster a climate conducive to growth, investment, stability, and opportunity" as well as the strategy to "[g]row our own by focusing on retention, expansion, and relocation of existing businesses," as described on pages 101-107 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 appropriation of $450,000 is authorized from the unappropriated surplus of Avondale Equivalent Fund 468 to Department of Community and Economic Development ("DCED") non-personnel operating budget account no. 468x162x7200 to provide resources to finance the acquisition of real property located at 803 Windham Avenue in the Avondale neighborhood of Cincinnati and associated acquisition-related costs (the "Project"), as allowable by Ohio law.

Section 2. That the transfer and appropriation of $25,000 from the unappropriated surplus of Avondale Equivalent Fund 468 to DCED personnel operating budget account no. 468x162x7100 is authorized to provide staffing resources to support the Project.

Section 3. That Council hereby declares that the expenditures from DCED non-personnel operating budget account no. 468x162x7200 and DCED personnel operating budget account no. 468x162x7100 relating to the Project (a) serve a public purpose, and (b) constitute a "Public Infrastructure Improvement" (as defined in Ohio Revised Code ("R.C.") Section

5709.40(A)(8)), that will benefit and/or serve the District 21-Avondale Incentive District, subject to compliance with R.C. Sections 5709.40 through 5709.43.

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 herein.

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 to enable Developer to move forward with the commencement of the Project as soon as possible, which will result in the stimulation of economic growth in the Avondale neighborhood at the earliest possible date.

Passed:_____, 2024

_____
Aftab Pureval, Mayor

Attest:_____
          Clerk