

April 27, 2022

**To:** Mayor and Members of City Council 202201087

**From:** John P. Curp, Interim City Manager

**Subject:** **Emergency Ordinance – Findlay Park Improvements Use of TIF Funds**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the transfer and appropriation of the sum of \$450,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to existing capital improvement program project account no. 980x101x211033, “Findlay Park Recreation Improvements,” for the purpose of providing additional resources for the continued design and construction of new state-of-the-art recreation permanent improvements, including but not limited to, acquiring, improving, and equipping parks, parkways, playgrounds and recreation centers, in and around Findlay Park in the Over-The-Rhine neighborhood; and **DECLARING** expenditures from capital improvement program project account no. 980x101x211033, “Findlay Park Recreation Improvements,” to be for a public purpose.

Ordinance No. 0342-2020 authorized the City to engage with Cincinnati Center City Development Corporation (“3CDC”), who is uniquely qualified to act as the development manager for the Findlay Park Recreation Improvements due to its successful experiences designing, planning, and completing redevelopment of public spaces throughout the Central Business District and Over-The-Rhine, including the successful redevelopment of Fountain Square, Washington Park, and Ziegler Park as development manager. That same Ordinance also authorized the appropriation of \$50,000 of City funds matched by a \$50,000 in-kind contribution from 3CDC for the first phase of the project. A community engagement session was held on April 13, 2022, by the Department of City Planning and Engagement with positive feedback received in support of moving forward with the second phase of the project. An additional \$450,000 is now needed for the second phase of the Recreation Improvements including soft costs associated with the redevelopment in order to identify the specific design elements to include as part of the improvements.

This Emergency Ordinance authorizes the transfer and appropriation of \$450,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to existing capital improvement program project account no. 980x101x211033, “Findlay Park Recreation Improvements,” for the purpose of providing additional resources for the continued design and construction of new state-of-the-art recreation permanent

improvements and declares the expenditures to be for a public purpose because it will benefit and/or serve the Downtown/OTR West TIF District Incentive District by increasing neighborhood vitality, and the Recreation Improvements are anticipated to have an estimated life or estimated period of usefulness of five years or more.

The reason for the emergency is the immediate need to continue the design of the Recreation Improvements so that community outreach, design, and construction may continue as quickly as possible.

The Administration recommends passage of this Emergency Ordinance.

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

Attachment