

September 9, 2021

To: Mayor and Members of City Council

From: Paula Boggs Muething, City Manager

J&J  
PBR PBM 202102713

Subject: **DETERMINING TO PROCEED WITH THE ASSESSMENT OF  
PROPERTIES IN THE DOWNTOWN CINCINNATI  
IMPROVEMENT DISTRICT**

Attached is an Emergency Ordinance captioned as follows:

**DETERMINING** to proceed with the assessment of properties in the Downtown Cincinnati Improvement District to implement the 2022-2025 Services Plan for the district in accordance with Chapters 727 and Chapter 1710 of the Ohio Revised Code.

### BACKGROUND/CURRENT CONDITIONS

In 2018, the Downtown Cincinnati Improvement District (DCID) was instituted to provide funds that are used to carry out a Services Plan, which has been carried out by Downtown Cincinnati Inc. (DCI) – a subsidiary of Cincinnati Center City Development Corp. (3CDC) since 2019. The Downtown Cincinnati Improvement District includes all property within the boundaries of Eggleston Avenue on the east, Central Parkway on the north, Central Avenue on the west (including the Centennial buildings), and the river on the south (excluding the two stadiums). The current services plan expires at the end of 2021.

### PROJECT DESCRIPTION

This Services Plan will be implemented from 2022-2025. The total assessment will be \$3,200,000 per year in 2022 and 2023, and \$3,400,000 per year in 2024 and 2025 is comprised of contributions from both private and public property owners. Individual and commercial owners make up about 80% of the total assessments, while the City of Cincinnati and Hamilton County contribute approximately 20%.

The Services Plan for 2022-2025 leverages resources, creates and sustains partnerships, and provides services fundamental to a vibrant, vital core of the city and the region. These services fall into four categories: Safe & Clean; Communication & Marketing; Stakeholder Services; and Events. This combination of services and activities helps maintain and enhance property owner's investment, improves the quality of life for future and existing residents, and drives tourism to Cincinnati's urban core.

The 2022-2025 Service Plan was adopted by the Board of the SID, and submitted to the City (Mayor, City Manager, and Council) for review on 11/17/2020. The administration did not have any suggestions, revision, or comments. The Service Plan was then mailed to property owners in the DCID as a petition for approval on 1/26/2021. Petitions were collected over several months from February to May of 2021. On 6/3/2021, City Council approved the Legislative Resolution that approved the petition for the 2022-2025 Services Plan. Since then, the City has been going through the special assessment process and has notified all property owners within the district, and no property owners have filed written objections with the Clerk of Council. This ordinance determines to proceed with the assessment of properties in the Downtown Cincinnati Improvement District to implement the 2022-2025 Services Plan for the district

### **PROJECT TEAM & TIMELINE**

The project team (listed below) will make themselves available at the request of the councilmember(s).

- Assistant City Manager: Billy Weber
- DCED Director: Markiea Carter
- Project Attorney: Marion Haynes

The anticipated council timeline is as follows:

- September 1, 2021: Introduction to City Council
- September 7, 2021: Budget and Finance (#1)
- September 13, 2021: Budget and Finance (#2)
- September 15, 2021: City Council for Final Approval

### **RECOMMENDATION**

The Administration recommends approval of this Emergency Ordinance. The emergency clause is needed so that there will be enough time to implement the SID by January 2022.

Attachment: A. Map of Downtown Special Improvement District

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Attachment A: Map

