

August 3, 2026

To: Members of the Budget, Finance & Governance Committee

From: Sheryl M.M. Long, City Manager

202602553

Subject: Emergency Ordinance for the Issuance of \$4,912,787 Streetscape Improvement Bond Anticipation Notes (B Version)

Attached is an Emergency Ordinance captioned:

PROVIDING FOR THE ISSUANCE OF BONDS, OR NOTES IN ANTICIPATION OF SUCH BONDS, BY THE CITY OF CINCINNATI, OHIO, FOR THE PURPOSE OF FINANCING STREETScape IMPROVEMENTS ON NORTH VINE STREET, IN THE PRINCIPAL AMOUNT DETERMINED IN ACCORDANCE WITH THIS ORDINANCE.

This emergency ordinance is a B Version of Item # 202602548. The ordinance allows for the City to issue an internal note to advance \$4,912,787 of Downtown/OTR West TIF District funds to 3CDC to support a streetscaping project on the northern portion of Vine Street between Elder and McMicken. The note will be paid off using future TIF District revenues and is anticipated to be fully paid off in CY 2027.

The North Vine Streetscape project will complement other investments being made in North Over-the-Rhine, including The Model Group's mixed-use Findlay Parkside project, the soon-to-be completed Findlay Community Center, and 3CDC's mixed-use Findlay Flats project. The project is expected to result in the replacement of existing sidewalks and curb, street repavement, improvements to electrical infrastructure and upgrades to traffic signalization, landscaping, and improved wayfinding signage.

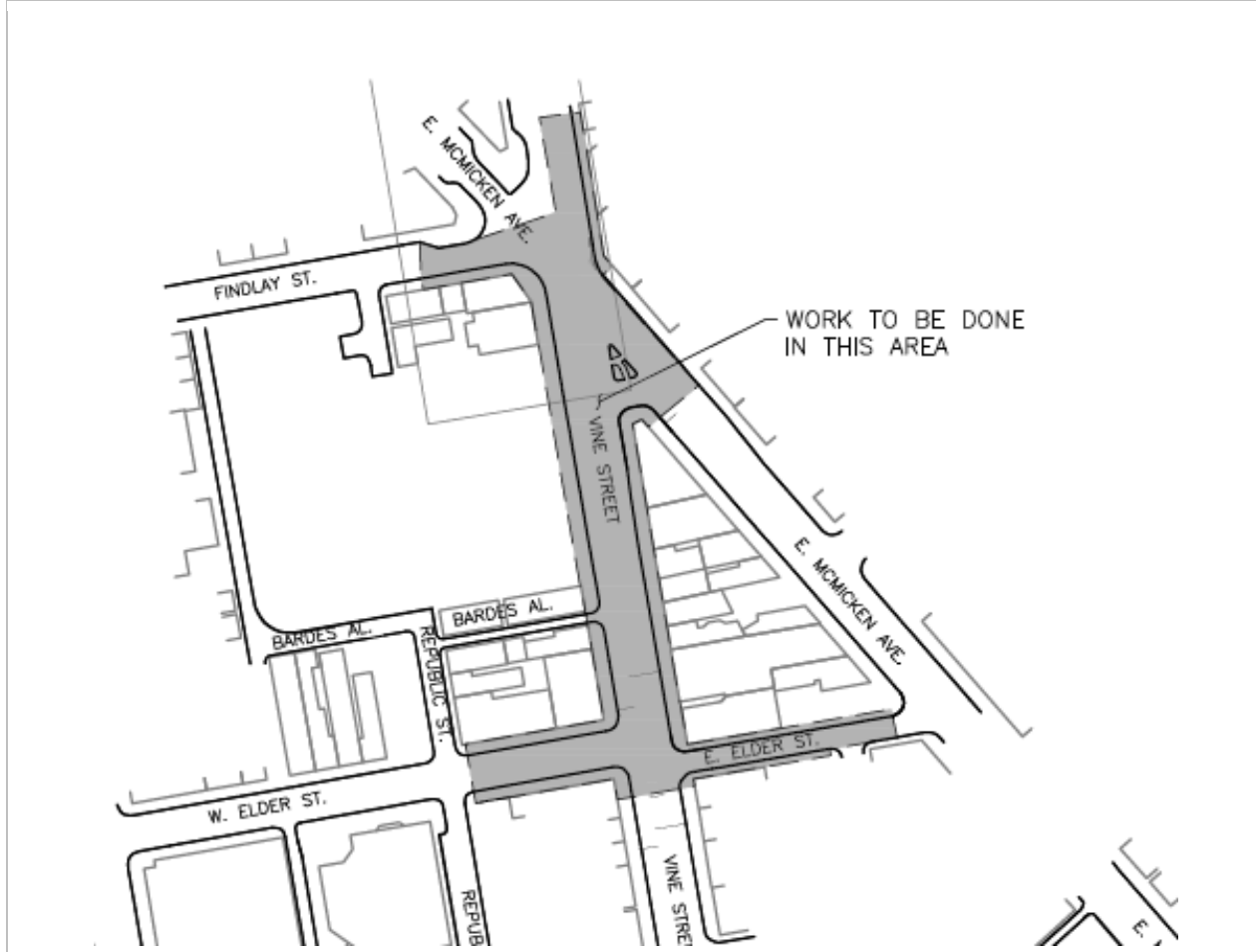
The purpose for the B Version is to conform the terms and conditions of the anticipated internal note to the planned 5-year term and to address several other administrative clean up changes.

The Administration recommends passage of this Emergency Ordinance.

I. SITE INFORMATION

Address	Vine Street between Elder and McMicken
Neighborhood	Over-the-Rhine

Property Map



II. DEVELOPER INFORMATION

Developer(s)	1700 Vine, LLC (a subsidiary of 3CDC)
Previous Projects/Experience:	The Annie, August Flats, Willkommen, Findlay Community Center, Crossroad Community Health Center

cc: William "Billy" Weber, Assistant City Manager
Brandon Rudd, Deputy Director, Office of Strategic Growth