



City of Cincinnati

Budget and Finance Committee

Meeting Minutes

Chairperson, Greg Landsman
Vice Chairperson, Reggie Harris
Councilmember Jeff Cramerding
Councilmember Mark Jeffreys
Councilmember Scotty Johnson
Vice Mayor Jan-Michele Kearney
Councilmember Liz Keating
Councilmember Meeka Owens
President Pro Tem Victoria Parks

Monday, December 5, 2022 **1:00 PM** **Council Chambers, Room 300**

ROLL CALL

Filed

Councilmember Landsman
Councilmember Reggie Harris
Jan-Michele Kearney
Liz Keating
Jeff Cramerding
Mark Jeffreys
Scotty Johnson
Meeka Owens
Victoria Parks

PRESENTATIONS

CRA Presentations

Markiea L. Carter, Director of Community & Economic Development

AGENDA

COMMUNITY REINVESTMENT AREA AGREEMENTS

1. ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with 312 W Fourth Holdings, LLC, thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 312 W Fourth Street in the Central

[202202123](#)

Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 7,872 square feet of residential space, consisting of 7 residential rental units, and approximately 2,700 square feet of commercial space, at a total construction cost of approximately \$1,263,022.

Held

2. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Yukon Investments, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 1720 Elm Street, 118 Findlay Street, and 114-116 W. Elder Street in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of four buildings into mixed-use space containing approximately 6,907 square feet of commercial retail space and approximately 16,832 square feet of residential space, consisting of approximately 30 residential rental units, which remodeling shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold or Platinum standards or Living Building Challenges standards, at a total remodeling cost of approximately \$5,391,856.

[202202124](#)

Held

3. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with CRDV Findlay Market, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 130-132 W. Elder Street in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of the existing buildings into approximately 4,000 square feet of commercial space and approximately 10,000 square feet of office space, which remodeling shall be completed in compliance with Leadership in Energy and Environmental

[202202125](#)

Design Silver, Gold or Platinum standards or Living Building Challenges standards, at a total remodeling cost of approximately \$5,600,000.

Held

4. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Paramount Launch, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 954 E. McMillan Street in the Walnut Hills neighborhood of Cincinnati, in connection with the construction of approximately 29,988 square feet of residential space, consisting of 56 dwelling units, and approximately 6,790 square feet of commercial space, which construction shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold or Platinum standards or Living Building Challenge standards, at a total construction cost of approximately \$11,602,886. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

[202202126](#)

Held

5. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with PL Durner, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 2453 Gilbert Avenue in the Walnut Hills neighborhood of Cincinnati, in connection with the remodeling of an existing building to create approximately 10,000 square feet of office space, at a total construction cost of approximately \$2,520,000. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

[202202127](#)

Held

6. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, APPROVING AND

[202202128](#)

AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with PL Race, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 2429 Gilbert Avenue in the Walnut Hills neighborhood of Cincinnati, in connection with the remodeling of an existing building to create approximately 13,000 square feet of office space, at a total construction cost of approximately \$2,456,000. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

Held

PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 12/5/2022, regarding CRA Presentations for Budget and Finance Committee

[202202140](#)

Filed

WATER SERVICE AGREEMENTS

7. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, AUTHORIZING the City Manager to execute an Amended and Restated Water Service Agreement between the City of Cincinnati and the Village of Addyston, Ohio.

[202202112](#)

Recommend Passage Emergency

8. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, AUTHORIZING the City Manager to execute an Amended and Restated Water Service Agreement between the City of Cincinnati and the City of Reading, Ohio.

[202202113](#)

Recommend Passage Emergency

GRANTS AND DONATIONS

9. ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, AUTHORIZING the City Manager to accept and appropriate grant funds from the Ohio Environmental Protection Agency in the amount of up to \$50,000 to Water Works non-personnel operating budget account no. 101x301x7200, for the purpose of reimbursing the costs incurred by the Greater Cincinnati Water Works in identifying, inventorying, and mapping lead service lines;

[202202114](#)

and AUTHORIZING the Finance Director to deposit any such grant funds received into Fund No. 101 "Water Works," revenue account no. 101x8527.

Recommend Passage

- 10. ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, AUTHORIZING the City Manager accept and appropriate a donation in an amount of \$40,085 from the Cincinnati Recreation Foundation for the purpose of providing funding support to the Cincinnati Recreation Commission National Junior Tennis program; and AUTHORIZING the Finance Director to deposit the grant funds into Fund 319, "Contributions for Recreation Purposes," revenue account 319x8571.

[202202115](#)

Recommend Passage Emergency

- 11. ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, ESTABLISHING new capital improvement program project account nos. 980x232x232351, "Central & 8th Traffic Calming - Grant," for the purpose of providing Ohio Department of Transportation ("ODOT") grant resources for right of way improvements for traffic calming on Central Avenue at 8th Street; 980x232x232352, "Harrison & Ruehlman Traffic Calming - Grant," for the purpose of providing ODOT grant resources for right of way improvements for traffic calming on Harrison Avenue at Ruehlman Place; and 980x232x232353, "Harrison & Ruehlman Traffic Calming - TIF," for the purpose of providing tax increment financing resources for right of way improvements for traffic calming on Harrison Avenue at Ruehlman Place; AUTHORIZING the City Manager to accept a Highway Safety Improvement Program Systemic Safety grant (ALN 20.205) in an amount of up to \$600,000 from ODOT, and appropriate an amount up to \$300,000 to newly established capital improvement program project account no. 980x232x232351, "Central & 8th Traffic Calming - Grant," for the purpose of implementing right of way improvements for traffic calming on Central Avenue at 8th Street, and appropriate an amount up to \$300,000 to newly established capital improvement program project account no. 980x232x232352, "Harrison & Ruehlman Traffic Calming - Grant," for the purpose of implementing right of way improvements for traffic calming

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on Harrison Avenue at Ruehlman Place; AUTHORIZING the transfer and appropriation of the sum of \$90,000 from the unappropriated surplus of Westwood 1 Equivalent Fund 496 to newly established capital improvement program project account no. 980x232x232353, "Harrison & Ruehlman Traffic Calming - TIF; and DECLARING expenditures from capital improvement program project account no. 980x232x232353, "Harrison & Ruehlman Traffic Calming - TIF," to be for a public purpose because the project will improve pedestrian safety in the Westwood neighborhood.

Recommend Passage Emergency

- 12.** ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, AUTHORIZING the establishment of capital improvement program project account nos. 980x233x232372, "Western Hills Viaduct OKI STBG Grant 2021," 980x233x232373, "Western Hills Viaduct TRAC Grant 2021," 980x233x232374, "Western Hills Viaduct Federal Earmark 2022," and 980x233x232375, "Western Hills Viaduct INFRA Grant 2022"; AUTHORIZING the City Manager to accept and appropriate an Ohio-Kentucky-Indiana Surface Transportation Block Grant (ALN 20.205) in an amount up to \$1,000,000 for the purpose of providing resources for the demolition and construction of the Western Hills Viaduct (the "Western Hills Viaduct Project"); AUTHORIZING the City Manager to accept and appropriate a Transportation Review Advisory Council Grant (ALN 20.205) in an amount up to \$25,000,000 for the purpose of providing resources for the Western Hills Viaduct Project; AUTHORIZING the City Manager to accept and appropriate an amount up to \$1,000,000 in federal funding earmarked in the Consolidation Appropriations Act of 2022 for Highway Infrastructure Programs (ALN 20.205) for the purpose of providing resources for the Western Hills Viaduct Project; AUTHORIZING the City Manager to accept and appropriate a Nationally Significant Freight and Highway Projects grant (ALN 20.934) in an amount up to \$127,115,954 for the purpose of providing resources for the Western Hills Viaduct Project; AUTHORIZING the Finance Director to deposit a total sum of up to \$154,115,954 (the "Funds") to the various newly established capital improvement program project

[202202121](#)

accounts set forth in the attached Schedule of Appropriation; and AUTHORIZING the City Manager to enter into any agreements necessary to accept the Funds.

Recommend Passage

APPROPRIATIONS AND PAYMENTS

- 13.** ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, ESTABLISHING new capital improvement program project account no. 980x164x231628, "Race & Vine Street Two-Way Conversion - TIF," for the purpose of providing resources for the preliminary design for the possible conversion of Race Street and Vine Street to two-way streets in the downtown neighborhood; AUTHORIZING the transfer and appropriation of the sum of \$81,000 from the unappropriated surplus of Downtown South/Riverfront Equivalent Fund 481 to the Department of Community and Economic Development non-personnel operating budget account no. 481x164x7200; and AUTHORIZING the transfer and appropriation of the sum of \$122,000 from the unappropriated surplus of Downtown South/Riverfront Equivalent Fund 481 to the new capital improvement program project account no. 980x164x231628, "Race & Vine Street Two-Way Conversion - TIF," all for the purpose of providing resources for the possible conversion of Race Street and Vine Street to two-way streets between Second Street on the south and Central Parkway on the north in the downtown neighborhood.
- Recommend Passage
- 14.** ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, AUTHORIZING the transfer and appropriation of the sum of \$2,900,000 from the unappropriated surplus of Downtown OTR West Equivalent Fund 482 to the Department of Community and Economic Development non-personnel operating budget account no. 482x164x7200 providing resources for implementing a make-safe plan including hard construction costs and related soft costs associated with the stabilization of the Terrace Plaza building in Downtown Cincinnati; and DECLARING that expenditures from Department of Community and Economic Development non-personnel

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operating budget account no. 482x164x7200 to be a public purpose. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

Recommend Passage

- 15. ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, AUTHORIZING the payments of \$427.76 from Emergency Shelter Fund 445 project account no. 445x162x4452029 and \$3,043.46 from Emergency Shelter Fund 445 project account no. 445x162x4452017, totaling \$3,471.22, as a moral obligation to Champlin Architects, Inc. for homeless shelter enhancement services provided to the City as part of the response to the COVID-19 pandemic; and AUTHORIZING the payment of \$5,089.77 from Emergency Shelter Fund 445 project account no. 445x162x4452017 as a moral obligation to Cincinnati Union Bethel, Inc. for homeless shelter enhancement services provided to the City as part of the response to the COVID-19 pandemic.

[202202122](#)

Recommend Passage Emergency

TENTATIVE TAX BUDGET

- 16. RESOLUTION (LEGISLATIVE) (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, ADOPTING the Calendar Year Budget for Current Operating Expenses of the City of Cincinnati for the calendar year 2024 and submitting the same to the County Auditor.

[202202132](#)

Held

ADJOURNMENT