

EESW

An Ordinance No. 148

- 2024

**AUTHORIZING** the City Manager to execute a Funding and Development Agreement with RBM Development Company, LLC, for the redevelopment of property located near the intersection of Red Bank Expressway and Madison Road in the Madisonville neighborhood of Cincinnati, pursuant to which the City will assign service payments in lieu of real property taxes imposed in connection with a proposed thirty-year property tax exemption for improvements pursuant to Ohio Revised Code Section 5709.40(B), subject to the passage by Council of a separate ordinance authorizing such exemption, to the Port of Greater Cincinnati Development Authority to facilitate the redevelopment of the property.

WHEREAS, the medical research company, Medpace, Inc. (“Medpace”), either by ownership or lease, has site control of approximately 20.8 acres of real property located at the southeast corner of Red Bank Expressway and Madison Road in the Madisonville neighborhood of Cincinnati (the “Medpace Site”); and

WHEREAS, RBM Development Company LLC (“Developer”), through its affiliate entities, has undertaken a multi-phase redevelopment of the Medpace Site, which redevelopment has consisted of:

- (i) pursuant to a certain Contract for Redevelopment of the Development at Red Bank & Madison between the City and Developer, dated July 29, 2009, Phase 1 consisted of demolition and remediation activities and the construction of several office buildings currently used by Medpace as its operational headquarters (the “Phase 1 Project”);
- (ii) pursuant to a certain Development Agreement between the City and Developer dated June 12, 2015, Phase 2A consisted of the construction of a 239-room hotel and various public infrastructure improvements; and
- (iii) pursuant to a certain First Amendment to Development Agreement, Phase 2B consisted of the construction of a new building containing office and retail space, a public parking garage, and various public infrastructure improvements; and

WHEREAS, Developer now desires to undertake the third phase of redevelopment on certain property within the Medpace Site, as more particularly described and depicted in the Funding and Development Agreement (the “Phase 3 Development Agreement”) attached as Attachment A hereto (the “Project Site”), to provide for the expansion of Medpace’s existing headquarters, and has proposed to cause the completion of all of the following:

- (i) design and construction of an approximately 75,000 square foot commercial facility to host Medpace’s clinical pharmacology units and office uses (the “CPU Project”);
- (ii) demolition of one of the buildings constructed as part of the prior Phase 1 Project, located at 5355 Medpace Way (the “Current Office Building”);

- (iii) post-demolition of the Current Office Building, subdivision, reconfiguration, and consolidation of the Current Office Building parcel with several other parcels at the Medpace Site to design and construct thereon an approximately 579,000 square foot, seven story office building with a 287-space integrated parking garage, along with an outdoor public plaza area (the “Office Project”); and together with the CPU Project, the “Private Improvements”);
- (iv) design and construction of various public improvements including, without limitation, an approximately 343,000 square foot, 1,107-space standalone parking garage (the “Public Infrastructure Improvements”); and together with the Private Improvements, the “Phase 3 Project”); and
- (v) construction of a roadwork project at the intersection of Red Bank Expressway and Medpace Way, immediately west of the Medpace Site, including, without limitation, installation of a new traffic signal, new pavement markings, new traffic-related signage, and adjustment of the existing elevated medians (collectively, the “Intersection Improvements”); and

WHEREAS, Developer currently anticipates that it will complete the Intersection Improvements on or about October 31, 2024, and will complete the Phase 3 Project on or about December 31, 2026; and

WHEREAS, the total estimated cost of (i) the Private Improvements is approximately \$289,721,245; and (ii) the Public Infrastructure Improvements is approximately \$37,175,391, for a total Phase 3 Project cost of approximately \$326,896,636; and

WHEREAS, Developer currently anticipates the Public Infrastructure Improvements will be financed (through the issuance of revenue bonds) and owned by the Port of Greater Cincinnati Development Authority (the “Port Authority”); and

WHEREAS, the Phase 3 Project is expected to (i) create approximately (a) 1,650 temporary full-time equivalent construction jobs during the construction period, at a payroll of approximately \$27,300,500; and (b) 1,500 new full-time equivalent permanent employees following completion of the Phase 3 Project at an annual payroll of approximately \$90,000,000; and (ii) retain approximately 1,255 permanent full-time equivalent jobs at a total annual payroll of \$164,635,101; and

WHEREAS, the Project Site is located within the TIF District known as “District 19 - Madisonville Incentive District” (the “TIF District”) established by Ordinance No. 414-2005, passed by Council on November 2, 2005; and

WHEREAS, the City, upon the recommendation of the Department of Community and Economic Development, desires to provide support for the Phase 3 Project by (i) providing a grant to Developer in an amount not to exceed \$1,500,000 to facilitate the construction of the Public Infrastructure Improvements; and (ii) removing the Project Site from the TIF District and pursuant to Ohio Revised Code (“R.C.”) Section 5709.40(B), exempting 100 percent of the Improvement (as defined in R.C. Section 5709.40(A)(4)) to the Project Site from real property taxation for a period of thirty years in order to generate statutory service payments from the Private Improvements, which the City will then provide to the Port Authority to satisfy the bond

obligations, subject to the passage by Council of a separate ordinance, all on the terms and conditions set forth in the Phase 3 Development Agreement; and

WHEREAS, the City's Department of Community and Economic Development estimates that the real property tax exemption for the Improvement to the Property will provide an annual net benefit to Developer in the amount of approximately \$3,471,233; and

WHEREAS, as further described in the Phase 3 Development Agreement, the City will have no responsibility for payment of cost overruns and will contribute no direct funding assistance toward the cost of the Public Infrastructure Improvements beyond that described in the Phase 3 Development Agreement; and

WHEREAS, Section 13 of Article VIII of the Ohio Constitution provides that to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is a public interest and proper public purpose for the State or its political subdivisions to lend aid or credit for industry, commerce, distribution, and research, to make or guarantee loans and to borrow money and issue bonds or other obligations to provide moneys for the acquisition, construction, enlargement, improvement, or equipment, of such property, structures, equipment, and facilities; and

WHEREAS, the City believes that the economic benefits of the Phase 3 Project are in the vital and best interests of the City and health, safety, and welfare of its residents; and are in accordance with the public purposes and provisions of applicable federal, state, and local laws and requirements; and now, therefore,

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

Section 1. That the City Manager is hereby authorized to execute a Funding and Development Agreement with RBM Development Company, LLC ("Developer"), in substantially the form attached to this ordinance as Attachment A (the "Development Agreement"), for the redevelopment of property located near the intersection of Red Bank Expressway and Madison Road in the Madisonville neighborhood of Cincinnati (the "Project Site"), and pursuant to which (a) Developer will construct (i) an approximately 75,000 square foot commercial facility, an approximately 579,000 square foot office building with integrated parking garage, and related private improvements on the Project Site; and (ii) an off-street parking facility and related public infrastructure improvements on the Project Site, all as further described in the Development Agreement (collectively, the "Phase 3 Project"); and (b) the City will assign service payments in lieu of real property taxes imposed in connection with a proposed

thirty-year property tax exemption for improvements pursuant to Ohio Revised Code (“R.C.”) Section 5709.40(B), subject to the passage by Council of a separate ordinance authorizing such exemption, to the Port of Greater Cincinnati Development Authority to facilitate the redevelopment of the property in accordance with the Development Agreement.

Section 2. That Council authorizes the appropriate City officials to take all necessary and proper actions to fulfill the terms of this ordinance and the Development Agreement, any and all Phase 3 Project-related documents described in or contemplated by the Development Agreement (including, without limitation, one or more service agreements and a cooperative agreement, as more particularly described therein), and any and all ancillary agreements, amendments, and other documents related thereto, all as deemed necessary or appropriate by the City Manager.

Section 3. 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 to enable the Development Agreement to be executed so that Developer can promptly commence the project as soon as possible and finalize all necessary financing, which will result in the creation of jobs and the stimulation of economic growth in the Madisonville neighborhood at the earliest possible date.

Passed: May 8, 2024

Attest: [Signature]  
Clerk

[Signature]  
Aftab Pureval, Mayor

I HEREBY CERTIFY THAT ORDINANCE NO. 148-2024  
WAS PUBLISHED IN THE CITY BULLETIN  
IN ACCORDANCE WITH THE CHARTER ON 5/21/2024  
[Signature]  
CLERK OF COUNCIL