

June 11, 2025

To: Mayor and Members of City Council

202501230

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – DCED: Downtown Streetscape Use of TIF Funds

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x164x251634, “Fourth, Fifth, and Walnut Streetscape” to complete streetscape improvements on 4th Street, 5th Street, and Walnut Street (the “Streetscape Improvements”); **ESTABLISHING** new capital improvement program project account no. 980x164x251635, “Fourth, Fifth, and Walnut Streetscape – TIF” to complete the Streetscape Improvements; **AUTHORIZING** the transfer and return to source of \$2,000,000 from existing capital improvement program project account no. 980x233x222399, “Western Hills Viaduct” to the unappropriated surplus of Street Improvement Bond Fund 858; **AUTHORIZING** the transfer and appropriation of \$2,000,000 from the unappropriated surplus of Street Improvement Bond Fund 858 to newly established capital improvement program project account no. 980x164x251634, “Fourth, Fifth, and Walnut Streetscape” to complete the Streetscape Improvements; **AUTHORIZING** the transfer and appropriation of \$3,718,358 from the unappropriated surplus of Downtown/OTR East Equivalent Fund 483 (Downtown/OTR East TIF District) to newly established capital improvement program project account no. 980x164x251635, “Fourth, Fifth, and Walnut Streetscape – TIF” to complete the Streetscape Improvements; and **DECLARING** that the Streetscape Improvements 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 4-Downtown/OTR East District Incentive District, subject to compliance with R.C. Sections 5709.40 through 5709.43.

Approval of this Emergency Ordinance authorizes the establishment of two new capital projects both for the purpose of completing streetscape improvements on 4th Street, 5th Street, and Walnut Street. The Emergency Ordinance authorizes the transfer and return to source of \$2,000,000 from existing capital improvement program project account no. 980x233x222399 “Western Hills Viaduct” to the unappropriated surplus of Street Improvement Bond Fund 858. The Emergency Ordinance then authorizes the transfer and appropriation of \$2,000,000 from the unappropriated surplus of Street Improvement Bond Fund 858 to newly established capital improvement program project account no. 980x164x251634, “Fourth, Fifth,

and Walnut Streetscape” for the purpose of completing the Streetscape Improvements. The Emergency Ordinance authorizes the transfer and appropriation of \$3,718,358 from the unappropriated surplus of Downtown/OTR East Equivalent Fund 483 to newly established capital improvement program project account no. 980x164x251635, “Fourth, Fifth, and Walnut Streetscape – TIF” for the purpose of completing the Streetscape Improvements. Finally, the Emergency Ordinance declares that the Streetscape Project constitutes a “Public Infrastructure Improvement” that benefits and or serves the District 4-Downtown/OTR East District Incentive District.

The \$2,000,000 in capital resources for the Western Hills Viaduct are restored in the FY 2026 Recommended Capital Budget.

The City will enter into a funding agreement in the amount of \$5,638,358 with OTR Holdings, Inc. to implement and oversee the construction of these planned streetscape improvements. \$80,000 will be used by the City for eligible project delivery costs.

Providing resources for construction of this streetscape project located in the Central Business District is in accordance with the “Live” goal to “[c]reate a more livable community” and strategy to “[b]ecome more walkable” as described on pages 156-158 of Plan Cincinnati (2012).

The reason for the emergency is the urgent need to execute agreements to advance the Streetscape Improvements.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachment

