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David S. Mann
Councilmember

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MOTION

WE MOVE that any ordinance providing development incentives; infrastructure funding; a zone change; or any other city support for a stadium for FC Cincinnati include an enforceable community benefits agreement (CBA) representing the result of thorough, good faith engagement and negotiations with community members from the neighborhood in which the stadium will be built and from nearby neighborhoods also impacted.

WE FURTHER MOVE that the CBA should include consideration of provisions that address community goals and concerns including, but not limited to:

- Minimizing displacement of existing residents who want to stay, including homeowners, renters, and commercial/retail businesses
- Residential parking permits
- Noise control
- Design
- Historic Preservation and consideration of a new historic district
- Commercial development in character with the neighborhood's needs and preferences
- Effective policing that does not result in displacement
- FCC's hiring policy and employment policies
- Potential construction disruption

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Per Sollenfeld

STATEMENT

Many believe that it is premature to discuss community engagement for an FCC soccer stadium when Major League Soccer has not yet announced the next team to join its ranks, a stadium site has not been selected officially, and purchase rights for land parcels have not yet been assembled. We disagree.

In recent years, faced with a wave of developers wanting to invest in Cincinnati, City Council has endeavored to strike a thoughtful balance between encouraging growth, preventing gentrification, preserving affordable housing, respecting historic buildings, and developing public spaces that foster strong community ties. Many on Council have expressed strong directives for developers to obtain community buy-in before receiving Council's blessing to proceed with any proposed development, and time and again we have been told that had a developer only known at the outset that Council would require conditions such as affordable housing units, inclusionary hiring policies, and other issues contemplated by a CBA, it could have planned for those elements from the start.

A new stadium would be one of the most significant deals of the decade to come before Council, and considering the substantial investment of taxpayer money and other incentives, we cannot allow ourselves to miss this opportunity to demonstrate that Cincinnati stands firmly with its communities and that major developments can and must be win-win deals for developers and residents.

Council is hearing serious concerns from Cincinnati residents, particularly in neighborhoods where a potential FCC stadium might have the most impact, in response to FCC interest in purchasing land in the West End for a stadium. Should FCC win the MLS bid, which we hope it will, land purchase and development deals will likely transpire quickly, spurred by an MLS-set timetable.

To be a strong city, the rising tide of development in Cincinnati must lift all of us. We cannot in good conscience approve City incentives for a stadium without requiring meaningful community input, and we remain confident that it is possible to get the balance right this time.