

Contract No. \_\_\_\_\_

## FUNDING AGREEMENT

*by and between*

CITY OF CINCINNATI,

*and*

PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY,  
an Ohio port authority

Project Name: Cherry Street & Cooper Street Acquisition  
(acquisition of real property located at  
3924 Cherry Street and 1670 Cooper Street)

Date: \_\_\_\_\_, 2024

**FUNDING AGREEMENT**  
(Cherry Street & Cooper Street Acquisition)

This FUNDING AGREEMENT (this “**Agreement**”) is made and entered into as of the Effective Date (as defined on the signature page hereof) by and between the **CITY OF CINCINNATI**, an Ohio municipal corporation, 801 Plum Street, Cincinnati, Ohio 45202 (the “**City**”), and the **PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY**, an Ohio port authority, 3 East Fourth Street, Suite 300, Cincinnati, Ohio 45202 (“**Developer**”).

Recitals:

A. Pursuant to that certain *Agreement for Purchase and Sale* between Developer and PLK Cooper, LLC (“**Seller**”), effective as of July 9, 2024 (the “**Purchase Agreement**”), Developer has committed to acquire certain real property located at 3924 Cherry Street and 1670 Cooper Street, as more particularly depicted and described on Exhibit A (Site Plan and Legal Description) hereto, in the Northside neighborhood of Cincinnati (collectively, the “**Property**”).

B. Developer desires to complete certain due diligence and, subject to Developer’s satisfaction with its review of any such due diligence materials, thereafter acquire the Property, all as further described on Exhibit B (Statement of Work and Budget) hereto (the “**Project**”).

C. Following Developer’s acquisition of the Property, Developer shall prepare a redevelopment plan for the Property to transform the Property to a more productive use that will stimulate economic growth and help revitalize the Northside neighborhood, which redevelopment plan will include construction of a dense residential or mixed-use development that includes residential space, which residential component will include units that Developer makes affordable to families earning at or below 60% of the area median income, as established by the United States Department of Housing and Urban Development for the Cincinnati metropolitan area, adjusted for household size, and as may be updated from time to time, all as further described in Exhibit B (the “Future Project”).

D. Developer intends to enter into a Memorandum of Understanding with Cincinnati Northside Community Urban Redevelopment Corporation D/B/A Northsiders Engaged in Sustainable Development (“**NEST**”), pursuant to which Developer and NEST will establish mutual responsibilities to prepare a redevelopment plan for the Property and complete the Future Project.

E. To facilitate both the Project and the Future Project, and to promote the economic feasibility thereof, the City, upon the recommendation of the City’s Department of Community and Economic Development (“**DCED**”), desires to provide financial assistance for the Project, including (i) a cash grant in an amount not to exceed \$1,598,598 (the “**Closing Funds**”), which the City will make available at Closing (as defined below); and (ii) to facilitate a loan by the Cincinnati Development Fund or another lender upon which the City will have final approval (in either case, “**Lender**”), in a principal amount not to exceed \$1,750,000 (the “**CDF Loan**”), an amount not to exceed the debt service on the CDF Loan from available funds in excess of the existing obligations already committed by the City from revenue received in connection with the District 25 - Northside Incentive District (the “**TIF District**”), as established pursuant to Ordinance No. 513-2019 (collectively, the “**Installment Funds**”; and together with the Closing Funds, the “**Funds**”), subject to the terms and conditions of this Agreement.

F. The City believes that the Project is (i) in the vital and best interests of the City and the health, safety, and welfare of its residents; and (ii) consistent with the public purpose and provisions of applicable federal, state, and local laws and requirements.

G. Section 13 of Article VIII of the Ohio Constitution provides that, in order to create or preserve jobs and employment opportunities, and to improve the economic welfare of the people of the state, it is in the public interest and a proper public purpose for the state or its political subdivisions, or not-for-profit corporations designated by them, to acquire, construct, enlarge, improve or equip, and to sell, lease, exchange, or otherwise dispose of, property, structures, equipment, and facilities for industry, commerce, distribution, and research, and to make loans and to provide moneys for the acquisition, construction, enlargement, improvement, or equipment of such property, structures, equipment, and facilities.

H. Section 16 of Article VIII of the Ohio Constitution provides that, to enhance the availability of adequate housing in the state and to improve the economic and general welfare of the people of the state, it is in the public interest

and a proper public purpose for the state or its political subdivisions, directly or through a public authority, agency, or instrumentality, to provide grants, loans, or other financial assistance for housing in the state, for individuals and families, by the acquisition, financing, construction, leasing, rehabilitation, remodeling, improvement, or equipping of publicly- or privately-owned housing.

I. Execution of this Agreement on behalf of the City was authorized by Ordinance No. \_\_\_\_-2024, passed by City Council on \_\_\_\_\_, 2024, pursuant to which City Council (i) appropriated funds to facilitate the Project, and (ii) determined that acquisition of the Property constitutes a Public Infrastructure Improvement (as defined in Section 5709.40(A)(8) of the Ohio Revised Code), that will benefit and/or serve TIF District.

NOW, THEREFORE, in consideration of the premises, the mutual covenants, and the other good and valuable consideration herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Term.** The term of this Agreement shall commence on the Effective Date, and unless sooner terminated as herein provided, shall end on the date Developer has satisfied all other obligations to the City under this Agreement, including the Future Project (the “**Term**”). Any and all obligations of Developer that have accrued but have not been fully performed as of such termination or expiration date shall survive such termination or expiration until fully performed.

2. **Project.**

(A) **Due Diligence.** Developer shall complete all due diligence in accordance with Exhibit B and provide copies of all Due Diligence Materials (as defined below) in accordance with Section 4(C) below.

(B) **Acquisition of Property.** Upon Developer’s and the City’s approval of the Due Diligence Materials, and subject to the terms and conditions of Section 4 below, Developer shall close on the purchase of the Property from the Seller (the “**Closing**”) not later than October 31, 2024. Developer warrants that, at Closing, Developer shall obtain fee simple title to the Property, free and clear of all liens and encumbrances except for recorded utility easements and other encumbrances, if any, that will not impair or impede the completion of the Project or the Future Project, as more particularly described on Exhibit B. At Closing, Developer shall execute all customary closing documents and provide copies to the City. Developer shall be responsible for all costs of Closing, including, without limitation, closing, escrow, and recording fees and any other commercially reasonable costs or expenses necessary to complete the transaction contemplated by this Agreement. Notwithstanding anything to the contrary in this Agreement, this Agreement shall automatically terminate, and thereafter neither party shall have any right or obligations to the other, if for any reason the Closing does not occur by November 30, 2024; *provided however*, upon Developer’s request, the Director of DCED may, in his or her sole and absolute discretion, extend such timeframe by providing written notice to Developer.

3. **Future Project.** Following Closing, Developer shall diligently market the Property for sale or lease to a developer or end-user and/or propose a redevelopment plan for Developer’s self-development of the Property, all in accordance with Exhibit B. Developer shall identify an end-user for the Property and submit to the City for its approval, which approval may be withheld in the City’s sole and absolute discretion, its proposed end-user of the Property. Developer shall market the Property with the intent that the Property be redeveloped into the Future Project, as more particularly described on Exhibit B. Notwithstanding the foregoing, Developer shall not enter into a contract for the Future Project without the City’s prior written approval, nor shall Developer sell, transfer, or convey any interest in the Property without the City’s prior written consent (except as set forth in and subject to Section 12(A) herein), which may be withheld in the City’s sole and absolute discretion (the “**Future Project Covenant**”). Developer shall execute a Restrictive Covenant, substantially in the form of Exhibit C (Form of Restrictive Covenant) hereto, and record said Restrictive Covenant in the real property records of Hamilton County, Ohio Records, all at Developer’s expense. In the event that Developer has made financially feasible and reasonable proposals for an end-user and redevelopment of the Property consistent with Exhibit B, and the City has not approved the same, within 72 months of the date of Closing, then Developer may send a written notice to the City, together with documentation and an explanation demonstrating that Developer has used its best efforts to find an end-user and develop a plan to redevelop the Property. The City shall thereafter either (a) approve an end-user and redevelopment plan proposed by Developer or (b) purchase the Property from Developer for \$1.00, which option shall be in the City’s sole discretion.

**4. City Financial Assistance.** Provided that Developer and the City are satisfied with the Due Diligence Materials, and subject to the terms and conditions of this Agreement, the City agrees to provide the Funds to Developer for the Project. For the avoidance of doubt, Developer shall not use any portion of the Funds to pay for the purchase of inventory, supplies, furniture, trade fixtures, or any other items of personal property, or to establish a working capital fund. Except for the City's agreement to provide the Funds as described in this Agreement, the City shall not be responsible for any costs associated with the completion of the Project.

(A) **Closing Funds.** The Closing Funds shall be used for the acquisition of the Property and associated costs, as itemized on Exhibit B, and for no other purpose. Following the City's approval or waiver of the Due Diligence Materials, the City shall transfer the Closing Funds to Riverbend Commercial Title Services (the "**Escrow Agent**"), along with a closing escrow instruction letter detailing the conditions for release of the Closing Funds at Closing. Following the City's approval or waiver of the Due Diligence Materials, in the City's sole and absolute discretion, and within 30 days of the City's receipt of a proper payment voucher, the City will instruct the Escrow Agent to release the Closing Funds to Developer at Closing to facilitate Developer's purchase of the Property from Seller. The City shall not disburse any portion of the Closing Funds to Developer in advance of the Closing.

(B) **Installment Funds.** To facilitate the CDF Loan, the City shall transfer the Installment Funds to Developer in an amount not to exceed the total debt service on the CDF Loan, with disbursements of the Installment Funds to be disbursed by the City as semi-annual Installment Payments (as defined below) consistent with this Section 4(B). As used herein:

- (i) "**Installment Amount**" means, as it relates to the applicable period, the lesser of (a) the amount necessary to fully pay the Service Charges due on a Loan Payment Date, and (b) the PILOT less the School Board Payment;
- (ii) "**Installment Payment**" means the payment transferred by the City to Developer or Developer's designee semiannually on each Installment Payment Date;
- (iii) "**Installment Payment Date**" means the later to occur of (a) the 15<sup>th</sup> day of April and October of each year, commencing October 15, 2024, and (b) the date that is 10 business days following the City's receipt of the settlement statement from the Hamilton County Auditor's Office;
- (iv) "**Loan Payment Date**" means the 15th day of May and November of each year, commencing November 15, 2024;
- (v) "**PILOT**" means the revenues that the City actually receives from semi-annual service payments in lieu of taxes in connection with the TIF District;
- (vi) "**School Board Payment**" means the payment made by the City with respect to the District TIF during the applicable period in order to satisfy the City's obligation to the Board of Education of the City School District of the City of Cincinnati (the "**School Board**") under that certain *Agreement* by and between the City and the School Board dated July 2, 1999, as amended; and
- (vii) "**Service Charges**" means the principal and interest due on the CDF Loan on a Loan Payment Date.

Provided the City has approved or waived all Due Diligence Materials, and solely to the extent that the City receives PILOTs for the applicable period, the City shall make Installment Payments in the Installment Amounts to Developer or Developer's designee on each Installment Payment Date. For the avoidance of doubt, Developer hereby acknowledges and agrees that the City's obligation to make Installment Payments of the Installment Funds shall terminate once there are no more Service Charges outstanding on the CDF Loan. The parties currently anticipate that the CDF Loan will have been repaid with no more Service Charges outstanding no later than December 31, 2026.

(C) **Conditions Precedent to Disbursement.** The obligation of the City to disburse any portion of the Funds is subject to the satisfaction or waiver in the City's sole and absolute discretion, of all of the following items (the "**Due Diligence Materials**"), which Developer shall deliver to the City:

- (i) Site Control and Evidence of Clear Title. Developer shall present evidence, satisfactory to the City, that Developer will acquire marketable title to the Property in fee simple absolute, and that said title is free, clear, and unencumbered, except for a mortgage securing the CDF Loan;
- (ii) Survey. Developer shall present evidence that it has obtained a survey of the Property and new legal descriptions to ensure Developer is receiving marketable title to the Property;
- (iii) Title Commitment. Developer shall provide a commitment of title insurance for the Property, including an ALTA property survey of the Property, obtained by Developer and acceptable to the City, evidencing the title company's commitment to issue an Owner's Policy of Title Insurance to Developer;
- (iv) Geotechnical and Environmental Condition. Developer shall be satisfied that the geotechnical and environmental condition of the Property is acceptable for development of the Future Project;
- (v) Environmental Report. Developer must deliver to the City an Environmental Reliance Letter issued by Developer's environmental certified professional, satisfactory to the City's Office of Environment and Sustainability ("OES"), stating that the City shall be entitled to rely upon all environmental reports and the like prepared by Developer's environmental certified professional in connection with the Property, including, without limitation, a Phase I Environmental Site Assessment, and any additional assessments as may be required by OES, in a form acceptable to the City;
- (vi) Budget. Developer must present a final itemized budget for the Project, generally consistent with the budget shown on Exhibit B hereto (the "**Budget**");
- (vii) Insurance. Developer must present evidence that all insurance policies required under this Agreement have been secured;
- (viii) Financing. Developer must present evidence that all other financing necessary for the Project has been obtained, and Developer shall obtain the City's prior written approval of the CDF Loan terms;
- (ix) Appraisal. An appraisal of the Property indicating its fair market value; and
- (x) Other Information. Developer must present such other information and documents pertaining to Developer, the Property, or the Project as the City may reasonably require.

Once the Due Diligence Materials have been approved by the City, Developer shall not make or permit any changes thereto without the prior written consent of the Director of DCED.

(D) No Other City Assistance. Except for the City's agreement to provide the Funds as described in this Agreement, the City shall not be responsible for any costs associated with the Project.

## **5. Maintenance of Property.**

(A) Maintenance of Property. Following Developer's acquisition of the Property and throughout the Term of this Agreement, Developer shall be responsible for all real estate taxes, maintenance costs, and other costs associated with the Property and the City shall have no obligation to reimburse Developer for the same.

(B) Applicable Laws. Developer shall obtain, pay for, and maintain all necessary permits, licenses, and other governmental approvals and shall comply with all applicable federal, state, and local laws, codes, ordinances, judicial orders, and other governmental requirements applicable to the work on the Project, including, without limitation, those set forth on Exhibit D (Additional Requirements) hereto. The City makes no representations or other assurances to Developer that Developer will be able to obtain whatever variances, permits, or other approvals from the City's Department of Buildings and Inspections, the City's Department of Transportation and Engineering, City Planning Commission, City Council, or any other governmental agency that may be required in connection with the Project.

## 6. Insurance.

(A) Insurance. Until such time as all work associated with the Project has been completed, Developer shall maintain, or cause to be maintained, the following insurance: (i) Commercial General Liability insurance of at least \$1,000,000 per occurrence, combined single limit/\$2,000,000 aggregate, naming the City as an additional insured, (ii) worker's compensation insurance in such amount as required by law, (iii) all insurance as may be required by Developer's lenders for the Project, and (iv) such other insurance as may be reasonably required by the City. All insurance policies shall (a) be written in standard form by companies of recognized responsibility and credit reasonably acceptable to the City, that are authorized to do business in Ohio, and that have an A.M. Best rating of A VII or better, and (b) provide that they may not be cancelled or modified without at least 30 days prior written notice to the City. Prior to commencement of the Project, Developer shall send proof of all such insurance to DCED at 805 Central Avenue, Suite 700, Cincinnati, Ohio 45202, Attention: Monitoring and Compliance Division, or such other address as may be specified by the City from time to time.

(B) Waiver of Subrogation in Favor of City. Developer hereby waives all claims and rights of recovery, and on behalf of Developer's insurers, rights of subrogation, against the City, its employees, agents, contractors, and subcontractors with respect to any and all damage to or loss of property that is covered or that would ordinarily be covered by the insurance required under this Agreement to be maintained by Developer, even if such loss or damage arises from the negligence of the City, its employees, agents, contractors, or subcontractors; it being the agreement of the parties that Developer shall at all times protect itself against such loss or damage by maintaining adequate insurance. Developer shall cause its insurance policies to include a waiver of subrogation provision consistent with the foregoing waiver.

7. Casualty; Eminent Domain. If the Property, or any improvements thereon made pursuant to the Project, is damaged or destroyed by fire or other casualty, or if any portion of a Property is taken by exercise of eminent domain (federal, state, or local), Developer shall cause the Property to be repaired and restored, as expeditiously as possible, and to the extent practicable, to substantially the same condition that existed immediately prior to such occurrence. If the proceeds are insufficient to fully repair and restore the affected property, the City shall not be required to make up the deficiency. Developer shall handle all reconstruction in accordance with the applicable requirements set forth herein. Developer shall not be relieved of any obligations, financial or otherwise, under this Agreement during any period in which the affected Property is being repaired or restored.

## 8. Default; Remedies.

(A) Default. The occurrence of any of the following shall be an "event of default" under this Agreement:

(i) any failure of Developer to perform or observe any other obligation, duty, or responsibility as it relates to the CDF Loan, such that Developer is in default under the CDF Loan;

(ii) the dissolution, other than in connection with a merger, of Developer, the filing of any bankruptcy or insolvency proceedings by Developer, or the making by Developer of an assignment for the benefit of creditors, or the filing of any bankruptcy or insolvency proceedings against Developer, the appointment of a receiver (temporary or permanent) for Developer or the Property, the attachment of, levy upon, or seizure by legal process of Developer, or the insolvency of Developer, unless such appointment, attachment, levy, seizure, or insolvency is cured, dismissed, or otherwise resolved to the City's satisfaction within 30 days following the date thereof; or

(iii) any failure of Developer to perform or observe, or the failure of Developer to cause to be performed or observed (if applicable), any other obligation, duty, or responsibility under this Agreement, the Future Project Covenant, or any other agreement executed by Developer and the City, or any instrument executed by Developer in favor of the City, in each case in connection with the Project or the Future Project, and failure by Developer to correct such default within 30 days after Developer's receipt of written notice thereof from the City (the "**Cure Period**"); *provided, however*, that if the nature of the default is such that it cannot reasonably be cured during the Cure Period, Developer shall not be in default under this Agreement so long as Developer commences to cure the default within such Cure Period and thereafter diligently completes such cure within 60 days after Developer's receipt of the City's initial notice of default. Notwithstanding the foregoing, if Developer's failure to perform or observe any obligation, duty, or responsibility under this Agreement creates a dangerous condition or otherwise constitutes an emergency as determined by the City in good faith, an event of default shall be deemed to have occurred if Developer fails to take reasonable corrective action immediately upon discovering such dangerous condition or emergency.

(B) **Remedies.** Upon the occurrence of an event of default under this Agreement, the City shall be entitled to (i) terminate this Agreement by giving Developer written notice thereof and, without limitation of its other rights and remedies, and with or without terminating this Agreement, demand that Developer repay to the City any Funds that had been disbursed to Developer or Developer's designee, (ii) take such actions in the way of "self-help" as the City determines to be reasonably necessary or appropriate to cure or lessen the impact of such default, all at the expense of Developer, and (iii) exercise any and all other rights and remedies available at law or in equity, including, without limitation, pursuing an action for specific performance, all such rights and remedies being cumulative. Upon the occurrence of an event of default and within 5 business days after the City's demand, Developer shall deliver to the City all pertinent documents, records, invoices, and other materials pertaining to the Project that are in Developer's possession or under Developer's control, including, without limitation, as built-drawings (to the extent that the improvements have been completed), appraisals, warranty information, operating manuals, and copies of all third-party contracts entered into by Developer in connection with the Project. The failure of the City to insist upon the strict performance of any covenant or duty or to pursue any remedy shall not constitute a waiver of the breach of such covenant or of such remedy. Notwithstanding anything in this Agreement to the contrary, under no circumstances shall the City be obligated to disburse any Funds to Developer if Developer is then in default under this Agreement.

**9. Notices.** All notices given by the parties hereunder shall be deemed given if personally delivered, or delivered by Federal Express, UPS, or other recognized overnight courier, or mailed by U.S. registered or certified mail, postage prepaid, return receipt requested, addressed to the parties at their addresses below or at such other addresses as either party may designate by notice to the other party given in the manner prescribed herein. Notices shall be deemed given on the date of receipt.

To the City:

Dept. of Community and Economic Development  
City of Cincinnati  
805 Central Avenue, 7<sup>th</sup> Floor  
Cincinnati, Ohio 45202  
Attn: Director

To Developer:

Port of Greater Cincinnati Development Authority  
3 East Fourth Street, Suite 300  
Cincinnati, Ohio 45202  
Attn: Laura Brunner, President & CEO

If Developer sends a notice to the City alleging that the City is in default under this Agreement, Developer shall simultaneously send a copy of such notice to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, Ohio 45202.

**10. Representations, Warranties, and Covenants.** Developer makes the following representations, warranties, and covenants to induce the City to enter into this Agreement (and Developer shall be deemed as having made these representations, warranties, and covenants again upon Developer's receipt of each disbursement of Funds):

(i) Developer is duly organized and validly existing under the laws of the State of Ohio, has properly filed all certificates and reports required to be filed by it under the laws of the State of Ohio, and is not in violation of any laws of the State of Ohio relevant to the transactions contemplated by this Agreement.

(ii) Developer has full power and authority to execute and deliver this Agreement and to carry out the transactions provided for herein. This Agreement has by proper action been duly authorized, executed, and delivered by Developer and all actions necessary have been taken to constitute this Agreement, when executed and delivered, valid and binding obligations of Developer.

(iii) The execution, delivery, and performance by Developer of this Agreement and the consummation of the transactions contemplated hereby will not violate any applicable laws, or any writ or decree of any court or governmental instrumentality, or the organizational documents of Developer, or any mortgage, indenture, contract, agreement, or other undertaking to which Developer is a party or which purports to be binding upon Developer or upon any of its assets, nor is Developer in violation or default of any of the foregoing.

(iv) There are no actions, suits, proceedings, or governmental investigations pending, or to the knowledge of Developer, threatened against or affecting Developer at law or in equity or before or by any governmental

authority that would materially impact the Project or impair Developer's financial condition or its ability to perform its obligations under this Agreement.

(v) Developer shall give prompt notice in writing to the City of the occurrence or existence of any litigation, labor dispute, or governmental proceeding or investigation affecting Developer that could reasonably be expected to interfere substantially with its normal operations or materially and adversely affect its financial condition.

(vi) The statements made in the documentation provided by Developer to the City that are descriptive of Developer or the Project have been reviewed by Developer and do not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make such statements, in light of the circumstances under which they were made, not misleading.

(vii) Pursuant to Section 301-20, Cincinnati Municipal Code, neither Developer nor any of its affiliates are currently delinquent in paying any fines, penalties, judgments, water or other utility charges, or any other amounts owed by them to the City.

## 11. Reporting Requirements.

(A) Submission of Records and Reports; Records Retention. Developer shall collect, maintain, and furnish to the City upon the City's request such accounting, financial, business, administrative, operational, and other reports, records, statements, and information as may be requested by the City pertaining to Developer, the Project, or this Agreement, including, without limitation, audited financial statements, bank statements, income tax returns, information pertinent to the determination of finances of the Project, and such reports and information as may be required for compliance with programs and projects funded by the City, Hamilton County, the State of Ohio, or any federal agency (collectively, "**Records and Reports**"). All Records and Reports compiled by Developer and furnished to the City shall be in such form as the City may from time to time require. Developer shall retain all Records and Reports for a period of 3 years after the expiration or termination of this Agreement.

(B) City's Right to Inspect and Audit. During construction of the Project and for a period of 3 years after the expiration or termination of this Agreement, Developer shall permit the City, its employees, agents, and auditors to have reasonable access to and to inspect and audit Developer's Records and Reports. In the event any such inspection or audit discloses a material discrepancy with information previously provided by Developer to the City, Developer shall reimburse the City for its out-of-pocket costs associated with such inspection or audit.

## 12. General Provisions.

(A) Assignment. During the Term of this Agreement, Developer shall not sell the Property or assign its rights or interests under this Agreement to any third party without the prior written consent of the City, which consent may be withheld in the City's sole discretion. Notwithstanding the foregoing, or anything in this Agreement to the contrary, the City hereby consents to the temporary transfer of the Property by Developer to the Hamilton County Land Reutilization Corporation (the "**Landbank**"), an affiliate of Developer, or the Landbank taking title to the Property from Seller, in either case in order to minimize predevelopment and operational expenses of the Project (in either case, a "**Landbank Transfer**"). An assignment by Developer of its interests under this Agreement, including by means of a Landbank Transfer, shall not relieve Developer from any obligations or liability under this Agreement. In the event the Landbank takes title to the Property directly from Seller on behalf of Developer, then Developer shall cause the Landbank, as property owner, to execute the Future Project Covenant.

(B) Entire Agreement; Conflicting Provisions. This Agreement (including the exhibits hereto) constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior discussions, negotiations, representations, or agreements, written or oral, between them respecting the subject matter hereof. In the event that any of the provisions of this Agreement purporting to describe specific provisions of other agreements are in conflict with the specific provisions of such other agreements, the provisions of such other agreements shall control. In the event that any of the provisions of this Agreement are in conflict or are inconsistent, the provision determined by the City to



provide the greatest legal and practical safeguards with respect to the use of the Funds and the City's interests in connection with this Agreement shall control.

(C) Amendments. This Agreement may be amended only by a written amendment signed by both parties.

(D) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the City of Cincinnati and the State of Ohio. All actions regarding this Agreement shall be brought in the Hamilton County Court of Common Pleas, and Developer agrees that venue in such court is proper. Developer hereby waives trial by jury with respect to any and all disputes arising under this Agreement.

(E) Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of and be enforceable by and against the parties and their respective successors and permitted assigns.

(F) Captions. The captions of the various sections and paragraphs of this Agreement are not part of the context hereof and are only guides to assist in locating such sections and paragraphs and shall be ignored in construing this Agreement.

(G) Severability. If any part of this Agreement is held by a court of law to be void, illegal, or unenforceable, such part shall be deemed severed from this Agreement, and the balance of this Agreement shall remain in full force and effect.

(H) No Recording. This Agreement shall not be recorded in the Hamilton County Recorder's office.

(I) Time. Time is of the essence with respect to performance by the parties of their respective obligations under this Agreement.

(J) Recognition of City Assistance. Developer shall acknowledge the financial support of the City with respect to this Agreement in all printed promotional materials (including, without limitation, informational releases, pamphlets, and brochures, construction signs, project and identification signage, and stationery) and any publicity (such as, but not limited to, materials appearing on the Internet, television, cable television, radio, or in the press or any other printed media) relating to the Project. In identifying the City as a funding source, Developer shall use either the phrase "Funded by the City of Cincinnati" or a City of Cincinnati logotype or other form of acknowledgement that has been approved in advance in writing by the City.

(K) No Third-Party Beneficiaries. The parties hereby agree that no third party beneficiary rights are intended to be created by this Agreement (except for those of the Landbank set forth in Section 12(A)).

(L) No Brokers. The City and Developer represent to each other that they have not dealt with a real estate broker, salesperson, or other person who might claim entitlement to a fee or other compensation as a result of Developer's acquisition of the Property (or, if Seller is represented by a real estate broker or agent, Developer's purchase contract with Seller shall require Seller to pay any and all real estate commissions and fees owed to such broker pursuant to the separate agency agreement between them).

(M) Official Capacity. All representations, warranties, covenants, agreements, and obligations of the City under this Agreement shall be effective to the extent authorized and permitted by applicable law. None of those representations, warranties, covenants, agreements, or obligations shall be deemed to be a representation, warranty, covenant, agreement, or obligation of any present or future officer, agent, employee, or attorney of the City in other than his or her official capacity.

(N) Conflict of Interest. No officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning or carrying out of the Project shall have any personal financial interest, direct or indirect, in Developer or in the Project, and Developer shall take appropriate steps to assure compliance.

(O) Administrative Actions. To the extent permitted by applicable laws, all actions taken or to be taken by the City under this Agreement may be taken by administrative action and shall not require legislative action of the City beyond the legislative action authorizing the execution of this Agreement or the funding hereunder.

(P) Counterparts and Electronic Signatures. This Agreement may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by electronic signature.

13. **Exhibits**. The following Exhibits are attached hereto and made a part hereof:

Exhibit A – *Site Plan and Legal Description*

Exhibit B – *Statement of Work and Budget*

Exhibit C – *Form of Restrictive Covenant*

Exhibit D – *Additional Requirements*

SIGNATURES ON FOLLOWING PAGE

The parties have executed this Agreement on the dates indicated below, effective as of the later of such dates (the "Effective Date").

**CITY OF CINCINNATI,**  
an Ohio municipal corporation

**PORT OF GREATER CINCINNATI DEVELOPMENT  
AUTHORITY,**  
an Ohio port authority

By: \_\_\_\_\_  
Sheryl M. M. Long, City Manager

By: \_\_\_\_\_

Date: \_\_\_\_\_, 2024

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 2024

Approved as to Form:

\_\_\_\_\_  
Assistant City Solicitor

Certified Date: \_\_\_\_\_

Fund/Code: \_\_\_\_\_

Amount: \_\_\_\_\_

By: \_\_\_\_\_  
Karen L. Alder, City Finance Director

Exhibit A  
to Funding Agreement

Site Plan and Legal Description



**Parcel One:**<sup>1</sup>

Property Address: 1670 Cooper Street, Cincinnati, Ohio 45223

Auditor's Parcel No.: 194-0011-0242-00

Being known numbered and designated as Lots Three Hundred Six (306) Three Hundred Seven (307), Three Hundred Eight (308), Three Hundred Nine (309), Three Hundred Ten (310), Three Hundred Eleven (311), Three Hundred Twelve (312) and part of Lot Fifty-one (51) on a plat of E. Knowlton's Subdivision of Lots in Cummins ville as per plat recorded in Plat Book No. One, page 226, Hamilton County, Ohio Records.

Said lot Three Hundred Six (306), Three Hundred Seven (307), Three Hundred Eight (308), Three Hundred Nine (309), Three Hundred Ten (310), Three Hundred Eleven (311), each fronting twenty-five (25) feet on the north side of Cooper Street and extending back northwardly between parallel lines the same width in the rear as in front a distance of one hundred (100) feet; and

Said Lot Three Hundred Twelve (312) fronting twenty-five (25) feet on the west side of Cherry Street and extending back westwardly between parallel lines same width in rear as in front a distance of one hundred fifty (150) feet; and

Said part of Lot Fifty-one (51) fronting fifty (50) feet on the north side of Cooper Street, one hundred fifty (150) feet west of Cherry Street and running back on the east line of Lot Fifty-one (51) one hundred twenty-five (125) feet to the rear line of said Lot Fifty-one (51); thence west along said rear line to the line of the C.H.&D. Railroad Company's right of way; thence southwestwardly along said right of way to a point where the same intersects the westerly line of said Lot Fifty-One (51); thence southeastwardly along said last-named line to the north line of Cooper Street; and thence eastwardly on the north line of Cooper Street to the place of beginning; and being all of Lot Fifty-one (51) of E. Knowlton's Subdivision except that part which was included in a conveyance of a sixty-six (66) foot strip by Ephriam Knowlton to the C.H.&D. Railroad Company by deed dated December 8, 1854, recorded in Deed Book 214, page 74.

Also being part of Lots numbered 45, 46 and 47 of E. Knowlton's Subdivision; including re-subdivision of original lots as recorded in Plat Book 1, page 226 and Deed Book 104, page 236 of the records of Hamilton County;

Beginning at the intersection of the south property line of Hoffner Street and the west property line of Cherry Street, measure in a southerly direction along the west property line of Cherry Street S 4° 32' West, 120.00 feet to a point; thence in a westerly direction N 85° 22' W, 149.08 feet to a point, said point being 15 feet distant southeasterly as measured radially to the center line of a side track; thence in a northeasterly direction concentric with said side track along a curve to the right having a radius of 3245.96 feet a distance of 181.79 feet to a point in the south property line of Hoffner Street said point being 15 feet distant southeasterly as measured radially to the center line of said side track, the long chord bears N 58°18' East, 181.69 feet; thence along the south property line of Hoffner Street S 85°22' E, 12.45 feet to the place of beginning. Containing an area of 9853 square feet, more or less.

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<sup>1</sup> Note: Per Developer's Title Commitment, Parcel One (being Auditor's Parcel No. 194-0011-0242-00) does not have a transferrable legal description. Developer is working with Seller to obtain new legal description and survey with a closure table for Closing.

ALSO,

Being part of Lot Numbered 39 of E. Knowlton's Subdivision, including re-subdivision of original lots as recorded in Plat Book 1, page 226 and Deed Book 104, page 236 of the records of Hamilton County:

Beginning at a point in the north property line of Cooper Street, said point being on a line common to lots 39 and 51 of said E. Knowlton's Subdivision; thence in a westerly direction along the north property line of Cooper Street North  $85^{\circ} 20'$  West, 77.23 feet to a point; said point being 15 feet distant southeasterly as measured radially to the center line of a side track; thence in a northeasterly direction N  $49^{\circ} 48' 31''$  E, 72.00 feet to a point, said point being 15 feet distant southeasterly as measured radially to the center line of said side track and also on a line common to lots 39 and 51; thence southeasterly along said common lot line S  $22^{\circ} 37'$  East, 57.14 feet to the place of beginning. Containing an area of 1961 square feet, more or less.

AND THE FOLLOWING DESCRIBED PROPERTY:

Situate in Section 27, Township 3, Fractional Range 2, City of Cincinnati, Hamilton County, Ohio and being lots 43, 44, and part of lots 45, 46, 47, and 51 of E. Knowlton's Subdivision of lots in Cumminsville as recorded in plat book 1, page 226 in the recorder's office of Hamilton County, Ohio and more particularly described as follows:

Beginning at a spike set at the southwest corner of Hoffner and Cherry Streets, said point also being the northeast corner of said lot 47,

Thence N  $89^{\circ} 31' 40''$  W - along the south line of said Hoffner Street - 12.45 feet to a p/k nail the real point of beginning for this description;

Thence along the southerly Right-of-Way line of the Grantor's property, along a curve to the left with a radius of 3245.96 feet, an arc distance of 280.30 feet, (chord of said arc bears S  $53^{\circ} 10' 28''$  W - 280.21 feet) to an iron pin at the west line of said lot 51;

Thence N  $26^{\circ} 40' 00''$  W - along the west line of said lots 51 and 43 - 100.00 feet to an iron pin;

Thence N  $63^{\circ} 20' 00''$  E - 16.24 feet to a cross notch;

Thence N  $2^{\circ} 14' 36''$  W - 73.48 feet to a bolt set at the northeast corner of said lot 43;

Thence S 89° 31' 40" E - along the south line of Hoffner Street – 257.55 feet to the point of beginning.

Containing 23088.1 square feet.

Being the result of a survey by George Armstrong dated 11/18/88.

AND THE FOLLOWING DESCRIBED PROPERTY:

PARCEL I

Situate in Section 27, Township 3, Fractional Range 2, City of Cincinnati, Hamilton County, Ohio and being part of lot 40 of E. Knowlton's Subdivision of lots in Cumminsville as recorded in plat book 1, page 226 in the recorder's office of Hamilton County, Ohio and more particularly described as follows:

Beginning at a spike set at the southwest corner of Colerain Ave. and Cooper Street, said point also being the southwest corner of said lot 39;

Thence N 26° 40' 00" W - along the east line of Colerain Ave. - 23.00 feet to the real point of beginning for this description;

Thence N 26° 40' 00" W - continuing along said east line – 3.00 feet to a cross notch;

Thence N 44° 53' 46" E- 126.49 feet to an iron pin;

Thence S 26° 40' 00" E - along the east line of said lot 40 - 43.00 feet to an iron pin;

Thence S 63° 20' 00" W - along the south line of said lot 40 – 120.00 feet to the point of beginning.

Containing 2759.68 square feet.

Being the result of a survey by George Armstrong dated 11/18/88.

PARCEL II

Situate in Section 27, Township 3, Fractional Range 2, City of Cincinnati, Hamilton County, Ohio and being part of lots 39 of E. Knowlton's Subdivision of lots in Cumminsville as recorded in plat book 1, page 226 in the recorder's office of Hamilton County, Ohio and more particularly described as follows:

Beginning at a spike set at the southwest corner of Colerain Ave. and Cooper Street, said point also being the southwest corner of said lot 39;

Thence N 26° 40' 00" W - along the east line of Colerain Ave. - 23.00 feet to a point;

Thence N 63° 20' 00" E - along the north line of said lot 39 - 120.00 feet to an iron pin;

Thence S 26° 40' 00" E - along the east line of said lot 39 - 26.13 feet to an iron pin;

Thence S 46° 23' 21" W - 74.68 feet to an iron pin on the north line of Cooper Street;

Thence N 89° 31' 40" W - along said north line - 54.57 feet to the point of beginning;

Containing 4365.55 square feet.

Being the result of a survey by George Armstrong dated 11/18/88.

**LESS AND EXCEPT** the property conveyed in Official Record Book 5814, Page 1267 and further described as:

SITUATE in Section 27, Town 3, Entire Range 1, Millcreek Township, City of Cincinnati, Hamilton County, Ohio, being part of Lot 40, Knowlton's Subdivision of Cumminsville as recorded in Plat Book 1, Page 226 of the Hamilton County Records, and particularly described as follows:

COMMENCING at the southeast corner of said Lot 40; thence along the east line of Lot 40, North 26°40'00" West 22.00 feet to the TRUE POINT OF BEGINNING;

THENCE South 63°20'00", West, 62.99 feet; thence North 44°53'46" East, 66.40 feet to the east line of Lot 40; thence along said east line South 26°40'00" East, 21.00 feet to the TRUE POINT OF BEGINNING.

Contains 0.0152 acre.

Legal Description prepared by Buford L. Payne, Professional Surveyor No. 5385 on January 3, 1992.

**The aforesaid parcel being all of a 1.6109 acre tract of land as consolidated at Plat Book 277, Page 33, saving and excepting the portion sold and conveyed in Official Record Book 5814, Page 1267.**



**Parcel Two:**

Property Address: 3924 Cherry Street, Cincinnati, Ohio 45223

Auditor's Parcel No.: 194-0011-0256-00

The following described real estate situate in Section 27, Township Three (3), Fractional Range Two (2) of the Miami Purchase, known as Lot Sixty-Three (63) of E. Knowlton's Subdivision of lots in Cumminsville as per plat recorded in Plat Book One, Page 226, Hamilton County, Ohio Records.

Said Lot Sixty Three (63) fronting fifty (50) feet on the north side of Cooper Street and extending back northwardly between parallel lines one hundred twenty five (125) feet and lying at the northeast corner of Cooper and Cherry Streets.

Also the following described real estate, being in Section 27, Township Three (3), Fractional Range Two (2) of the Miami Purchase, known as Lots Sixty Four (64) and Sixty Five (65) of E. Knowlton's Subdivision of lots in Cumminsville as per plat recorded in Plat Book One, Page 226 of the Hamilton County, Ohio Records.

Said Lots Sixty Four (64) and Sixty Five (65) each fronting fifty (50) feet on the north side of Cooper Street and extending back northwardly between parallel lines one hundred twenty five (125) feet and lying east fifty (50) and one hundred (100) feet respectively from the northeast corner of Cooper and Cherry Streets.

Also the following described real estate situate in Section 27, Township Three (3), Fractional Range Two (2) of the Miami Purchase and being described as three (3) feet off of the south end of Lots Sixty Eight (68), Sixty Nine (69), and Seventy (70) of E. Knowlton's Subdivision of lots in Cumminsville as per plat recorded in Plat Book One, Page 226, Hamilton County, Ohio Records.

Also the following described real estate situate in the City of Cincinnati, Hamilton County, Ohio, and more particularly described as follows:

Lot Number Sixty Six (66) of Ephraim Knowlton's Subdivision in Cumminsville, recorded in Plat Book 1, Page 226, Recorder's Office, Hamilton County, Ohio, fronting fifty (50) feet on the north side of Cooper Street and extending back same width and along the west side of Turrill Street, one hundred and twenty five (125) feet.

Exhibit B  
to Funding Agreement

*Statement of Work and Budget*

**I. Statement of Work.**

A. Project.

1. Developer shall acquire the Property, which is a blighted and underutilized site, in order to reposition the Property for high density redevelopment opportunities reflecting the strategic priorities of the City and the Northside neighborhood of Cincinnati.
2. Upon Developer's satisfaction with the Due Diligence Materials, and having received the City's prior written approval thereof, Developer shall acquire the Property using a form of deed acceptable to the City.

B. Future Project. Upon acquisition of the Property and completion of the Project, Developer shall be required to promptly and diligently commence and complete the Future Project, consisting of:

1. Developer shall collaborate with NEST on planning and visioning efforts for the Property, and include NEST in co-developing the Property to complete the Future Project in substantial compliance with the terms and conditions of the Memorandum of Understanding between Developer and NEST.
2. During the process of determining appropriate future development plans for the Property, Developer shall perform robust community engagement tailored especially to the Northside Community Council, Northside Business Association, NEST, and other impacted residents and stakeholders as appropriate, particularly those stakeholders located in close proximity to the Property. Such community engagement shall consist of at least 2 public forum engagement sessions during the early planning stage, and at least 2 community design review sessions with Northside residents and stakeholders during the detailed design stage.
3. Developer shall market the Property for redevelopment, and, if applicable, shall perform any improvements deemed necessary to make the Property marketable for redevelopment. Specifically, as it pertains to the Property, due to known substantial soil contamination, such Property improvements shall include, without limitation, environmental remediation to bring the site to a marketable condition, to the City's satisfaction, by no later than the date that is 30 months after the Closing date. Upon Developer's request and at the DCED Director's sole and absolute discretion, the City may extend this period by up to 12 months by providing written notice to Developer.
4. Port shall maintain the Property in good condition, without tax liens, and free from code enforcement issues while holding title to the Property.
5. No later than the date that is 60 months after the Closing date, Developer shall cause the commencement of construction of a new construction development to include residential housing units at a total development cost of no less than \$25,000,000. Such development shall include units reserved for affordable housing for households under 60% of area median income, though the City reserves the right to increase this requirement in proportion to any future additional affordable housing subsidy that Developer or its partners may request. Upon Developer's request and at the DCED Director's sole and absolute discretion, the City may extend this period by up to 12 months by providing written notice to Developer.

II. **Budget.**

	City Funds	Non-City Funds	Total
<b><u>Acquisition Costs</u></b>			
Purchase Price	\$3,000,000	\$0	\$3,000,000
Due Diligence (Environmental assessment, geotech, survey)	\$134,800	\$0	\$134,800
Closing Costs (legal, title exam, title insurance, recording fees)	\$10,000	\$0	\$10,000
<b>SUBTOTAL ACQUISITION COSTS</b>	<b>\$3,144,800</b>	<b>\$0</b>	<b>\$3,144,800</b>
<b><u>Soft Costs</u></b>			
Port Project Delivery Fee	\$152,798	\$0	\$152,798
Loan Fees	\$51,000	\$0	\$51,000
<b>SUBTOTAL SOFT COSTS</b>	<b>\$203,798</b>	<b>\$0</b>	<b>\$203,798</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$3,348,598</b>	<b>\$0</b>	<b>\$3,348,598</b>

Total Sources of Funds

<i>City of Cincinnati (Closing Funds)</i>	\$1,598,598
<i>City of Cincinnati (Installment Funds)</i>	\$1,750,000
<b>TOTAL</b>	<b>\$3,348,598</b>

The parties may elect to revise the Budget to reallocate Funds between budget line items through a letter signed by both the City and Port. However, in no event will the City add any additional funds to the Budget. In the event of cost overruns, it shall be Developer's responsibility to complete the Project.

Exhibit C  
to Funding Agreement

*Form of Restrictive Covenant*

SEE ATTACHED

-----  
[SPACE ABOVE FOR RECORDER'S USE]

**RESTRICTIVE COVENANT**  
(Future Project)

THIS RESTRICTIVE COVENANT (this “**Covenant**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2024, by THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY, an Ohio port authority, the address of which is 3 East Fourth Street, Suite 300, Cincinnati, Ohio 45202 (“**Developer**”), for the benefit of the CITY OF CINCINNATI, an Ohio municipal corporation, 801 Plum Street, Cincinnati, Ohio 45202 (the “**City**”).

Recitals:

A. By virtue of a \_\_\_\_\_ deed recorded in OR\_\_\_\_\_, Page \_\_\_\_\_, Hamilton County, Ohio Records, Developer holds ownership in fee title to certain properties located at 3924 Cherry Street and 1670 Cooper Street Cincinnati, Ohio 45223, all as more particularly described on Exhibit A (*Legal Description*) hereto (collectively, the “**Property**”).

B. The City and Developer are parties to that certain *Funding Agreement* dated \_\_\_\_\_, 2024 (as the same may hereafter be amended, restated, or replaced from time to time, the “**Agreement**”), which provides that the City is willing to make certain Funds (as described therein) available to Developer to facilitate the acquisition of the Property by Developer so long as Developer agrees to prepare a redevelopment plan for the Property to transform the Property to a more productive use that will stimulate economic growth and help revitalize the Northside neighborhood of Cincinnati, which redevelopment plan will include construction of a dense residential or mixed-use development that includes residential space, which residential component will include units that Developer makes affordable to families earning at or below 60% of the area median income (the “**Affordable Units**”), as established by the United States Department of Housing and Urban Development for the Cincinnati metropolitan area, adjusted for household size, and as may be updated from time to time (as defined and more particularly described in the Agreement, the “**Future Project**”). Capitalized terms used, but not defined herein, shall have the meanings ascribed to them in the Agreement.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer does hereby declare that the Property is and shall be subject to the provisions of this Covenant as set forth below.

**1. Covenant as to Affordability Restrictions.** For the period commencing on the completion of construction on the Future Project, as evidenced by the issuance of a certificate of occupancy, and ending on the 10th anniversary thereof (the “**Affordability Period**”), Developer shall make the Affordable Units on the Property available for lease or sale in accordance with the terms and conditions of the Agreement as it relates to the Future Project. During the term of this Covenant, the Property shall not be developed for any purpose other than the Future Project.

**2. Covenant not to Sell, Transfer, or Convey Without the City's Prior Written Consent.**

Neither the Property nor any interest therein shall be sold, transferred, mortgaged, or conveyed without the City's prior written consent, unless otherwise authorized or permitted as an assignee in the Agreement, until the expiration of the Affordability Period.

**3. Enforcement of the Covenants.**

The City is the beneficiary of the covenants contained herein. Each and every provision of this Covenant shall apply to and be enforceable by an action at law or equity instituted by the City against all owners of the Property. Any failure of the City to enforce any provision of this Covenant shall not be deemed a waiver of the City's right to do so thereafter. This Covenant shall not be amended, released, extinguished, or otherwise modified without the prior written consent of the City, which consent may be withheld in its sole and absolute discretion.

**4. Covenants to Run with the Land.**

Developer intends, declares, and covenants on behalf of itself and its successors and assigns that this Covenant and the provisions contained herein (a) shall be covenants running with the land and are binding upon Developer and its successors-in-title, (b) are not merely personal covenants of Developer, and (c) shall inure to the benefit of the City. Developer hereby agrees that any and all requirements of the laws of the State of Ohio to be satisfied in order for the provisions of this Covenant to constitute restrictions and covenants running with the land shall be deemed to be satisfied in full and that any requirements of privity of estate or privity of contract are also deemed to be satisfied in full.

**5. Severability.**

Each provision of this Covenant and the application thereof to the Property are hereby declared to be independent of and severable from the remainder of this Covenant. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Covenant.

**6. Exhibits.** The following exhibits are attached hereto and made a part hereof:

Exhibit A - Legal Description

SIGNATURES ON FOLLOWING PAGE

Executed on the date of acknowledgement set forth below.

**PORT OF GREATER CINCINNATI  
DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_

Printed name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF OHIO                    )  
  ) ss:  
COUNTY OF HAMILTON        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024,  
by \_\_\_\_\_, the \_\_\_\_\_ of the Port of Greater Cincinnati  
Development Authority, an Ohio port authority, on behalf of the port authority.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
Assistant City Solicitor

This instrument prepared by:

City of Cincinnati Law Department  
801 Plum Street  
Cincinnati, Ohio 45202

Exhibit A  
to Restrictive Covenant

*Legal Description*

TO BE ATTACHED TO EXECUTION VERSION



Exhibit D  
to Funding Agreement

*Additional Requirements*

Developer and Developer's general contractor shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati (collectively, "**Government Requirements**"), including the Government Requirements listed below, to the extent that they are applicable. Developer hereby acknowledges and agrees that (a) the below listing of Government Requirements is not intended to be an exhaustive list of Government Requirements applicable to the Project, Developer, or Developer's contractors, subcontractors or employees, either on the City's part or with respect to any other governmental entity, and (b) neither the City nor its Law Department is providing legal counsel to or creating an attorney-client relationship with Developer by attaching this Exhibit to the Agreement.

Notwithstanding the provisions of this Agreement and this Exhibit:

(A) The City acknowledges that Developer has an economic inclusion policy pertaining to the inclusion of minority, female, and small business enterprises, and non-discrimination, as well as its own procurement and competitive bidding policy. Developer shall use its best efforts, and shall require each contractor and subcontractor working on the Project to use its best efforts, to promote Developer's economic inclusion policy. In consideration of those efforts, the City hereby waives compliance with the City's Small Business Enterprise policy, the City's Equal Employment Opportunity Program, construction workforce goals, and procurement policy (each of which policies and programs are described more fully below) with respect to the Project.

(B) Notwithstanding clause (A) above, **Developer specifically agrees that, regardless of the legal applicability or inapplicability of Ordinance No. 130-2002 (regarding Meet and Confer), as described in Section (B)(i) of this Exhibit below, Developer shall fully comply with the meet and confer requirement identified in clause (B)(i)(b) of this Exhibit as if Ordinance No. 130-2002 applies to Developer.** The City affirms to Developer that Meet and Confer meetings occur twice monthly at the offices of the Department of Community and Economic Development; to the extent such meetings occur less frequently than bi-monthly, Developer shall not be obligated to wait to bid for longer than two weeks for a Meet and Confer meeting to take place.

This Exhibit serves two functions:

(i) Serving as a Source of Information With Respect to Government Requirements. This Exhibit identifies certain Government Requirements that may be applicable to the Project, Developer, or its contractors and subcontractors. Because this Agreement requires that Developer comply with all applicable laws, regulations, and other Government Requirements (and in certain circumstances to cause others to do so), this Exhibit flags certain Government Requirements that Developers, contractors and subcontractors regularly face in constructing projects or doing business with the City. To the extent a Developer is legally required to comply with a Government Requirement, failure to comply with such a Government Requirement is a violation of the Agreement.

(ii) Affirmatively Imposing Contractual Obligations. If certain conditions for applicability are met, this Exhibit also affirmatively imposes contractual obligations on Developer, even where such obligations are not imposed on Developer by Government Requirements. As described below, the affirmative obligations imposed hereby are typically a result of policies adopted by City Council which, per Council's directive, are to be furthered by the inclusion of certain specified language in some or all City contracts. The City administration (including the City's Department of Community and Economic Development) is responsible for implementing the policy directives promulgated by Council (which typically takes place via the adoption of motions or resolutions by Council), including, in certain circumstances, by adding specific contractual provisions in City contracts such as this Agreement.

(A) Construction Workforce.

(i) Applicability. Consistent with the limitations contained within the City Resolutions identified in clause (ii) below, this Section (A) shall not apply to contracts with the City other than construction contracts, or to construction contracts to which the City is not a party. For the avoidance of doubt, this Agreement is a construction contract solely to the extent that it directly obligates Developer to assume the role of a general contractor on a construction project for public improvements such as police stations or other government buildings, public parks, or public roadways.

The Construction Workforce Goals are not applicable to future work (such as repairs or modifications) on any portion of the Project. The Construction Workforce Goals are not applicable to the purchase of specialty fixtures and trade fixtures.

(ii) Requirement. In furtherance of the policy enumerated in City Resolutions No. 32-1983 and 21-1998 concerning the inclusion of minorities and women in City construction work, if Developer is performing construction work for the City under a construction contract to which the City is a party, Developer shall use Best Efforts to achieve a standard of no less than 11.8% Minority Persons (as defined below) and 6.9% females (of whom at least one-half shall be Minority Persons) in each craft trade in Developer and its general contractor's aggregate workforce in Hamilton County, to be achieved at least halfway through the construction contract (or in the case of a construction contract of six months or more, within 60 days of beginning the construction contract) (collectively, the "**Construction Workforce Goals**").

As used herein, the following terms shall have the following meanings:

(a) "**Best Efforts**" means substantially complying with all of the following as to any of its employees performing such construction, and requiring that all of its construction subcontractors substantially comply with all of the following: (1) solicitation of Minority Persons as potential employees through advertisements in local minority publications; and (2) contacting government agencies, private agencies, and/or trade unions for the job referral of qualified Minority Persons.

(b) "**Minority Person**" means any person who is Black, Asian or Pacific Islander, Hispanic, American Indian or Alaskan Native.

(c) "**Black**" means a person having origin in the black racial group of Africa.

(d) "**Asian or Pacific Islander**" means a person having origin in the original people of the Far East or the Pacific Islands, which includes, among others, China, India, Japan, Korea, the Philippine Islands, Malaysia, Hawaii and Samoa.

(e) "**Hispanic**" means a person of Mexican, Puerto Rican, Cuban, Central or South American or other Spanish cultural origin.

(f) "**American Indian**" or "**Alaskan Native**" means a person having origin in any of the original people of North America and who maintains cultural identification through tribal affiliation.

(B) Trade Unions; Subcontracts; Competitive Bidding.

(i) Meeting and Conferring with Trade Unions.

(a) Applicability. Per City of Cincinnati, Ordinance No. 130-2002, this requirement is limited to transactions in which Developer receives City funds or other assistance (including, but not limited to, the City's construction of public improvements to specifically benefit the Project, or the City's sale of real property to Developer at below fair market value).

(b) Requirement. This Agreement may be subject to the requirements of City of Cincinnati, Ordinance No. 130-2002, as amended or superseded, providing that, if Developer receives City funds or other assistance, Developer and its general contractor, prior to the commencement of construction of the Project and prior to any expenditure of City funds, and with the aim of reaching comprehensive and efficient project agreements covering all work done by Developer or its general contractor, shall meet and confer with: the trade unions representing all of the crafts working on the Project, and minority, female, and locally-owned contractors and suppliers potentially involved with the construction of the Project. At this meeting, Developer and/or its general contractor shall make available copies of the scope of work and if prevailing wage rates apply, the rates pertaining to all proposed work on the Project. Not later than ten (10) days following Developer and/or its general contractor's meet and confer activity, Developer shall provide to the City, in writing, a summary of Developer and/or its general contractor's meet and confer activity.

(ii) Contracts and Subcontracts; Competitive Bidding.

(a) Applicability. This clause (ii) is applicable to "construction contracts" under Cincinnati Municipal Code Chapter 321. Municipal Code Chapter 321 defines "construction" as "any construction, reconstruction, improvement, enlargement, alteration, repair, painting, decorating, wrecking or demolition, of any public improvement the total overall project cost of which is fairly estimated by Federal or Ohio statutes to be more than four thousand dollars and performed by other than full-time employees who have completed their probationary periods in the classified service of a public authority," and "contract" as "all written agreements of the City of Cincinnati, its boards or commissions, prepared and signed by the city purchasing agent or a board or commission for the procurement or disposal of supplies, service or construction."

(b) Requirement. If CMC Chapter 321 applies to the Project, Developer is required to ensure that all contracts and subcontracts for the Project are awarded pursuant to a competitive bidding process that is approved by the City in writing. All bids shall be subject to review by the City. All contracts and subcontracts shall be expressly required by written agreement to comply with the provisions of this Agreement and the applicable City and State of Ohio laws, ordinances and regulations with respect to such matters as allocation of subcontracts among trade crafts, Small Business Enterprise Program, Equal Employment Opportunity, and Construction Workforce Goals.

(iii) Competitive Bidding for Certain City-Funded Development Agreements.

(a) Applicability. Pursuant to Ordinance No. 273-2002, the provision in clause (b) below applies solely where the Project receives in \$250,000 or more in direct City funding, and where such funding comprises at least 25% of the Project's budget. For the purposes of this clause (iii), "direct City funding" means a direct subsidy of City funds in the form of cash, including grants and forgivable loans, but not including public improvements, land acquisitions and sales, job creation tax credits, or tax abatements or exemptions.

(b) Requirement. This Agreement requires that Developer issue an invitation to bid on the construction components of the development by trade craft through public notification and that the bids be read aloud in a public forum. For purposes of this provision, the following terms shall be defined as set forth below:

(1) "Bid" means an offer in response to an invitation for bids to provide construction work.

(2) "Invitation to Bid" means the solicitation for quoted prices on construction specifications and setting a time, date and place for the submission of and public reading of bids. The place for the public reading of bids shall be chosen at the discretion of Developer; however, the place chosen must be accessible to the public on the date and time of the public reading and must have sufficient room capacity to accommodate the number of respondents to the invitation to bid.

(3) "Trade Craft" means (a) general construction work, (b) electrical equipment, (c) plumbing and gas fitting, (d) steam and hot water heating and air conditioning and ventilating apparatus, and steam power plant, (e) elevator work, and (f) fire protection.

(4) "Public Notification" means (a) advertisement of an invitation to bid with ACI (Allied Construction Industries) and the Dodge Report, and (b) dissemination of the advertisement (either by mail or electronically) to the South Central Ohio Minority Business Council, Greater Cincinnati Northern Kentucky African-American Chamber of Commerce, and the Hispanic Chamber of Commerce. The advertisement shall include a description of the "scope of work" and any other information reasonably necessary for the preparation of a bid, and it shall be published and disseminated no less than fourteen days prior to the deadline for submission of bids stated in the invitation to bid.

(5) "Read Aloud in a Public Forum" means all bids shall be read aloud at the time, date and place specified in the invitation for bids, and the bids shall be available for public inspection at the reading.

(C) City Building Code. All construction work must be performed in compliance with City building code requirements.

(D) Lead Paint Regulations. All work must be performed in compliance with Chapter 3742 of the Ohio Revised Code, Chapter 3701-32 of the Ohio Administrative Code, and must comply with OSHA's Lead in Construction Regulations and the OEPA's hazardous waste rules. All lead hazard abatement work must be supervised by an Ohio Licensed Lead Abatement Contractor/Supervisor.

(E) Displacement. If the Project involves the displacement of tenants, Developer shall comply with all Government Requirements in connection with such displacement. If the City shall become obligated to pay any relocation costs or benefits or other sums in connection with the displacement of tenants, under Cincinnati Municipal Code Chapter 740 or otherwise, Developer shall reimburse the City for any and all such amounts paid by the City in connection with such displacement within twenty (20) days after the City's written demand.

(F) Small Business Enterprise Program.

(i) Applicability. The applicability of Municipal Code Chapter 323 (Small Business Enterprise Program) is limited to construction contracts in excess of \$5,000. Municipal Code Chapter 323 defines "contract" as "a contract in excess of \$5,000.00, except types of contracts listed by the City purchasing agent as exempt and approved by the City Manager, for (a) construction, (b) supplies, (c) services, or (d) professional services." It defines "construction" as "any construction, reconstruction, improvement, enlargement, alteration, repair, painting, decorating, wrecking or demolition, of any public improvement the total overall project cost of which is fairly estimated by Federal or Ohio statutes to be more than \$4,000 and performed by other than full-time employees who have completed their probationary periods in the classified service of a public authority." To the extent Municipal Code Chapter 323 does not apply to this Agreement, Developer is not subject to the various reporting requirements described in this Section (F).

(ii) Requirement. The City has an aspirational goal that 30% of its total dollars spent for construction and 15% of its total dollars spent for supplies/services and professional services be spent with Small Business Enterprises ("SBE"s), which include SBEs owned by minorities and women. Accordingly, subject to clause (i) above, Developer and its general contractor shall use its best efforts and take affirmative steps to assure that SBEs are utilized as sources of supplies, equipment, construction, and services, with the goal of meeting 30% SBE participation for construction contracts and 15% participation for supplies/services and professional services contracts. An SBE means a consultant, supplier, contractor or subcontractor who is certified as an SBE by the City in accordance with Cincinnati Municipal Code ("CMC") Chapter 323. (A list of SBEs may be obtained from the Department of Economic Inclusion or from the City's web page, <http://cincinnati.diversitycompliance.com>.) Developer and its general contractor may refer interested firms to

the Department of Economic Inclusion for review and possible certification as an SBE, and applications may also be obtained from such web page. If the SBE program is applicable to this Agreement, as described in clause (i) above, Developer agrees to take (or cause its general contractor to take) at least the following affirmative steps:

- (1) Including qualified SBEs on solicitation lists.
- (2) Assuring that SBEs are solicited whenever they are potential sources. Contractor must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to SBEs to provide services, to supply materials or to bid on construction contracts for the Project. Contractor is encouraged to use the internet and similar types of advertising to reach a broader audience, but these additional types of advertising cannot be used as substitutes for the above.
- (3) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.
- (4) When needs permit, establishing delivery schedules that will encourage participation by SBEs.

(iii) Subject to clause (i) above, if any subcontracts are to be let, Developer shall require the prime contractor to take the above affirmative steps.

(iv) Subject to clause (i) above, Developer shall provide to the City, prior to commencement of the Project, a report listing all of the contractors and subcontractors for the Project, including information as to the owners, dollar amount of the contract or subcontract, and other information that may be deemed necessary by the City Manager. Developer or its general contractor shall update the report monthly by the 15<sup>th</sup>. Developer or its general contractor shall enter all reports required in this subsection via the City's web page referred to in clause (i) above or any successor site or system the City uses for this purpose. Upon execution of this Agreement, Developer and its general contractor shall contact the Department of Economic Inclusion to obtain instructions, the proper internet link, login information, and password to access the site and set up the necessary reports.

(v) Subject to clause (i) above, Developer and its general contractor shall periodically document its best efforts and affirmative steps to meet the above SBE participation goals by notarized affidavits executed in a form acceptable to the City, submitted upon the written request of the City. The City shall have the right to review records and documentation relevant to the affidavits. If affidavits are found to contain false statements, the City may prosecute the affiant pursuant to Section 2921.12, Ohio Revised Code.

(vi) Subject to clause (i) above, failure of Developer or its general contractor to take the affirmative steps specified above, to provide fair and equal opportunity to SBEs, or to provide technical assistance to SBEs as may be necessary to reach the minimum percentage goals for SBE participation as set forth in Cincinnati Municipal Code Chapter 323, may be construed by the City as failure of Developer to use best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to enforce specific performance of the terms of this section.

(G) Equal Employment Opportunity.

(i) Applicability. Chapter 325 of the Cincinnati Municipal Code (Equal Employment Opportunity) applies (a) where the City expends more than \$5,000 under a non-construction contract, or (b) where the City spends or receives over \$5,000 to (1) employ another party to construct public improvements, (2) purchase services, or (3) lease any real or personal property to or from another party. Chapter 325 of the Municipal Code does not apply where the contract is (a) for the purchase of real or personal property to or from another party, (b) for the provision by the City of services to another party, (c) between the City and another governmental agency, or (d) for commodities such as utilities.

(ii) Requirement. If this Agreement is subject to the provisions of Chapter 325 of the Cincinnati Municipal Code (the City of Cincinnati's Equal Employment Opportunity Program), the provisions thereof are hereby incorporated by reference into this Agreement.

(H) Prevailing Wage. Developer shall comply, and shall cause all contractors working on the Project to comply, with all any prevailing wage requirements that may be applicable to the Project. In the event that the City is directed by the State of Ohio to make payments to construction workers based on violations of such requirements, Developer shall make such payments or reimburse the City for such payments within twenty (20) days of demand therefor. A copy of the City's prevailing wage determination may be attached to this Exhibit as Addendum I to Additional Requirements Exhibit (*City's Prevailing Wage Determination*) hereto.

(I) Compliance with the Immigration and Nationality Act. In the performance of its construction obligations under this Agreement, Developer shall comply with the following provisions of the federal Immigration and Nationality Act: 8 U.S.C.A. 1324a(a)(1)(A) and 8 U.S.C.A. 1324a(a)(2). Compliance or noncompliance with those provisions shall be solely determined by final determinations resulting from the actions by the federal agencies authorized to enforce the Immigration and Nationality Act, or by determinations of the U.S.

(J) Prompt Payment. The provisions of Chapter 319 of the Cincinnati Municipal Code, which provides for a "Prompt Payment System", may apply to this Agreement. Municipal Code Chapter 319 also (i) provides certain requirements for invoices from contractors with respect to the Prompt Payment System, and (ii) obligates contractors to pay subcontractors for satisfactory work in a timely fashion as provided therein.

(K) Conflict of Interest. Pursuant to Ohio Revised Code 102.03, no officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning or carrying out of the Project may have any personal financial interest, direct or indirect, in Developer or in the Project, and Developer shall take appropriate steps to assure compliance.

(L) Ohio Means Jobs. If this Agreement constitutes a construction contract (pursuant to the guidance with respect to the definition of that term provided in Section (A) above), then, pursuant to Ordinance No. 238-2010: To the extent allowable by law, Developer and its general contractor shall use its best efforts to post available employment opportunities with Developer, the general contractor's organization, or the organization of any subcontractor working with Developer or its general contractor with the OhioMeansJobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-946-7200.

(M) Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "**Wage Enforcement Chapter**"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the

Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the city shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

(N) Americans With Disabilities Act; Accessibility.

(i) Applicability. Cincinnati City Council adopted Motion No. 201600188 on February 3, 2016 (the "**Accessibility Motion**"). This motion directs City administration, including DCED, to include language specifically requiring compliance with the Americans With Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the "**ADA**"), and imposing certain minimum accessibility standards on City-subsidized projects regardless of whether there are arguably exceptions or reductions in accessibility standards available under the ADA or State law.

(ii) Requirement. In furtherance of the policy objectives set forth in the Accessibility Motion, (A) the Project shall comply with the ADA, and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a "place of public accommodation" or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA,

applicable building code requirements, or by any other legal requirement, then Developer shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, “**Contractual Minimum Accessibility Requirements**” means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building’s primary point of entry, conspicuous signage directing persons to such accessible point of entry.

(O) Electric Vehicle Charging Stations in Garages.

(i) Applicability. Cincinnati City Council passed Ordinance No. 89-2017 on May 10, 2017. This ordinance requires all agreements in which the City provides any amount of “qualifying incentives” for projects involving the construction of a parking garage to include a provision requiring the inclusion of certain features in the garage relating to electric vehicles. The ordinance defines “qualifying incentives” as the provision of incentives or support for the construction of a parking garage in the form of (a) the provision of any City monies or monies controlled by the City including, without limitation, the provision of funds in the form of loans or grants; (b) the provision of service payments in lieu of taxes in connection with tax increment financing, including rebates of service payments in lieu of taxes; and (c) the provision of the proceeds of bonds issued by the City or with respect to which the City has provided any source of collateral security or repayment, including, but not limited to, the pledge of assessment revenues or service payments in lieu of taxes. For the avoidance of doubt, “qualifying incentives” does not include (1) tax abatements such as Community Reinvestment Area abatements pursuant to Ohio Revised Code 3735.67, et seq., or Job Creation Tax Credits pursuant to Ohio Revised Code 718.15; (2) the conveyance of City-owned real property for less than fair market value; and (3) any other type of City support in which the City provides non-monetary assistance to a project, regardless of value.

(ii) Requirement. If the applicability criteria of Ordinance No. 89-2017 are met, then the following requirements shall apply to any parking garage included within the Project: (a) at least one percent of parking spaces, rounding up to the nearest integer, shall be fitted with Level 2 minimum 7.2 kilowatt per hour electric car charging stations; provided that if one percent of parking spaces is less than two parking spaces, the minimum number of parking spaces subject to this clause shall be two parking spaces; and (b) the parking garage’s electrical raceway to the electrical supply panel serving the garage shall be capable of providing a minimum of 7.2 kilowatts of electrical capacity to at least five percent of the parking spaces of the garage, rounding up to the nearest integer, and the electrical room supplying the garage must have the physical space for an electrical supply panel sufficient to provide 7.2 kilowatts of electrical capacity to at least five percent of the parking spaces of the garage, rounding up to the nearest integer.

(P) Certification as to Non-Debarment. Developer represents that neither it nor any of its principals is presently suspended or debarred by any federal, state, or local government agency. In completing the Project, Developer shall not solicit bids from any contractors or subcontractors who are identified as being suspended or debarred by any federal, state, or local government agency. If Developer or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, Developer shall be considered in default under this Agreement.

(Q) Use of Nonfranchised Commercial Waste Haulers Prohibited. The City requires that persons providing commercial waste collection services (as that term is defined under CMC Chapter 730) within the City of Cincinnati obtain a franchise, and the City maintains a list of franchised commercial waste haulers. Grantee is prohibited from using or hiring (or causing to be used or hired) a nonfranchised commercial waste hauler to provide commercial waste collection services in connection with the performance of this Agreement, and Grantee is responsible for ensuring that any commercial waste collection services provided in connection with the performance of this Agreement are provided by a franchised commercial waste hauler. Questions related to the use of commercial waste franchisees can be



directed to, and a list of current franchisees can be obtained from, the City's Office of Environment & Sustainability by calling (513)352-3200.

ADDENDUM I  
to Additional Requirements Exhibit  
*(City's Prevailing Wage Determination)*

INTENTIONALLY OMITTED