


December 13, 2021

To: Mayor and Members of Budget and Finance
From: Paula Boggs Muething, City Manager  202103294
Subject: CRA Tax Exemption Agreement for 2001 Vine, LLC

Attached is an Emergency Ordinance captioned as follows:

APPROVING AND AUTHORIZING the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement* with 2001 Vine, LLC, thereby authorizing a 12-year tax exemption for 100% of the value of improvements made to real property located at 2001 Vine Street in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of an existing building to include approximately 3,064 square feet of residential space, consisting of 4 residential rental units, and approximately 1,168 square feet of commercial space, at a total construction cost of approximately \$1,350,408.

BACKGROUND/CURRENT CONDITIONS

2001 Vine, LLC, a subsidiary of AG Development, owns and intends to renovate the property located at 2001 Vine Street in Over-the-Rhine on the northwest corner of the intersection of Vine Street and Clifton Avenue. The property has long been vacant and blighted. Full stabilization and a gut renovation will be required to make the building habitable again.

DEVELOPER INFORMATION

2001 Vine, LLC is a limited liability corporation operated by AG Development, a partnership between Angelo Pusateri, a real estate agent and developer, and Greg Cole, owner of The Acanthus Group specializing in historic restorations. AG Development has development experience in the Over-the-Rhine Historic District and have redeveloped 1919, 1921, 1923, and 1925 Vine Street down the street from this project. They also have projects in progress around Findlay Market.

PROJECT DESCRIPTION

The Developer is proposing a gut renovation to the four-story, 4,232 sq ft historic flatiron building located at 2001 Vine Street to include four (4) market-rate rental units—three (3) one-bedroom units and one (1) two-bedroom unit—as well as approximately 1,168 square feet of street-level commercial space. One-bedroom units will rent for \$950 per month and the two-bedroom unit will rent for \$2,500 per month. The project was awarded state and federal HTCs and renovations will be done with preservation in mind, repairing and restoring historic woodwork, doors, windows, layout, and masonry. Total project cost

is estimated to be \$1,499,408, with construction cost estimated to be \$1,350,408. The project is estimated to take twelve to eighteen months to complete and will support the creation of four full-time jobs with a total annual payroll of \$200,000 and seven temporary construction jobs with an annual payroll of \$650,000.

This project achieves Goal 3 of the Live Initiative Area of *Plan Cincinnati* (2012) (pages 164-178) by providing a full spectrum of housing options and Goal 2 of the Live Initiative (pages 156-163) of creating a more livable community by activating property that has long been vacant in the northern portion of the Over-the-Rhine neighborhood. The developer intends to commence construction in March 2022.

PROPOSED INCENTIVE

DCED is recommending a twelve-year net 52% CRA tax exemption. The exemption applies only to the increase in improvement value attributed to the construction.

Pursuant to the Commercial CRA policy established by City Council, this project is located in the Streetcar VTICA Area and is therefore subject to analysis based on project underwriting, VTICA contribution, and job creation to determine abatement terms. The project merits a twelve-year net 52% CRA Tax Abatement based on the following criteria:

- Project produces marginal cash-on-cash
- Net 15% Streetcar VTICA contribution totals to \$41,687
- Project will create four full-time positions that will add a total annual payroll of \$200,000 and seven temporary construction jobs will a total annual payroll of \$650,000
- Project provides a \$5.17 return for every dollar of City investment

SUMMARY	
Incentive Value	
Annual Net Abatement (Savings to Developer)	\$12,043
Total Term Net Abatement (Savings to Developer)	\$144,514
City's Portion of Property Taxes Forgone	\$39,055
Public Benefit	
CPS PILOT	
Annual CPS Pilot	\$7,643
Total Term CPS PILOT	\$91,711
VTICA	
Annual VTICA	\$3,474
Total Term VTICA PILOT	\$41,687
Income Tax (Max)	\$68,625

New Permanent Jobs	4
Total Public Benefit (CPS PILOT/VTICA PILOT/Income Tax)	\$202,023
Total Public Benefit ROI	\$1.40
City's ROI	\$5.17

PROJECT TEAM & TIMELINE

The project team (listed below) will make themselves available at the request of the councilmember(s).

- Assistant City Manager: William Weber
- DCED Director: Markiea L. Carter
- Project Attorney: Kaitlyn Geiger

The anticipated council timeline is as follows:

- December 13, 2021: Budget and Finance
- December 15, 2021: City Council for Final Approval

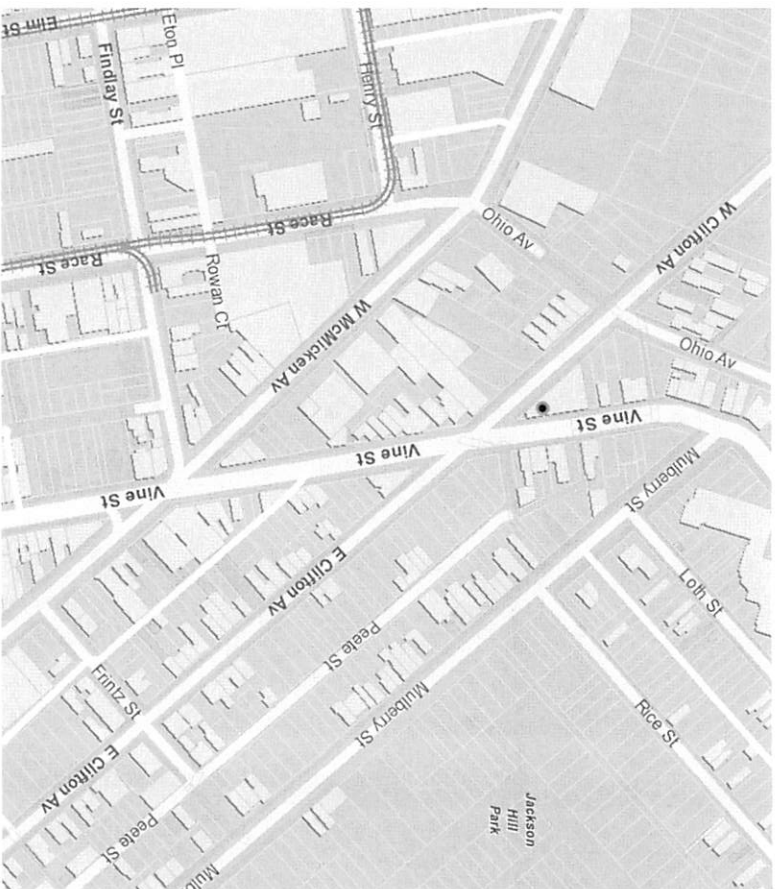
RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance. This Ordinance is an Emergency so the Developer can close on the necessary financing and begin the construction as soon as possible.

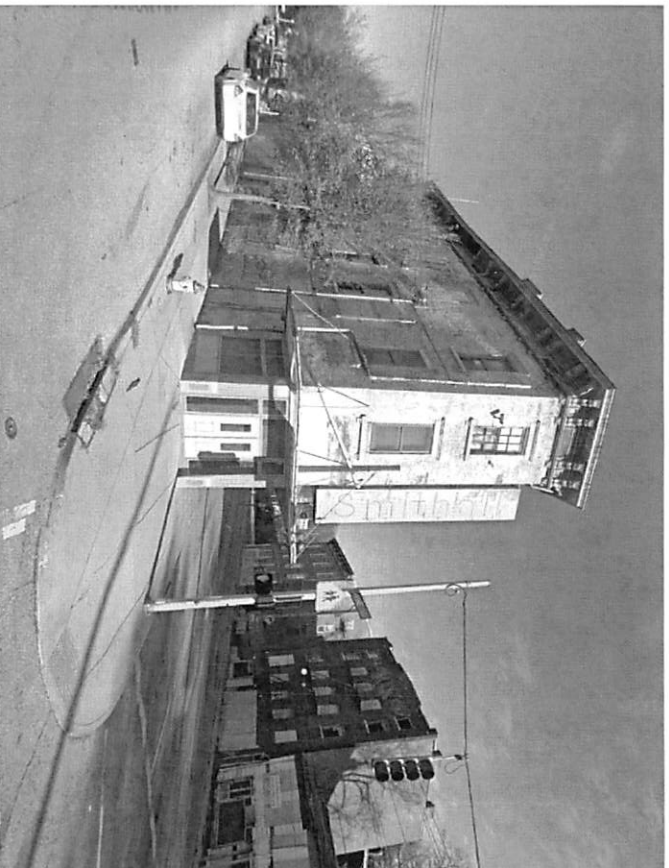
Attachment: A. Property location and photographs

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Attachment A: Location and Photographs



Property Location



2001 Vine Street