


May 25, 2022

To: Members of City Council

From: John P. Curp, Interim City Manager  202201252

Subject: Ordinance – Authorizing a Property Sale, Funding, and Development Agreement with Total Property Care, LLC

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to execute a *Property Sale, Funding, and Development Agreement* with Total Property care, LLC for the sale of City-owned real property located at 3584 Alaska Avenue and adjoining property on Harvey Avenue in the Avondale neighborhood of Cincinnati, in connection with the development of a residential subdivision consisting of 18 buildable lots for the construction of 18 single-family homes and a street that will be dedicated for use by the general public.

BACKGROUND/CURRENT CONDITIONS

The City owns certain real property located at 3584 Alaska Avenue and adjoining property on Harvey Avenue in the Avondale neighborhood of Cincinnati. The 3.786-acre site is currently composed of four (4) vacant City-owned parcels.

A Request for Proposal was issued in 2018, with a single proposal received by Total Property care, LLC dba Titan Real Estate Group, LTD (“Developer”). Initially the City elected to not make an award due to concerns with some elements of the initial proposal. Following the RFP, DCED worked with the developer to review the City’s policy goals for the site as outlined by the City and neighborhood stakeholders but was also logistically and financially feasible for the Developer.

DEVELOPER INFORMATION

Titan is serving as the main developer providing all development, site work, and general contracting services. Titan is a women-owned development company that has a wealth of experience in residential and commercial development throughout the Greater Cincinnati area. The Avondale Development Corporation is serving primarily as Titan’s development partner to engage the community throughout the development process.

PROJECT DESCRIPTION

The Developer desires to (i) develop the Property into a residential subdivision consisting of 18 buildable lots for the construction of up to 18 single-family homes; and (ii) construct

a street that will be open to the general public, connecting Harvey Avenue and Alaska Avenue.

The Project will be split into two phases. Phase I will consist of the development of up to 8 newly constructed single-family homes. Phase II will consist of the development of up to 10 newly constructed single-family homes. At completion, the homes will consist of 3 to 4 bedrooms with an average of 1,305 to 2,978 square feet of living space. All residential units will be market rate.

Total project cost, including public improvements, hard construction costs, soft costs, and acquisition costs, is estimated to be approximately \$6.9 million.

The Department of City Planning and Engagement held a Community Engagement Meeting on June 3, 2021. For more information, please visit: [Alaska Avenue in Avondale - City Planning \(cincinnati-oh.gov\)](https://www.cincinnati-oh.gov/cityplanning/)

City Planning Commission approved the City's sale of the Property to Developer at its meeting on January 21, 2022.

The proposed project is consistent with *Plan Cincinnati* (2012) within the Guiding Geographic Principle to "Focus revitalization on existing centers of activity" (p. 86) and the Live Initiative Area's Goal to "Provide a full spectrum of housing options and improve housing quality and affordability" (p. 164).

PROPOSED INCENTIVE

DCED is recommending the sale of the Property to Developer for less than fair market value; namely, for \$1.00 to facilitate the Project. This is below the appraised value of the Property, which is \$206,000 but the City anticipates that it will receive economic and non-economic benefits that equal or exceed the fair market value of the Property because the Project will create additional homeownership units in the Avondale neighborhood and a street to be dedicated for use by the general public. Additionally, DCED will provide additional support for the Project by providing a forgivable loan in an amount not to exceed \$1,000,000 to assist in financing the public improvements. DCED awarded the loan through the 2019 Notice of Funding Availability process.

PROJECT TEAM & TIMELINE

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

- Assistant City Manager: William Weber
- DCED Director: Markiea L. Carter
- Project Attorney: Samantha Brandenburg

The anticipated council timeline is as follows:

- May 31, 2022: Budget and Finance
- June 1, 2022: City Council for Final Approval

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance. This Ordinance is deemed an Emergency so that general contractor pricing can be retained and work can begin as soon as possible amidst rising construction costs.

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

Attachment: A. Property location, photograph, and site plan



Property Location and Photograph

EXISTING PROXIMITY
 PARCELS: 1130022048, 1130022055, 1130022062, 1130022074
 1.75 ACRES TOTAL AREA BY DUE
 0.11 ACRES IN HILLSIDE OVERLAY
 0.80 ACRES IN RIGHT OF WAY
 2.88 ACRES IN LOTS
 0.54 ACRES IN OPEN SPACE
 14 CONVEYING UNITS
 8.7 CONVEYING UNITS PER ACRE
 MIN LOT AREA = 2,000 S.F.
 MIN LOT WIDTH = 20'
 MIN FRONT YARD = 20'
 MIN REAR YARD = 10'
 0.94 ACRES BUILDING AREA
 0.16 ACRES DRIVEWAY AREA

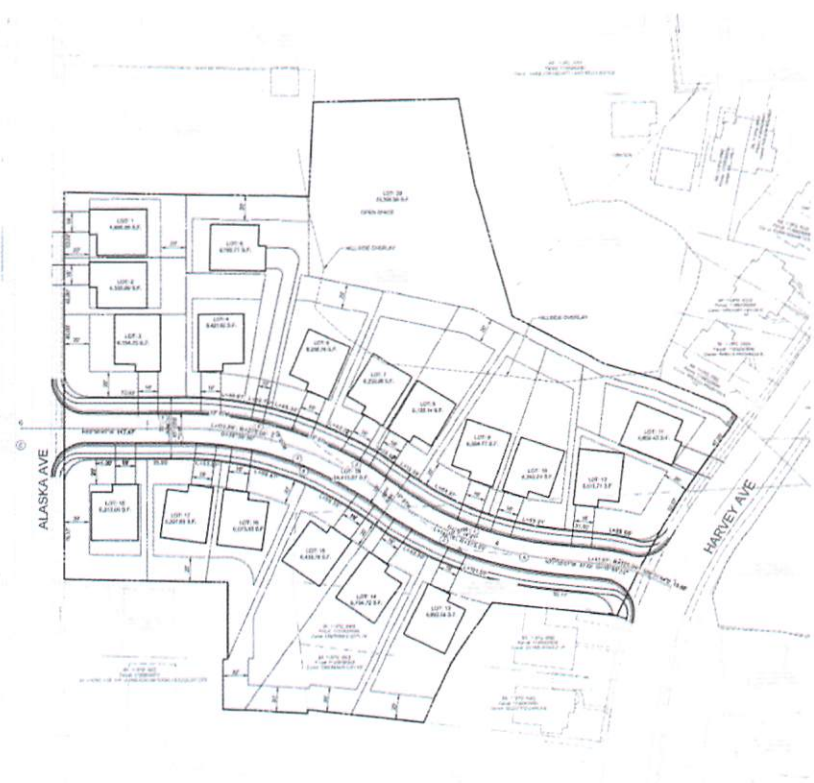


THE FORDHAMIST
 Open Concept Living • 4 Bedrooms • 3.5 Baths • Finished Basement • 2 Car Garage

For More Information Contact Todd Chastain at Custom Home & More, Inc.
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NOTE:
 ALL INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE FOR
 INFORMATION. ACTUAL SURVEY HAS NOT BEEN PERFORMED



Site Plan