



EMERGENCY

City of Cincinnati

IMD

EESW

An Ordinance No. 196

- 2025

ESTABLISHING new capital improvement program project account no. 980x164x251634, "Fourth, Fifth, and Walnut Streetscape" to complete streetscape improvements on 4th Street, 5th Street, and Walnut Street (the "Streetscape Improvements"); **ESTABLISHING** new capital improvement program project account no. 980x164x251635, "Fourth, Fifth, and Walnut Streetscape – TIF" to complete the Streetscape Improvements; **AUTHORIZING** the transfer and return to source of \$2,000,000 from existing capital improvement program project account no. 980x233x222399, "Western Hills Viaduct" to the unappropriated surplus of Street Improvement Bond Fund 858; **AUTHORIZING** the transfer and appropriation of \$2,000,000 from the unappropriated surplus of Street Improvement Bond Fund 858 to newly established capital improvement program project account no. 980x164x251634, "Fourth, Fifth, and Walnut Streetscape" to complete the Streetscape Improvements; **AUTHORIZING** the transfer and appropriation of \$3,718,358 from the unappropriated surplus of Downtown/OTR East Equivalent Fund 483 (Downtown/OTR East TIF District) to newly established capital improvement program project account no. 980x164x251635, "Fourth, Fifth, and Walnut Streetscape – TIF" to complete the Streetscape Improvements; and **DECLARING** that the Streetscape Improvements constitute a "Public Infrastructure Improvement" (as defined in Ohio Revised Code ("R.C.") Section 5709.40(A)(8)) that will benefit and/or serve the District 4-Downtown/OTR East District Incentive District, subject to compliance with R.C. Sections 5709.40 through 5709.43.

WHEREAS, the City desires to complete certain streetscape improvement projects in the Central Business District, including along the portion of 5th Street between Walnut Street and Main Street, which is located in the District 4-Downtown/OTR East District Incentive District; and along the portions of 4th Street between Walnut Street and Main Street, and Walnut Street between 4th Street and 5th Street, which, if completed, will benefit and/or serve the District 4-Downtown/OTR East District Incentive District by directly abutting that District; and

WHEREAS, the City anticipates entering into a funding agreement in the amount of \$5,638,358 with OTR Holdings, Inc., an affiliate of 3CDC, and The Model Group, Inc., or an affiliate of the Model Group, Inc. acceptable to the City Manager, to implement and oversee the construction of these planned streetscape improvements; and

WHEREAS, resources allocated for the construction of these streetscape improvements will benefit the Central Business District by funding necessary demolition, sidewalk and curb replacements, structural and waterproofing work, electrical infrastructure and traffic signal upgrades, landscaping, signage, and related soft costs, all in accordance with the specifications of the City's Department of Transportation and Engineering; and

WHEREAS, an additional amount of up to \$80,000 will be used by the City for eligible project delivery costs; and

WHEREAS, providing resources for construction of this streetscape project located in the Central Business District is in accordance with the “Live” goal to “[c]reate a more livable community” and strategy to “[b]ecome more walkable” as described on pages 156-158 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That new capital improvement program project account no. 980x164x251634, “Fourth, Fifth, and Walnut Streetscape,” is established to complete streetscape improvements on 4th Street, 5th Street, and Walnut Street (the “Streetscape Improvements”).

Section 2. That new capital improvement program project account no. 980164x251635, “Fourth, Fifth, and Walnut Streetscape – TIF,” is established to complete the Streetscape Improvements.

Section 3. That \$2,000,000 is transferred and returned to source from existing capital improvement program project account no. 980x233x222399, “Western Hills Viaduct,” to the unappropriated surplus of Street Improvement Bond Fund 858.

Section 4. That \$2,000,000 is transferred and appropriated from the unappropriated surplus of Street Improvement Bond Fund 858 to newly established capital improvement program project account no. 980x164x251634, “Fourth, Fifth, and Walnut Streetscape,” to complete the Streetscape Improvements.

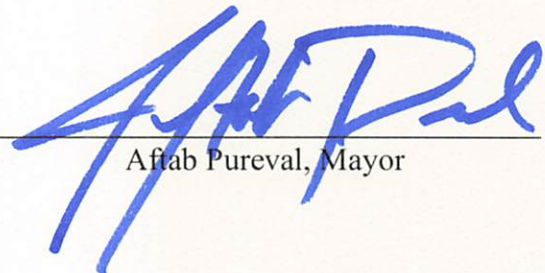
Section 5. That \$3,718,358 is appropriated and transferred from the unappropriated surplus of Downtown/OTR East Equivalent Fund 483 to newly established capital improvement program project account no. 980164x251635, “Fourth, Fifth, and Walnut Streetscape – TIF,” to complete the Streetscape Improvements.

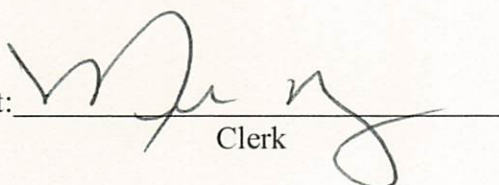
Section 6. That Council declares the Streetscape Improvements to constitute a “Public Infrastructure Improvement,” as defined in Ohio Revised Code (“R.C.”) Section 5709.40(A)(8), that will benefit and/or serve the District 4-Downtown/OTR East District Incentive District, subject to compliance with R.C. Sections 5709.40 through 5709.43.

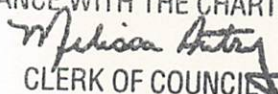
Section 7. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 through 6, including entering into a funding agreement with OTR Holdings, Inc., an affiliate of 3CDC, and The Model Group, Inc., or an affiliate of the Model Group, Inc. acceptable to the City Manager, to implement and oversee the construction of the Streetscape Improvements.

Section 8. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the urgent need to execute agreements to advance the Streetscape Improvements.

Passed: June 18, 2025


Aftab Pureval, Mayor

Attest: 
Clerk

I HEREBY CERTIFY THAT ORDINANCE NO. 186 2025
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 7/1/2025

CLERK OF COUNCIL