



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final

Budget and Finance Committee

Chairperson David Mann
Vice Chair Chris Seelbach
Councilmember Steve Goodin
Councilmember Jan-Michele Kearney
Councilmember Liz Keating
Councilmember Greg Landsman
Councilmember Betsy Sundermann
Councilmember Wendell Young

Monday, December 6, 2021

1:00 PM

Council Chambers, Room 300

ROLL CALL

PRESENTATIONS

Gateway to Freedom Park
Phil Castellini

Metropolitan Sewer District
2022 Budget Recommendation & 2022 - 2026 Capital Budget Request
Diana Christy, Executive Director

AGENDA

- 1.** [202103228](#) PRESENTATION, dated 12/02/2021, submitted by Councilmember Mann, from Phil Castellani regarding a presentation to the Budget & Finance Committee on Freedom Park.

Sponsors: Mann

Attachments: [Presentation - Freedom Center Park](#)
- 2.** [202103155](#) ORDINANCE (EMERGENCY), dated 11/23/2021, submitted by Mayor John Cranley, from Andrew W. Garth, City Solicitor, AUTHORIZING the transfer and return to source of the sum of \$1,000,000 from American Rescue Plan grant project account no. 469x101xARP052, "FY 2021 Restricted Funds Revenue Replacement," to the unappropriated surplus of Local Fiscal Recovery Fund 469; AUTHORIZING the appropriation of the sum of \$1,000,000 from the unappropriated surplus of Local Fiscal Recovery Fund 469 to existing American Rescue Plan grant project account no. 469x101Xarp053, "Hazard Pay," for the purpose of providing additional compensation to eligible City employees during the COVID-19 pandemic; DECLARING expenditures from American Rescue Plan grant project account no. 469x101xARP053, "Hazard Pay," to be

for a public purpose; AUTHORIZING a one-time payment to represented City employees who qualify for "Hazard Pay" as set forth in the American Rescue Plan guidance promulgated by the United States Department of the Treasury, subject to negotiation with each bargaining unit but excluding City employees in the American Federation of State, County, and Municipal Employees bargaining unit, who have already negotiated for Hazard Pay; and AUTHORIZING a one-time payment to non-represented City employees, at an amount established by the City Manager, who qualify for "Hazard Pay" as set forth in the American Rescue Plan guidance promulgated by the United States Department of the Treasury.

Sponsors: Mayor

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

3. [202103178](#) RESOLUTION, dated 11/30/2021, submitted by Mayor John Cranley, from Andrew W. Garth, City Solicitor, EXPRESSING the support of the Mayor and City Council for the current design of the Gateway to Freedom Park to be constructed on Lot 18 at the development known as the Banks.

Sponsors: Mayor

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

4. [202103133](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to accept and deposit a donation from the Cincinnati Fire Foundation in the amount of up to \$41,000 into General Fund 050x8571; and AUTHORIZING the transfer and appropriation of up to \$41,000 from the unappropriated surplus of General Fund 050 to the Fire Department's General Fund non-personnel operating budget account no. 050x271x7300 for the purpose of providing funds for the continued operation of the Cincinnati Fire Department's EMS Mountain Bike Unit.

Sponsors: City Manager

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

5. [202103134](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/1/2021, ESTABLISHING new capital improvement program project account no. 980x236x222360, "Streetcar Asset & Inventory Management System Grant," for the purpose of providing resources for the acquisition of a software system designed to modernize streetcar inventory management and upgrade streetcar technology while meeting safety requirements, enhancing management efficiency, and training system users; ESTABLISHING new capital

improvement program project account no. 980x236x222361, "Streetcar Parking Lot Expansion MOF Grant," for the purpose of providing resources for parking lot expansion at the streetcar maintenance and operations facility; AUTHORIZING the City Manager to apply for and accept three grants in the following amounts from the Ohio Department of Transportation Ohio Transit Partnership program: 1) an amount up to \$300,000 for the transit asset and inventory management system; 2) an amount up to \$487,000 for parking lot expansion at the streetcar maintenance and operations facility; and 3) an amount up to \$1,000,000 for the Streetcar Preventative Maintenance Grant for the purpose of providing streetcar preventative maintenance support; AUTHORIZING the deposit and appropriation of a grant in the amount of up to \$300,000 to newly established capital improvement program project account no. 980x236x222360, "Streetcar Asset & Inventory Management System Grant"; AUTHORIZING the appropriation of a grant in the amount of up to \$487,000 to newly established capital improvement program project account no. 980x236x222361, "Streetcar Parking Lot Expansion MOF Grant"; and AUTHORIZING the appropriation of a grant in the amount of up to \$150,000 to streetcar personnel operating budget account no. 455x236x7100 and in the amount of up to \$850,000 to streetcar non-personnel operating budget account no. 455x236x7200 for the purpose of providing streetcar preventative maintenance support.

Sponsors: City Manager

Attachments: [Transmittal - ODOT OTP Program Grants for Streetcar Ordinance](#)

6. [202103135](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to accept an in-kind donation from Mr. Ed Willig of a flagpole valued at approximately \$1,500, for use at Firehouse 24 in Price Hill.

Sponsors: City Manager

Attachments: [Transmittal Ordinance](#)

7. [202103136](#) REPORT, dated 12/1/2021, submitted by Paula Boggs Muething, City Manager, regarding sewer payment relief for lower-income ratepayers. (SEE DOC. #202100295)

Sponsors: City Manager

Attachments: [Report - Sewer Payment Relief Attachment - Oversight Invoices](#)

8. [202103138](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to accept and appropriate a grant in an amount up to \$10,000 from the Cincinnati Recreation Foundation for the purpose of providing funding support to youth sports programs in need; and AUTHORIZING the Director of Finance to

deposit the donated funds into Fund 319, "Contributions for Recreation Purposes."

Sponsors: City Manager

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

9. [202103140](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to execute a Retail Water Service Agreement between the City of Cincinnati and the Village of Woodlawn, Ohio.

Sponsors: City Manager

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

10. [202103141](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to execute a Retail Water Service Agreement between the City of Cincinnati and the City of North College Hill, Ohio.

Sponsors: City Manager

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

11. [202103142](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to execute a Lease and Operating Agreement with Great Parks of Hamilton County pursuant to which Great Parks of Hamilton County will lease and operate a portion of the City-owned public park known as Otto Armleder Memorial Park and Recreation Complex in Linwood.

Sponsors: City Manager

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

12. [202103150](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to apply for and accept funds in an amount up to \$29,906 from the State of Ohio TechCred Credential Reimbursement Program, for eligible costs incurred by the Cincinnati Police Department ("CPD") in providing CPD employees with technology-focused credentials; AUTHORIZING the Director of Finance to deposit the program funds into the General Fund 050x8571; and further AUTHORIZING the City Manager to appropriate an amount up to \$29,906 from the unappropriated surplus of General Fund 050 to CPD non-personnel operating budget account no. 050x227x7200.

Sponsors: City Manager

Attachments: [Transmittal - CPD Ohio TechCred Credential Reimbursement Program](#)
[Ordinance - CPD Ohio TechCred Credential Reimbursement Program](#)

13. [202103151](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AMENDING the Ordinance No. 0166-2021 to remove 'Summer' from the description of American Rescue Plan Account Number ARP065, "Cincinnati Recreation Commission Extended Hours," per the attached Schedule of Appropriations (AMENDED).

Sponsors: City Manager

Attachments: [Transmittal - Extending Recreation Center Hours](#)
[Ordinance - Amending Ord No 0166-2021 Extending Recreation Center](#)
[Attachment - ARP Amended Scheduled of Appropriations](#)

14. [202103152](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/1/2021, APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with The Farmers Hotel, LLC, thereby authorizing a 12-year tax exemption for 100% of the value of improvements made to real property located at 4000 and 4004 Colerain Avenue in the Northside neighborhood of Cincinnati, in connection with the remodeling of an existing building into approximately 3,840 square feet of residential space, consisting of 6 residential units, and approximately 2,500 square feet of commercial space, at a total construction cost of approximately \$645,000.

Sponsors: City Manager

Attachments: [Transmittal - CRA Tax Exdmpion for The Farmers Hotel LLC](#)
[Ordinance - CRA Tax Exemption for The Farmers Hotel LLC](#)
[Attachment](#)

15. [202103154](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the transfer of the sum of \$700,000 from the General Fund balance sheet reserve account no. 050x2580, "Reserve for Weather Related Events, Other Emergency and One-Time Needs," to the unappropriated surplus of General Fund 050; and AUTHORIZING the transfer of the sum of \$1,152,123 within the General Fund, from and to various operating accounts and the unappropriated surplus of the General Fund according to the attached Schedule of Transfer, for the purpose of realigning and providing funds for the ongoing needs of City departments.

Sponsors: City Manager

Attachments: [Transmittal - FY22 Mid-Year Budet Adjustments](#)
[Ordinance - FY22 Mid-Year Budget Adjustments](#)
[Attachment - Schedule of Transfer](#)

16. [202103157](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the establishment of capital improvement program project account no. 980x164x221619, "Findlay Market Improvements - TIF," for the purpose of providing tax increment financing resources for necessary permanent improvements at city-owned Findlay Market; AUTHORIZING the transfer and appropriation of the sum of \$500,000 from the unappropriated surplus of the Downtown/OTR West Equivalent Fund 482 to newly established capital improvement program project account no. 980x164x221619, "Findlay Market Improvements - TIF," for the purpose of providing resources for permanent improvements for the renovation and equipping of Findlay Market; AUTHORIZING the establishment of capital improvement program project account no. 980x164x221620, "Findlay Market Renovations," for the purpose of providing resources for permanent improvements to Findlay Market; AUTHORIZING the transfer and return to source of \$500,000 from existing capital improvement program project no. 980x255x212508, "Obsolete Air Conditioning Systems Replacement," to the unappropriated surplus of Public Building Improvement Bond Fund 861; AUTHORIZING the transfer and appropriation of \$500,000 from the unappropriated surplus of Public Building Improvement Bond Fund 861 to newly established capital improvement program project account no. 980x164x221620, "Findlay Market Renovations" for the purpose of providing resources for necessary permanent improvements for the renovation and equipping of Findlay Market; and DECLARING expenditures from capital improvement program project account nos. 980x164x221619, "Findlay Market Improvements - TIF," and 980x164x221620, "Findlay Market Renovations," to be for a public purpose because they will provide improvements to city-owned historic Findlay Market and enable it to stay open to the public.

Sponsors: City Manager

Attachments: [Transmittal - Findlay Market Capital Improvements Ordinance](#)

17. [202103158](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the establishment of capital improvement program project account nos. 980x091x220915, "Workflow Management System"; 980x101x221023, "Wheelchair Accessible Taxicabs"; 980x133x221301, "County Residual TOT Commitment"; 980x133x221302, "FCC TOT Bond Repayment Commitment"; 980x164x221617, "Roselawn Strategic Property Development"; 980x164x221618, "Development ROW Improvements"; 980x233x222351, "Streetcar System"; 980x234x222352, "FAA/ODOT Local Match"; and 980x311x224101, "Stormwater Fleet and Equipment"; AUTHORIZING the transfer and return to source Funds 757, 758, 816, 858, 864, and 870 the sum of \$2,081,362.80 from various General Capital Budget capital improvement program project accounts to close

out or decrease certain existing capital improvement program project accounts, according to Section 1 of the attached Schedule of Transfer; AUTHORIZING the transfer and return to source Funds 102, 104, 107, 430, 455, 482, 486, 883, 846, and 862 the sum of \$6,128,982.36 from various Restricted Funds capital improvement program project accounts to close out or decrease certain existing capital improvement program project accounts, according to Section 2 of the attached Schedule of Transfer; AUTHORIZING the transfer and appropriation of the sum of \$1,837,188.77 from the unappropriated surplus of General Capital Funds 757, 758, 858, 861, 864, and 870 to new or existing capital improvement program project accounts to provide resources for certain capital improvement program project accounts, according to Section 3 of the attached Schedule of Transfer; AUTHORIZING the transfer and appropriation of the sum of \$5,906,519.80 from the unappropriated surplus of Restricted Capital Funds 104, 107, 455, and 846 to new or existing capital improvement program project accounts to provide resources for certain capital improvement program project accounts, according to Section 4 of the attached Schedule of Transfer; AUTHORIZING the transfer and return to source Funds 050, 757, 758, 761, 826, 861, and 873 the sum of \$14,398,786.60 from various General Capital Budget capital improvement program project accounts to close out or decrease certain existing capital improvement program project accounts, according to Section 5 of the attached Schedule of Transfer; AUTHORIZING the transfer and appropriation of the sum of \$14,398,786.60 from the unappropriated surplus of General Capital Funds 050, 757, 758, 761, 826, 861, and 873 to new or existing capital improvement program project accounts to better align resources with uses for certain capital improvement program project accounts, according to Section 6 of the attached Schedule of Transfer; AUTHORIZING the redirection of the sum of \$3,635.31 in donated resources from the Cincinnati Board of Park Commissioners Private Endowment Funds from capital improvement program project account no. 980x203x182016, "Mt. Storm Improvements," to the unappropriated surplus of Parks Private Endowment and Donations Fund 430; AUTHORIZING the transfer and appropriation of \$65,000 from the unappropriated surplus of the General Fund to the Office of Environment and Sustainability's General Fund non-personnel operating budget account no. 050x104x7200 for the purpose of providing resources for continuing operations and maintenance of methane gas and leachate collection systems at the former Center Hill Landfill to comply with state and federal solid waste regulations; AUTHORIZING the transfer and appropriation of \$54,000 from the unappropriated surplus of Parking System Facilities Fund 102 to the Parking Facilities non-personnel operating budget account no. 102x248x7200 for the purpose of providing resources to conduct a feasibility study on the Town Center Garage; and further DECLARING certain projects to be for a public purpose, all for the purpose of carrying out the Capital

Improvement Program.

Sponsors: City Manager

Attachments: [Transmittal - FY22 Capital Improvement Program Sunset](#)
[Ordinance - FY22 Capital Improvement Program Sunset](#)
[Attachment - Schedule of Transfer](#)

18. [202103159](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to execute a Grant of Easement in favor of HTS Properties LLC, pursuant to which the City of Cincinnati will grant a driveway encroachment easement upon property known as Bercliff Avenue in Northside.

Sponsors: City Manager

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

19. [202103160](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to execute a Property Sale Agreement with 7AD Properties, LTD., pursuant to which the City will vacate and convey portions of certain real property designated as public rights-of-way known as Creston, Coney, and East Epworth Avenues in Spring Grove Village.

Sponsors: City Manager

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

20. [202103161](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/1/2021, ESTABLISHING new capital improvement program project account nos. 980x232x222347, "Harrison and Kling Traffic Calming - Grant," for the purpose of providing Ohio Department of Transportation grant resources for right of way improvements for traffic calming on Harrison Avenue at Kling Avenue, and 980x232x222348, "Harrison and Kling Traffic Calming - TIF," for the purpose of providing tax increment financing (TIF) resources for right of way improvements for traffic calming on Harrison Avenue at Kling Avenue; AUTHORIZING the City Manager to accept and appropriate a Highway Safety Improvement Program Abbreviated Safety Funding grant in an amount of up to \$225,000 from the Ohio Department of Transportation to newly established capital improvement program project account no. 980x232x222347, "Harrison and Kling Traffic Calming - Grant," for the purpose of implementing right of way improvements for traffic calming on Harrison Avenue at Kling Avenue; AUTHORIZING the transfer and appropriation of a sum of \$75,000 from Westwood 1 Equivalent Fund 496 to newly established capital improvement program project account

no. 980x232x222348, "Harrison and Kling Traffic Calming - TIF"; and DECLARING expenditures from capital improvement program account no. 980x232x222348, "Harrison and Kling Traffic Calming - TIF," to be for a public purpose because the project will improve pedestrian safety in the Westwood neighborhood.

Sponsors: City Manager

Attachments: [Transmittal - Traffic Calming Grant for Harrison & Kling](#)
[Ordinance - Traffic Calming Grant for Harrison & Kling](#)

21. [202103162](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/1/2021, AUTHORIZING the City Manager to execute a Grant of Easement in favor of CLC Main Street LLC, pursuant to which the City of Cincinnati will grant encroachment easements upon portions of Third and Main Streets in the Central Business District.

Sponsors: City Manager

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

22. [202103165](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/1/2021, APPROVING the City Manager to execute a Property Sale and Development Agreement with TSMT, LLC, for the sale of City-owned real property located at 218 Mulberry Street in the Mt. Auburn neighborhood of Cincinnati, for a residential development project consisting of approximately 10 residential units.

Sponsors: City Manager

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

SUPPLEMENTAL AGENDA

23. [202103234](#) PRESENTATION submitted by Paula Boggs Muething, City Manager, dated 12/6/2021, regarding MSD's proposed 2022 operating and proposed 2022-2026 capital budgets.

Sponsors: City Manager

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

24. [202103231](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/6/2021, AUTHORIZING the City Manager to execute an amendment to the Property Sale and Development Agreement between the City of Cincinnati and Uptown SEQ Holdings, LLC, an affiliate of Terrex LLC, in order to extend the period of time during which the developer can exercise its option to purchase certain City-controlled

property located at the southeast quadrant of the intersection of Martin Luther King Drive and Reading Road in the Avondale neighborhood of Cincinnati, as part of the developer's commercial redevelopment project.

Sponsors: City Manager

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

25. [202103244](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/6/2021, AUTHORIZING the City Manager to execute a Property Sale and Development Agreement with TI PM, LLC for the sale of the upper levels of the City-owned building located at 120 W. Elder Street in the Over-the-Rhine neighborhood for residential redevelopment.

Sponsors: City Manager

Attachments: [Transmittal - Property Sale and Development Agreement w TI PM, LLC](#)
[Ordinance - Property Sale and Development Agreement w TI PM LLC](#)
[Attachment - Property Sale and Development Agreement](#)

26. [202103245](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/6/2021, AUTHORIZING the City Manager to execute a Lease and Management Agreement with Corporation for Findlay Market of Cincinnati pursuant to which Corporation for Findlay Market of Cincinnati will lease and manage certain real property in the vicinity of Findlay Market in the Over-the-Rhine neighborhood for up to 10 years.

Sponsors: City Manager

Attachments: [Transmittal - Lease and Management Agreement with Corp for Findlay I](#)
[Ordinance - Lease and Management Agreement with Corp for Findlay IV](#)
[Attachment - Lease and Management Agreement](#)

27. [202103247](#) ORDINANCE (EMERGENCY) submitted by Paula Boggs Muething, City Manager, on 12/6/2021, APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with 726 E McMillan LLC, thereby authorizing a 12-year tax exemption for 100% of the value of improvements made to real property located at 726 E. McMillan Street in the Walnut Hills neighborhood of Cincinnati, in connection with the remodeling of an existing building into approximately 12,000 square feet of residential space, consisting of 10 residential units, and approximately 1,700 square feet of commercial space, at a total construction cost of approximately \$1,700,000.

Sponsors: City Manager

Attachments: [Transmittal - CRA Agreement with 726 E. McMillan LLC](#)
[Ordinance - CRA Agreement with 726 E. McMillan LLC](#)
[Attachment - CRA Tax Exemption Agreement](#)

28. [202103250](#) ORDINANCE submitted by Paula Boggs Muething, City Manager, on 12/6/2021, AUTHORIZING the City Manager to execute a Property Sale and Development Agreement with Randall Walton and Trina Walton for the sale of City-owned real property located at 2859 Fischer Place in the Westwood neighborhood.

Sponsors: City Manager

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

ADJOURNMENT