



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised

Budget and Finance Committee

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

Monday, December 12, 2022

1:00 PM

Council Chambers, Room 300

PUBLIC HEARING

TENTATIVE TAX BUDGET 2024

1. [202202132](#) **RESOLUTION (LEGISLATIVE) (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, **ADOPTING** the Calendar Year Budget for Current Operating Expenses of the City of Cincinnati for the calendar year 2024 and submitting the same to the County Auditor.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

2. [202202224](#) **MOTION**, submitted by Mayor Aftab Pureval, Vice Mayor Kearney, and Councilmembers Cramerding, Johnson, Jeffreys, Harris, Owens and Parks, **WE MOVE** that the Administration prioritize the following Housing Security & Economic Opportunity Strategic Investment Plan in the FY2024 City Budget with funds resulting from the CY2024 Tentative Tax Budget. **WE FURTHER MOVE** that the Administration bring Council a report & recommendation on detailed funding and implementation of these programs before April 15, 2023. (BALANCE ON FILE IN THE CLERK'S OFFICE)

Sponsors: Mayor, Kearney, Cramerding, Johnson, Jeffreys, Harris, Owens and Parks

Attachments: [202202224](#)

End of Public Hearing

PRESENTATIONS

2024 Tentative Tax Budget

William "Billy" Weber, Assistant City Manager

Karen Alder, Finance Director

CRA Presentations

Markiea L. Carter, Director of Community and Economic Development

AGENDA

COMMUNITY REINVESTMENT AREA AGREEMENTS

3. [202202123](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, **APPROVING AND AUTHORIZING** the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement* with 312 W Fourth Holdings, LLC, thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 312 W Fourth Street in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 7,872 square feet of residential space, consisting of 7 residential rental units, and approximately 2,700 square feet of commercial space, at a total construction cost of approximately \$1,263,022.

Sponsors: City Manager

Attachments: [Ordinance](#)
[Exhibit A](#)
[Transmittal](#)

4. [202202124](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, **APPROVING AND AUTHORIZING** the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge)* with Yukon Investments, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 1720 Elm Street, 118 Findlay Street, and 114-116 W. Elder Street in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of four buildings into mixed-use space containing approximately 6,907 square feet of commercial retail space and approximately 16,832 square feet of residential space, consisting of approximately 30 residential rental units, which remodeling shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold or Platinum standards or Living Building Challenges standards, at a total remodeling cost of approximately \$5,391,856.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Exhibit A](#)

5. [202202125](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City

Manager, on 11/30/2022, **APPROVING AND AUTHORIZING** the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge)* with CRDV Findlay Market, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 130-132 W. Elder Street in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of the existing buildings into approximately 4,000 square feet of commercial space and approximately 10,000 square feet of office space, which remodeling shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold or Platinum standards or Living Building Challenges standards, at a total remodeling cost of approximately \$5,600,000.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Exhibit A](#)

6. [202202126](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, **APPROVING AND AUTHORIZING** the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge)* with Paramount Launch, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 954 E. McMillan Street in the Walnut Hills neighborhood of Cincinnati, in connection with the construction of approximately 29,988 square feet of residential space, consisting of 56 dwelling units, and approximately 6,790 square feet of commercial space, which construction shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold or Platinum standards or Living Building Challenge standards, at a total construction cost of approximately \$11,602,886. (Subject to the [Temporary Prohibition List <https://www.cincinnati-oh.gov/law/ethics/city-business>](https://www.cincinnati-oh.gov/law/ethics/city-business))

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

7. [202202127](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, **APPROVING AND AUTHORIZING** the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement* with PL Durner, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 2453 Gilbert Avenue in the Walnut Hills neighborhood of Cincinnati, in connection with the remodeling of an existing building to create approximately 10,000 square feet of office space, at a total construction cost of

approximately \$2,520,000. (Subject to the [Temporary Prohibition List](https://www.cincinnati-oh.gov/law/ethics/city-business) <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

8. [202202128](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 11/30/2022, **APPROVING AND AUTHORIZING** the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with PL Race, LLC, an affiliate of The Model Group, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 2429 Gilbert Avenue in the Walnut Hills neighborhood of Cincinnati, in connection with the remodeling of an existing building to create approximately 13,000 square feet of office space, at a total construction cost of approximately \$2,456,000. (Subject to the [Temporary Prohibition List](https://www.cincinnati-oh.gov/law/ethics/city-business) <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Exhibit A](#)

9. [202202146](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022. **APPROVING AND AUTHORIZING** the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Cary Capital, LLC, thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 2250 East Seymour Avenue in the Bond Hill neighborhood of Cincinnati, in connection with the construction of an approximately 50,000 square foot manufacturing facility, which construction shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold or Platinum standards or Living Building Challenge standards, at a total construction cost of approximately \$10,200,000. (Subject to the [Temporary Prohibition List](https://www.cincinnati-oh.gov/law/ethics/city-business) <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

10. [202202153](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **APPROVING AND AUTHORIZING** the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Lester and Montgomery Apartments, LLC, an affiliate of Towne Properties, Inc., thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 5984-5988 Lester Road

and 6006-6026 Montgomery Road in the Pleasant Ridge neighborhood of Cincinnati, in connection with the construction of approximately 64,145 square feet of residential space, consisting of 82 dwelling units, and approximately 6,013 square feet of commercial space, which construction shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold or Platinum standards or Living Building Challenge standards, at a total construction cost of approximately \$23,000,000. (Subject to the [Temporary Prohibition List <https://www.cincinnati-oh.gov/law/ethics/city-business>](https://www.cincinnati-oh.gov/law/ethics/city-business))

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

11. [202202155](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **APPROVING AND AUTHORIZING** the City Manager to execute a *Community Reinvestment Area Tax Exemption Agreement* with OTR Holdings, Inc., an affiliate of 3CDC, thereby authorizing a 15-year tax exemption for 100% of the value of improvements made to real property located at 210-218 W. Twelfth Street in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of four existing buildings into approximately 21,048 square feet of residential space, consisting of approximately 29 residential units, and approximately 2,600 square feet of commercial space, at a total construction cost of approximately \$6,864,654. (Subject to the [Temporary Prohibition List <https://www.cincinnati-oh.gov/law/ethics/city-business>](https://www.cincinnati-oh.gov/law/ethics/city-business))

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

REPORTS

12. [202202139](#) **REPORT**, dated 12/7/2022, submitted Sheryl M. M. Long, City Manager, regarding the Finance and Budget Monitoring Report for the Period Ending September 30, 2022.

Sponsors: City Manager

Attachments: [Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

APPROPRIATIONS AND PROCUREMENT

13. [202202142](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **AUTHORIZING** the transfer and appropriation of the sum of \$2,000,000 from the unappropriated surplus of Downtown/OTR West Equivalent Fund 482 to the Department of Community and Economic Development non-personnel operating budget account no. 482x164x7200 for the purpose of providing resources to assist with redevelopment of four historic buildings in the Over-the-Rhine neighborhood of Cincinnati into a mixed use development; and **DECLARING** that expenditures from the Department of Community and Economic Development non-personnel operating budget account no. 482x164x7200 to be for a public purpose. (Subject to the [Temporary Prohibition List](#) [<https://www.cincinnati-oh.gov/law/ethics/city-business>](https://www.cincinnati-oh.gov/law/ethics/city-business))

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)

14. [202202143](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **ESTABLISHING** capital improvement program project account no. 980x233x232355, "Queensgate SORTA Easement Improvements," for the purpose of providing Income Tax-Transit Fund 759 resources for easement access improvements to the vacated right-of-way formerly known as McClean Street, adjacent to the Southwest Ohio Regional Transit Authority ("SORTA") facility in the Queensgate neighborhood, and to provide resources for eligible labor, materials, tools, and technologies needed to plan, design, build, and inspect these improvements; **AUTHORIZING** the transfer and appropriation of \$1,500,000 from the unappropriated surplus of Income Tax-Transit Fund 759 to newly created capital improvement program project account no. 980x233x232355, "Queensgate SORTA Easement Improvements"; and further **AUTHORIZING** the appropriation of \$9,064,004.89 from the unappropriated surplus of Income Tax-Transit Fund 759 to the SORTA non-personnel operating budget account no. 759x081x7200 for the purpose of implementing the provisions of Ordinance No. 0247-2020 that authorized the City Manager to execute an Amendment to the City-SORTA Agreement for the transfer of funds from Income Tax-Transit Fund 759 to SORTA.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)

15. [202202144](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **AUTHORIZING** the Director of Finance to increase the fund advance limit of Water Works Stores - Materials Fund 204 ("Fund 204"), from \$5,000,000 to \$6,000,000; and further **AUTHORIZING** the transfer of \$1,000,000 from the unappropriated

surplus of Fund 101, Water Works, to Fund 204 for the purpose of providing Greater Cincinnati Water Works with sufficient funds to purchase parts necessary for the operation and maintenance of the City's water system.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)

16. [202202145](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **AUTHORIZING** the transfer and return to source Local Fiscal Recovery Fund 469 of the sum of \$613,183.01 from American Rescue Plan grant project account no. 469x101xARP025, "Social Services Operational Grants," for the purpose of realigning sources with actual uses; **AUTHORIZING** the transfer and return to source Local Fiscal Recovery Fund 469 of the sum of \$37,329.87 from American Rescue Plan grant project account no. 469x101xARP038, "Children's Hospital," for the purpose of realigning sources with actual uses; **AUTHORIZING** the transfer and return to source Local Fiscal Recovery Fund 469 of the sum of \$1,700 from American Rescue Plan grant project account no. 469x101xARP071, "Rites of Passage," for the purpose of realigning sources with actual uses; **ESTABLISHING** new Local Fiscal Recovery Fund 469 American Rescue Plan grant project account no. 469x101xARP400, "Violence Reduction Initiatives," for the purpose of providing funds for a public health informed response to gun violence including the development and implementation of evidence-based, community-based violence reduction interventions; **AUTHORIZING** the transfer and appropriation of the sum of \$100,000 from the unappropriated surplus of Local Fiscal Recovery Fund 469 to newly established American Rescue Plan grant project account no. 469x101xARP400, "Violence Reduction Initiatives," for the purpose of providing funds for a public health informed response to gun violence including the development and implementation of evidence-based, community-based violence reduction interventions; **DECLARING** expenditures from American Rescue Plan grant project account no. 469x101xARP400, "Violence Reduction Initiatives," to be for a public purpose; **ESTABLISHING** new Local Fiscal Recovery Fund 469 American Rescue Plan grant project account no. 469x222xARP401, "PVO / Downtown Event Deployment," for the purpose of providing funds to the Cincinnati Police Department for Police Visibility Overtime including the deployment of overtime to curb violence and for large public events; **AUTHORIZING** the transfer and appropriation of the sum of \$552,212.88 from the unappropriated surplus of Local Fiscal Recovery Fund 469 to newly established American Rescue Plan grant project account no. 469x222xARP401, "PVO / Downtown Event Deployment," for the purpose of providing funds to the Cincinnati Police Department for Police Visibility Overtime including the deployment of overtime to curb violence and for large public events; and **DECLARING** expenditures from American Rescue Plan grant project account no. 469x222xARP401, "PVO / Downtown Event Deployment," to be for a public purpose.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)

17. [202202147](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **AUTHORIZING** the transfer and return to source Fund 304, "Community Development Block Grant," the sum of \$4,119,272.70 to close out or decrease certain existing project accounts, according to Section A of the attached Schedule of Transfer; and **AUTHORIZING** the transfer and appropriation of the sum of \$4,350,000 from the unappropriated surplus of Fund 304, "Community Development Block Grant," to various project accounts, as set forth in Section B of the attached Schedule of Transfer.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

18. [202202204](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **MODIFYING** Chapter 321, "Procurement and Disposal of Supplies, Services and Construction," of the Cincinnati Municipal Code by **AMENDING** Section 321-7, "Procurement Statutes Declared Inoperative" and **AUTHORIZING** the City Manager to engage in procurement processes for the Duke Energy Convention Center redevelopment and the Western Hills Viaduct.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)

DEDICATIONS AND EASEMENTS

19. [202202149](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **ACCEPTING AND CONFIRMING** the dedication to public use of a 0.031-acre tract of real property in Madisonville as a portion of Madison Road public right-of-way for street purposes.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

20. [202202152](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 12/7/2022, **AUTHORIZING** the City Manager to execute a Grant of Easement in favor of

Cure Properties, LLC, pursuant to which the City of Cincinnati will grant an encroachment easement upon a portion of certain real property commonly known as the Main Street Steps in Mt. Auburn.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

MOTIONS

21. [202201995](#) **MOTION**, submitted by Vice Mayor Kearney and Councilmember Parks, Equitable Development Mentoring Program (“EDMP”) for the Convention Center District Development Project. **WE MOVE** that the City Administration work with 3CDC, the Master Developer for the City of Cincinnati’s Convention Center District Development Project, to establish an Equitable Development Mentoring Program for minority and women developers and contractors. (BALANCE ON FILE IN CLERK’S OFFICE) (STATEMENT ATTACHED)

Sponsors: Kearney and Parks

Attachments: [MOTION](#)

PRESENTATIONS

22. [202202229](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 12/12/2022, regarding the DCED Projects Presentation Budget and Finance Committee.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

23. [202202232](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 12/12/2022, regarding 2024 Tentative Tax Budget.

Sponsors: City Manager

Attachments: [2024 TTB Presentation](#)
[TTB Presentation 12-12-22](#)

ADJOURNMENT