

November 10, 2021

To: Mayor and Members of City Council

From: Paula Boggs Muething, City Manager *WW, ACM* 202103093

Subject: **Emergency Ordinance – DCED: Fountain Place Redevelopment – Divisions, Inc.**

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x164x221615, “Fountain Place Redevelopment – Divisions Inc”; **AUTHORIZING** the transfer and appropriation of the sum of \$1,200,000 from the unappropriated surplus of Urban Renewal – Tax Increment Bond Fund 852 to newly established capital improvement program project account no. 980x164x221615, “Fountain Place Redevelopment – Divisions Inc,” for the purpose of providing resources for improvements to real property located at project site 50 West 5th Street; **DECLARING** that expenditures from capital improvement program project account no. 980x164x221615 serve a public purpose; and **DECLARING** this capital improvement project an urban renewal project located in an urban renewal area, each as defined in Ohio Revised Code Chapter 725.

Approval of this Emergency Ordinance authorizes the establishment of new capital improvement program project account no. 980x164x221615, “Fountain Place Redevelopment – Divisions Inc” for the purpose of providing resources for improvements to real property located at 50 West 5th Street. Approval of this Emergency Ordinance also authorizes the transfer and appropriation of \$1,200,000 from the unappropriated surplus of Urban Renewal Tax – Increment Bond Fund 852 to newly established capital improvement program project account no. 980x164x221615, “Fountain Place Redevelopment – Divisions Inc” for the purpose of providing resources for improvements to the project site, which costs may include, without limitation, acquisition, demolition, and hard construction costs for renovation of the project site, and permanent public improvements in the right of way benefitting the project site, all as allowable by law.

Finally, the Emergency Ordinance will declare that expenditures from capital improvement program project account no. 980x164x221615, “Fountain Place Redevelopment – Divisions Inc” will serve a public purpose because the redevelopment project will provide new jobs and economically beneficial impacts, supporting the redevelopment of the City’s Central Business District. It will also declare this capital project to be an urban renewal project, located in an urban renewal area, as defined by Ohio Revised Code Chapter 725.

An accompanying ordinance will be necessary to authorize the issuance of the Urban Renewal Bond resources appropriated in this Emergency Ordinance.

Divisions, Inc. (dba Divisions Maintenance Group) will be locating their headquarters at the project site. The owner of the project site, Fountain Place, LLC, an affiliate of Cincinnati Center Development Corporation (3CDC), will be facilitating the construction of the improvements on behalf of the Divisions, Inc. The Project will create approximately 205,000 square feet of office space and 20,000 square feet of commercial space; it will also rehabilitate an existing 164-space parking garage.

The Fountain Place Redevelopment project is in accordance with the Compete goal to “Cultivate our position as the most vibrant and economically healthiest part of our region” of Plan Cincinnati (2012), specifically, the strategy to “Target investment to geographic areas where there is already economic activity” as described on pages 114-117.

The reason for the emergency is the immediate need to ensure the necessary resources are made available to execute the funding agreement within the established timeline.

The Administration recommends passage of this Emergency Ordinance.

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

Attachment

