



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda - Final

### Budget and Finance Committee

*Chairperson, Greg Landsman*  
*Vice Chairperson, Reggie Harris*  
*Councilmember Jeff Cramerding*  
*Councilmember Mark Jeffreys*  
*Councilmember Scotty Johnson*  
*Vice Mayor Jan-Michele Kearney*  
*Councilmember Liz Keating*  
*Councilmember Meeka Owens*  
*President Pro Tem Victoria Parks*

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Monday, September 19, 2022

1:00 PM

Council Chambers, Room 300

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### PRESENTATION

**“Surface Parking in Downtown Development District”**  
City Planning Department  
Katherine Keough-Jurs

#### AGENDA

#### REPORTS

1. [202201660](#) REPORT, dated 9/14/2022, submitted by Sheryl M. M. Long, City Manager, regarding Report - Tax Incentive Review Council Status of Property Tax Agreements for Year End 2021

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

#### EASEMENTS

2. [202201767](#) ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, ACCEPTING AND CONFIRMING the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being a private street known as Colonial Ridge Court located on and across Lot 3 of Plat of Partition of the Estate of John Agnew (Deceased), in Pleasant Ridge in accordance with the plat entitled Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court, as recorded in Plat Book 493, Page 15, Hamilton

County, Ohio Recorder's Office.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

3. [202201768](#) ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, ACCEPTING AND CONFIRMING the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being part of Lot 6 of the Cast Fab Subdivision in Oakley in accordance with the plat entitled Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315-WW003815\MF16668 E-1083, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder's Office.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

### **GRANTS & DONATIONS**

4. [202201769](#) ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, AUTHORIZING the City Manager to apply for a grant in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation, for the purpose of providing financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

5. [202201770](#) ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, AUTHORIZING the City Manager to accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of meeting the City's local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department's (CPD) Patrol Boat Program; and AUTHORIZING the Finance Director to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

6. [202201771](#) ORDINANCE submitted by Sheryl M. M. Long, City Manager, on

9/14/2022, AUTHORIZING the City Manager to apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development (“HUD”) for the purpose of providing technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

7. [202201772](#) ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, AUTHORIZING the City Manager to accept and appropriate a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission (“CRC”) for the purpose of providing resources for CRC’s Miracle League Baseball Program; AUTHORIZING the City Manager to accept and appropriate a donation in the amount of \$800 from Elder High School to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team; and AUTHORIZING the Finance Director to deposit \$5,800 in donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

### APPROPRIATIONS/EXPENDITURES

8. [202201773](#) ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, ESTABLISHING capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes; and AUTHORIZING the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to the newly established capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements.”

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

9. [202201774](#) ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, AUTHORIZING the expenditure of funds up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x306x2000x7289 and up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x304x4000x7299 for a total combined expenditure of up to \$40,000

to reconfigure private plumbing and water service lines to connect certain residents to the water main in Central Parkway so that the Stier Alley water main may be abandoned; and DECLARING such expenditure to serve a public purpose.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)

### **IDC Overlay District #88**

10. [202201812](#) PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 9/19/2022, regarding a proposed Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District" in the Central Business District.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Presentation](#)

11. [202201811](#) ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 9/19/2022, ESTABLISHING Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District" as an overlay district for a period of three months, pursuant to Chapter 1431, "Interim Development Control Overlay District Regulations," of the Cincinnati Municipal Code.

**Sponsors:** City Manager

**Attachments:** [Transmittal](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Legislative Record](#)  
[CPC Memo to Clerk](#)

ADJOURNMENT



September 14, 2022

To: Mayor and Members of City Council 202201660

From: Sheryl M. M. Long, City Manager

Subject: **Report - Tax Incentive Review Council Status of Property Tax Agreements for Year End 2021**

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## **BACKGROUND**

The Tax Incentive Review Council (TIRC) held its annual meeting on June 23, 2022 to review the 2021 Period performance of companies granted property tax exemptions under Section 5709.85, 725, and 3735.672 of the Ohio Revised Code (ORC). The TIRC review determines whether businesses have complied with the terms of their agreement related to project investment and job retention/creation. The tax exemption agreements typically allow the company three years to achieve investment and job goals.

The TIRC recommends continuation, modification, or termination of Community Reinvestment Area (CRA) agreements and Tax Increment Financing (TIF) exemptions. It is important to note that the majority of tax exemption agreements executed by the City in recent years have been CRAs. TIF Agreements are more complex and tend to be used for large projects and have longer terms.

The following documents are attached:

- Attachment I (*TIRC 2022 Meeting Minutes and Summary Report*) reflects the minutes of the TIRC's 2022 Annual Meeting and the Summary Report.
- Attachment II (*2022 TIRC Report – TIF Exemptions*) represents details of the 2021 year-end status of TIF Projects (General Information and Reporting Information), TIF Districts, and ORC 725 Exemptions.
- Attachment III (*2022 TIRC Report – CRA Agreements*) reflects details of the 2021 CRA Tax Abatements in four sections: General Information, Reporting Information, Construction Information, and Jobs & Payroll Information.
- Attachment IV (Letter from CPS on PILOT Delinquencies) is a letter from Cincinnati Public Schools reporting on the companies with CRA Agreements that have not made their CPS PILOT payments for 2 or more cycles.

## **PERFORMANCE OF TIF DISTRICTS AND TIF PROJECTS**

The TIRC is required to review Tax Incentive Financing Agreements created after 1994 including TIF Projects and TIF Districts. Attachment II provides summary information on the 56 Project TIFs, 35 District TIFs, and nine ORC 725 exemptions. All companies with TIF or ORC 725 exemptions are in compliance with required service payments and these exemptions are recommended for continuation.

## **PERFORMANCE OF COMMERCIAL CRA AGREEMENTS**

During the 2021 period there were 357 active Commercial CRA agreements. A breakdown of the 2021 review and performance is summarized below and is also detailed in Attachments I and III:

- 313 agreements are recommended for **continuation**.
- Thirty agreements are recommended for **modification**. In all thirty cases the issue is late construction completion of the project, and developers are either still working on their completion applications to submit to the City or they have requested extensions of their construction completion dates. Most of the construction delays are related to employment and supply issues as a result of the pandemic, similar to last year. Amendments are being drafted for agreements where a letter from the Department Director is not sufficient.
- Six companies were recommended for **termination**. Four of these were in default on their CRA Agreement and will be terminated should the default not be remedied. Two of the six terminations are projects where the development plans have changed or the property has been sold to a new developer.
- Eight agreements have expired and the projects have been closed.

### ***Termination as a Result of Default (see UPDATE in Attachment I)***

- JRS Interests I, LLC (2315 Park Avenue)
- Children United, LLC (Youthland Academy)
- 1526 Blair, LLC (1526 Blair Avenue)
- E Barg, LLC/Swewat, LLC (1738-40 Queen City Avenue)

### ***Termination due to Change in Development Plans***

- The Fortus Group, LLC (W. Liberty & Elm-Commercial Portion)
- Azeotropic Partners, LLC (1301 Walnut-Residential Portion)

### ***Agreements that Expired in 2021***

- BSG2, LLC (1404 Walnut)
- Base Operations, Inc. (1309 Main Street)
- BAM Realty Group, LLC (4426 Brazee Street)
- Burke, Inc. (500 W. 7th Street)
- Over-the-Rhine Community Housing (1500 Elm Street)
- Fay Limited Partnership (Fay Apartments)
- OTR Holdings, Inc. (Mercer Commons Garage)
- B-Side Landlord, LLC (13 W. 15th Street)

## **RECOMMENDATION**

The ORC Section 5709.85 (E) states that City Council must act on the CRA and TIF program recommendations determined at the annual TIRC meeting. Recommendations to continue, modify, or terminate company agreements are contained in the 2022 TIRC

Minutes (Attachment I). The Administration recommends approval of these minutes and the recommendations therein.

Attachments: I. TIRC 2022 Meeting Minutes and Summary Report  
II. 2022 TIRC Report – TIF Exemptions  
III. 2022 TIRC Report – CRA Agreements  
IV. Letter from CPS on PILOT Delinquencies

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

# ATTACHMENT I

## Tax Incentive Review Council

### Annual Meeting Minutes and Summary Report

2022 Annual Meeting  
June 23, 2022 at 3:00 p.m.  
Two Centennial Plaza, 805 Central Avenue, 7<sup>th</sup> Floor  
Griesel Conference Room  
Cincinnati, Ohio 45202

#### Members & Designees (Attendees are Checked)

Attendee	Designation	Affiliation
✓ Greg Jarvis, Chair	For Dusty Rhodes	Hamilton County Auditor
✓ Markiea L. Carter	For John Curp	City of Cincinnati (Manager)
✓ Jan-Michele Lemon Kearney	Councilmember	City of Cincinnati (Council)
✓ Monica Morton	For Karen Alder	City of Cincinnati (Finance)
✓ Benjamin Heckert	For Jennifer Wagner	Cincinnati Public Schools

Other Attendees	Affiliation
✓ Michael Banish	City Staff-DCED
✓ Dan Bower	City Staff-DCED
✓ Kaitlyn Geiger	City Staff-Law
✓ Evan Nolan	City Staff-Law
✓ Joseph Porter	Cincinnati Public Schools

#### MINUTES OF THE 2022 TIRC MEETING

Mr. Jarvis called the meeting to order at 3:01pm and invited everyone to introduce themselves. Mr. Jarvis noted that Auditor Dusty Rhodes sends his regards.

Michael Banish reviewed the Purpose of the TIRC.

Michael Banish introduced Dan Bower, Deputy Director, Department of Community and Economic Development, to review the TIF and ORC 725 exemptions.

Dan Bower reviewed the 2021 TIF Exemptions (Projects and Districts). He presented staff recommendations to CONTINUE all exemptions.

**TIRC Recommendation** – Motion by Mr. Heckert, second by Ms. Kearney, to approve recommendations for the TIF exemptions. Motion carried unanimously.

Dan Bower presented staff recommendations to CONTINUE all of the ORC 725 Exemptions.

***TIRC Recommendation*** – Motion by Ms. Carter, second by Mr. Heckert, to approve recommendations for the ORC 725 Exemptions. Motion carried unanimously.

Michael Banish summarized the Community Reinvestment Area (CRA) Property Tax Abatement Program. He reported on results of actions taken on recommendations made by the TIRC in 2021. He then presented staff recommendations for the 2021 CRA Agreements and reviewed the CRA Agreements that expired in 2021.

***TIRC Recommendation*** – Motion by Mr. Heckert, second by Ms. Carter, to approve recommendations for CRA Agreements. Motion carried unanimously.

Mr. Heckert reported to the TIRC that a letter from Jennifer Wagner (Attachment IV) had been sent to the County Auditor and the City providing a list of companies with CRA Agreements that are delinquent on their School Board PILOT Payments. Mr. Heckert asked the City and County Auditor to take action on these companies pursuant to their agreements. Mr. Jarvis offered to work with Michael Banish to either resolve issues related to these payments or send these companies a Notice of Default.

Mr. Jarvis praised the City staff for the detailed reports and communications related to the TIRC meeting.

Mr. Heckert made the motion to Adjourn, second by Ms. Carter; carried unanimously at 3:35pm.

## Purpose of the Tax Incentive Review Council

*According to Ohio Revised Code Section 5709.85, the TIRC meets annually to review all agreements granting exemptions from property taxation and any performance or audit reports required to be submitted pursuant to those agreements (see the attached reports). The Council determines whether the owner of the exempted property has complied with the agreement and may consider market fluctuations or changes in the business cycle unique to the owner's business. The Council shall submit to City Council written recommendations for continuation, modification, or cancellation of each agreement.*

## TIRC REPORT NARRATIVE

### Tax Increment Financing (TIF) Exemptions (ORC 5709.40 & 5709.41)

#### A. Program Overview

Developers making a large-scale investment that requires substantial public infrastructure improvements may be able to use Tax Increment Financing (TIF) to offset a portion of those costs. In certain limited circumstances, TIF dollars may be used more broadly for urban redevelopment purposes.

**How Do They Work?** The Ohio legislature has authorized the creation of Tax Increment Financing under ORC Section 5709.40 and 5709.41. Upon creating a TIF, Ohio allows a municipality to grant a tax exemption up to 100% of the newly created real property value with the consent of the local school district. Municipalities may require payments in lieu of taxes on the exempt real property value. All payments in lieu of taxes collected on this newly created property value can be used to fund public infrastructure improvements and other eligible uses or pay debt service on bonds issued for such eligible uses. The two most common types of TIF in Ohio are Project TIFs and District TIFs. Project TIFs are applicable to particular developments. District TIFs apply to a specific geographic area of the City. In both cases, taxes are exempted on improvements (for the specific project, in the case of a Project TIF, or within the district, in the case of a District TIF), and the City may impose payments in lieu of taxes. District TIFs are subject to geographic area and assessed value caps under state law.

**What Are the Benefits?** Tax Increment Financing provides a method to fund public infrastructure and other eligible site improvements adjacent to and within new commercial developments.

**How Is It Used?** To initiate the process, a developer applies to the City for a TIF designation prior to the commencement of any construction activities. Next, the Department of Community & Economic Development reviews submitted information and requests additional information as required to determine whether debt must be issued to construct the public improvements and may refer the developer to the Port Authority to underwrite the debt issuance. Finally, a recommendation is made to City Council for the designation of the Project as a TIF as well as any related legislation and legal agreements, such as a Development Agreement (governing the developer's construction of their project), Cooperative Agreement (when debt is to be issued

through the Port), debt agreements (when the City issues the debt) and other related documents (i.e., letter of credit and service agreements). Depending on the timeline of a project's infrastructure needs, the City creates a Project TIF or District TIF and either: 1) waits until the revenues derived from the TIF are sufficient to pay for the costs of the infrastructure, or 2) issues debt for the construction of the infrastructure with such bonds being backed by the future TIF revenues. The decision of whether or not to issue debt depends solely on the immediacy of the project's infrastructure needs. The City frequently utilizes the Port Authority for the issuance of debt of TIF projects.

## **B. Staff Review of TIF Districts and Project TIFs**

In 2021, the City of Cincinnati had a total of 35 TIF Districts. The 15 Districts that were added in 2019 have not generated revenue. The previously created 20 TIF Districts received a total of \$49,169,602 in Statutory Service Payments in 2021 and made expenditures in 2021 totaling \$31,306,661.

The City had 57 Project TIFs at various stages at the end of 2021. For the 21 Project TIFs receiving and distributing payments, there was a total of \$21,755,692 in revenue and \$18,038,474 in expenditure.

For the 43 TIFs with numbers at the time of legislation, the projects in aggregate project a total of \$2.3 billion in real estate investment, and a commitment of 7,373 jobs. Through 2021, the City has received reports and estimates for 41 Project TIFs with an actual real estate investment of \$1,571,299,101 and a total number of jobs retained of 843 and a total number of jobs created of 7,678. (Note: These aggregate figures are based on both company reports and department estimates. The City will continue to request data from these companies throughout the year.)

## **C. Recommendations on TIF Exemptions**

Staff recommends all current TIF exemptions be Continued.

## **Urban Renewal Debt (ORC 725)**

### **A. Program Overview**

Under Ohio Revised Code Chapter 725, a municipality can enter into a development agreement with a developer of land in an urban renewal project and can authorize a real property tax exemption with respect to the improvements constructed and require the owner to make payments in lieu of taxes to the municipality. The municipality can use those payments to pay debt service on Chapter 725 bonds and for related expenses. The City has created 32 separate Urban Renewal Plans in order to undertake Urban Renewal efforts under ORC 725 within these areas.

## **B. Staff Review of Agreement ORC 725 Exemption Statuses**

In 2021, the City had nine active Urban Renewal agreements for projects undertaken in Downtown, the East End and the West End. These agreements are compliant with their requirements to make service payments and minimum service payments to pay urban renewal project debt.

## **C. Recommendations on ORC 725 Exemptions**

Staff recommends all current Urban Renewal Exemptions be Continued.

## Community Reinvestment Area Property Tax Abatement Program

### **A. Program Overview**

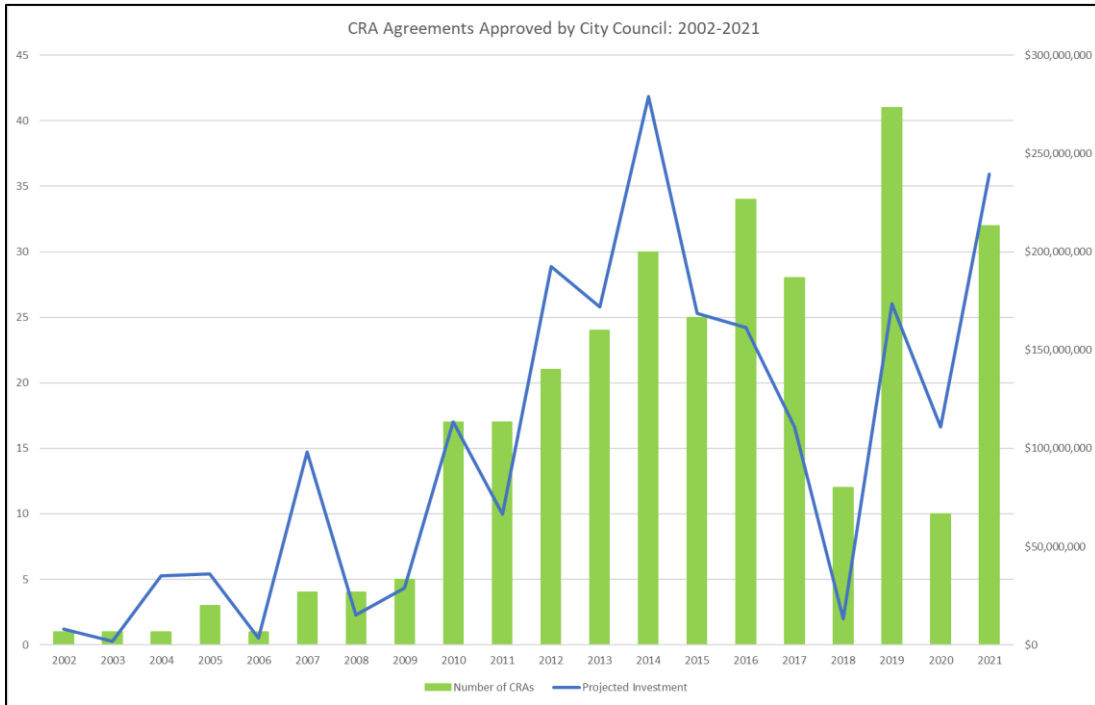
The City of Cincinnati offers a Community Reinvestment Area (CRA) tax abatement program to developers building or renovating a multi-family residential, commercial, industrial, or mixed-use facility. The following steps outline the process of approving a CRA and putting the tax abatement into effect:

1. The Company submits an initial CRA application.
2. The City of Cincinnati's Department of Community Economic Development (DCED) reviews the application, negotiates an agreement, and makes a recommendation to City Council.
3. City Council passes an ordinance to authorize the recommended property tax exemption and a CRA agreement is executed by the City Manager.
4. The Company begins construction of the improvements to the property.
5. The Company enters into a Payment in Lieu of Taxes (PILOT) agreement with Cincinnati Public Schools (CPS) and registers the agreement with Ohio Department of Development (ODOD).
6. The Company submits a completion application to DCED once construction is completed. (Companies with LEED CRA Agreements can submit their Completion Application without the LEED documentation and the City will hold the Application until the LEED documents are submitted.)
7. DCED sends all agreement materials to the Hamilton County Auditor.
8. Hamilton County Auditor assesses improvements and starts the abatement.
9. The Company submits annual reports and fees during the term of the abatement.
10. DCED submits an annual report on all agreements to ODOD in March and presents the information to the TIRC in June and City Council in September.

At the end of 2021, the City of Cincinnati had 357 active Commercial CRA agreements that had been approved by City Council, including 34 new agreements that were executed in 2021. There were four additional CRA agreements approved by City Council in 2021 that do not have executed agreements.



The following chart reflects the 357 CRA Agreements that are currently active and approved by City Council. These CRA Agreements reflect over \$1.7 billion in Projected Investment.



There have been four CRAs approved by City Council in 2022 so far; one of these has an executed agreement.

**B. Actions Taken on 2021 TIRC Recommendations**

The following tables reflect actions taken by the City Administration based on TIRC recommendations from its 2021 meeting.

**Table: 2021 TIRC Modifications Recommended and Actions Taken**

Organization Legal Name	Project Name	Issues Pending	Resolution
Findlaomi, LLC	1706 Central Parkway	Pending Extension Letter	Abatement started; no extension required
233 Gilman, LLC	225 Gilman	Pending Extension Amendment	Pending extension amendment
2347 Reading Road, LLC	2347 Reading Road, LLC	Pending Extension Amendment	Amendment executed
Azeotropic Partners, LLC	1301 Walnut St_ Commercial	Pending Extension Amendment	Abatement started Pending extension amendment
Building #1, LLC	100 E. Clifton, 101 & 105 Peete Renovation	Pending Completion App Pending 2020 Annual Report Pending 2020 Annual Fee	Abatement started Pending extension amendment
Campus Management LTD	Park Avenue Square	Pending Completion App Pending 2020 Annual Fee	Extension amendment executed 2020 Annual Fee received
Condominium Holdings, LLC	1505 Race	Pending Extension Amendment	Pending extension amendment
Condominium Holdings, LLC	116 W 15th Street	Pending Extension Amendment	Pending extension amendment
Custom Pro Logistics	Custom Pro Logistics CRA	Pending Completion App Pending 2020 Annual Fee	Pending extension amendment 2020 Annual Fee received
E Barg LLC	1738-40 Queen City CRA	Pending HCA Pending Extension Amendment	Pending Default and Termination
Jackson Investors 2019, LLC	1225-1227 Jackson Street	Pending Extension Amendment Pending Completion App	Abatement started; issues resolved
Kauffman Vine LLC	1725 Vine Street	Pending Extension Amendment	Pending extension amendment
Mrs. Pig, LLC	Mrs. Pig (109 W Elder)	Pending Completion App Pending 2020 Annual Fee	Abatement started 2020 Annual Fee received
Nation Worldwide, LLC	Nation Kitchen and Bar CRA application - Westwood	Pending Completion App Pending 2020 Annual Fee	Abatement started 2020 Annual Fee received
Porch Swing Properties, LLC	1612 Elm Redevelopment	Pending Termination by City	Abatement started; issues resolved
Race and Vine Offices, LLC	Race and Vine Offices	Pending 2020 Annual Fee 2020 3 jobs retained at \$37,520	Abatement started 2020 Annual Fee received
Seitz, LLC	303 Seitz St	Converted to condos in 2019 - termination pending	No conversion Pending extension amendment
Solica Construction	722 E McMillan	Pending Co-signed CPS Agreement Pending Completion App	Abatement started; issues resolved
University Townhomes, LLC	3561 Eden Avenue	2020: 2 created at \$53,962	Abatement started; issues resolved

**Table: 2021 TIRC Terminations Recommended and Actions Taken**

Organization Legal Name	Project Name	Action Taken
The Fortus Group	W Liberty & Elm	Termination Pending
Bond Hill Roselawn Senior Housing LP	Roselawn Senior Apartments	Issues Resolved
B-Side Landlord, LLC	B-Side Landlord, LLC	Termination Pending
Elm Street Ventures, LLC	Elm Street Ventures, LLC	Issues Resolved
JRS Interests I, LLC	2315 Park Ave.	Pending extension amendment
Knowlton Northside Limited Partnership	Knowlton Northside Senior Housing	Issues Resolved
Marlowe Court Limited Partnership	Marlowe Court	Issues Resolved
Neyer Holdings, Inc.	130-132 E. 6th Street	Pending extension amendment
SOLI Interests LLC	1200 and 1208 Main St	Issues Resolved
Urban Sites	9487 Dry Fork Rd, LLC	Issues Resolved
Youthland Academy	Children United, LLC LEED CRA Tax Exemption	Termination Pending

### C. 2022 TIRC – 2021 Annual Reports and Fees

Annual Reports are due from each company every year of the CRA Agreement starting with the year the Agreement is executed. Of the 357 active agreements, 329 annual reports have been submitted (92%), and 28 have not been submitted. One of these missing reports is for an historical (pre-1994) CRA with no Agreement; three of these missing reports have agreements pending termination and no report was required (see below). The remaining 24 missing reports continue to be requested by the Department.

*UPDATE: 334 annual reports have been collected as of July 14, 2022.*

The department has contacted the companies representing the remaining 24 agreements about submitting the annual reports. Several have requested report deadline extensions due to the pandemic, and others have simply not responded. We will continue to attempt to collect these reports for the remainder of the year. The department is allowing that the pandemic may be preventing some companies from accessing the data or resources needed to complete and submit their reports.

Annual Fees are also due every year and are calculated as 1% of the forgone taxes (taxes exempted by the Agreement), or \$500 minimum and \$2,500 maximum. Companies that have construction underway on their projects typically pay the minimum \$500 annual fee. As of this writing, 317 2021 Annual Fee payments have been made totaling \$284,432.74. Of the remaining 40 outstanding, one is historical and no fee is required; three are being terminated and no fee was required (see below).

*UPDATE: 333 annual fees have been collected as of July 14, 2022.*

As with the annual reports, the department will continue to attempt to collect the remaining 36 annual fees due. The department is allowing that the pandemic may be keeping companies from being able to make these payments on time.

Four terminations are recommended this year as a result of outstanding 2021 Annual Reports or Annual Fees: JRS Interests, LLC; E Barg, LLC; Youthland Academy; and 1526 Blair, LLC. These recommendations are a result of multiple attempts to request reports and fees without a response from the company.

*UPDATE: The property at 1526 Blair Avenue has a new owner, and the Administration is working with the new owner to collect the missing reports and fees.*

#### **D. 2022 TIRC – Staff Review of Agreement Statuses for 2021**

There were 271 completed projects representing a total Projected Investment of \$1,799,014,702 and a company-reported expenditure of \$2,055,697,617, or 114% of the projection. Of the 12 projects completed in 2021, 11 reported project expenditures above the amounts projected and one reported project expenditures that were 99% of the projection.

*UPDATE: There were 272 completed projects as of July 14, 2022.*

There are 86 projects that are not completed as of this writing, representing a total projected investment of \$650,273,616. Of these, 34 projects were expected to be completed before December 31, 2021. Three of these are recommended for termination, 23 have requested extensions that are in process, seven are working on their completion applications, and one is in the process of selling the property. All 86 projects are subject to the City's Wage Enforcement requirements for construction. There are no pending Wage Enforcement complaints related to these projects.

The total new jobs commitment from the 357 active CRA Agreements is 9,403 jobs created. Companies with active CRA Agreements reported approximately 9,181 jobs created in 2021, with the largest jobs created figures reported by Medpace (699) and General Electric (954).

There were 22 companies in 2021 that were past their job creation ramp-up period and have not met their job creation commitments by at least 75%. As in 2020, most companies continue to suggest that the pandemic was a cause of their job issues. Market factors resulting from the pandemic include slowed or halted business operations, internal reorganizations, and a lack of tenants. Many of these factors will continue to impact companies in 2022 as some industries will be slow to recover.

The City Administration has requested information from many of these companies related to their specific conditions that resulted in job losses and the inability to meet their commitments.

While these non-compliance issues are reflected in the CRA and TIF reports, they are not the basis for any termination recommendations except in those cases where the company has not responded to the issues when asked. There is one such recommendation for termination (see below). The department will continue to request this information from companies with job commitment or payroll commitment issues as these issues are identified.

**E. Recommendations for CRA Agreements (2022 TIRC)**

The following table represents the staff recommendations for the 357 active CRA Agreements as of the end of 2020.

Recommendation	Status	Agreements
Continue-Compliant	Pending Completion	45
	Complete	217
Continue-Non-Compliant	Pending Completion	11
	Complete	40
Modify	Extension Request Pending	30
	In default	4
Terminate	Development Plans Changed	2
	Expired in 2021	8
Expired in 2021 (Terminate)	Expired in 2021	8
<b>TOTAL</b>		<b>357</b>

**Continuations**

Recommendations to Continue include 262 active agreements with companies that are compliant with the CRA Agreement. Of these, 45 are pending completion. There are 51 agreements that are recommended Continue despite non-compliance issues related to COVID-19 and other factors beyond the company’s control.

**Modifications**

Recommendations to Modify agreements (30) reflect either late completion applications that have been requested by the City and are pending issues (e.g., the issuance of the Certificate of Occupancy, lack of LEED documentation, etc.) or requests from the company for an extension. Delays in submitting the completion application may result in the need for an extension. Extensions can be in the form of a letter from the Director of the Department of Community and Economic Development or by amendment, depending on what the agreement allows and the length of extension required.

**Terminations**

The following CRA Agreements are recommended for Termination:

- The Fortus Group – This project at West Liberty & Elm has been converted into a TIF. There were two CRA Agreements on this property: one for the residential portion of the project and one for the commercial portion. The CRA for the commercial portion is being terminated and replaced with the TIF. The CRA for the residential portion will remain in place.
- Azeotropic Partners, LLC (1301 Walnut-Residential Portion) – This company changed the development plans for this project and determined, with advice from the City, that the CRA

Agreement was not needed on the residential portion of the development. The CRA Agreement for the commercial portion of the project remains in effect.

- JRS Interests I, LLC – This company was recommended for termination at the 2021 meeting but resolved their issues at that time. The company has not submitted its 2021 CRA Annual Report and has not received an extension on their construction deadline, making them in default of their Agreement.
- Children United, LLC (Youthland Academy) – This company has not submitted Annual Reports or Fees for 2019 or 2020 or 2021. They also have not submitted their LEED documentation, and therefore are not eligible for an abatement. Multiple attempts to contact the company have failed.
- 1526 Blair, LLC (1526 Blair Avenue) – This company has not submitted its 2020 or 2021 CRA Annual Report. The property appears to have been sold, but neither the previous owner nor the current owner has been responsive to requests for reports or an assignment.  
*UPDATE: New property owners have been contacted about the reports and fees past due.*
- E Barg, LLC (1738-1740 Queen City) – This company has not submitted annual reports for 2020 or 2021, and has not remitted its 2021 annual fee. The property was sold in 2020, but neither the previous owner nor the current owner has been responsive to requests for reports or an assignment.

All but the first two terminations above are recommended because despite repeated attempts to contact the companies involved, no response has been received. The City will continue to work with these companies on these issues prior to termination. Given the COVID-19 pandemic and the current state of the economy in certain industries, the City is allowing for flexibility for those companies that are responsive even if there are compliance issues relating to job creation, payment of annual fees, reporting, and construction delays under the agreement.

### **Expirations**

The following CRA Agreements expired at the end of 2021. No action from the TIRC is needed.

- BSG2, LLC (1404 Walnut)
- Base Operations, Inc. (1309 Main Street)
- BAM Realty Group, LLC (4426 Brazee Street)
- Burke, Inc. (500 W. 7<sup>th</sup> Street)
- Over-the-Rhine Community Housing (1500 Elm Street)
- Fay Limited Partnership (Fay Apartments)
- OTR Holdings, Inc. (Mercer Commons Garage)
- B-Side Landlord, LLC (13 W. 15<sup>th</sup> Street)

# ATTACHMENT II

## 2022 TIRC Report - TIF Exemptions Project TIFs - GENERAL INFO

Project: Project Name	Organization Legal Name	TIF Ordinance	Incentive Start Year (Payable)	Incentive End Year (Payable)	TIF Project Type	Construction Start Year	Construction End Year	Revenues in 2021	Revenues To-date	Expenditures in 2021	Expenditures To-date
12th and Sycamore (1118 Sycamore Street)	CSP 1118 Sycamore Street, LLC	354-2019	2024	2053	Mixed Use	2021	2023				
303 Broadway	The Port	198-2004	2005	2034	Commercial	2003	2004	\$1,376,641	\$13,620,478	\$1,611,850	\$18,050,523
309 Vine - Union Central Life Annex Building	CCA CBD Cincinnati, LLC	143-2016	2019	2048	Mixed Use	2016	2018	\$1,281,482	\$1,721,330	\$1,281,482	\$1,721,330
3rd and Main	Fort Wash Hills, LLC	449-2021	2022	2051	Commercial	2022	2023				
5311 Hetzel-Holiday Inn	Red Bank Hetzel, LP	222-2016	2018	2047	Commercial	2016	2017				
601 Pete Rose Way (Artistry)	Milhaus	253-2019	2022	2051	Mixed Use	2019	2022				
8th and Main	NAP 8 & Main, LLC	329-2018	2021	2050	Mixed Use	2018	2020				
Alumni Lofts	CSCPA Renaissance, LLC	218-2015	2016	2045	Commercial	2015	2015	\$715,828	\$1,653,453	\$715,828	\$1,653,453
Anthem Site Redevelopment	1351 WHT Land, LLC	286-2019	2021	2050	Mixed Use	2018	2022				
Baldwin 200 (Building and Garage)	625 Eden Park Drive, LLC	44-2016	2019	2048	Commercial	2016	2018				
Baldwin 300	Corporex Companies, LLC	240-2007	2009	2038	Mixed Use	2007	2008	\$1,388,603	\$16,573,043	\$1,922,684	\$16,555,818
Centennial	Uptown Community Partners, LP	361-2014	2016	2045	Commercial	2014	2015	\$207,801	\$324,179	\$53,616	\$83,677
Center of Cincinnati (Milicron)	Milacron LLC	336-2001	2003	2032	Commercial	2001	2002	\$759,627	\$16,369,909	\$306,708	\$10,323,158
Center of Cincinnati (Oakley N.)	Vandercar Holdings	245-2002	2004	2033	Commercial	2002	2003	\$873,092	\$8,058,824	\$350,740	\$7,078,733
Central Trust Tower (PNC Tower)	CCA CBD Cincinnati II, LLC	288-2019	2022	2051	Mixed Use	2020	2024				
College Hill Station	College Hill Station, LLC	441-2019	2022	2051	Mixed Use	2020	2022				
Columbia Square	Al Neyer, Inc.	232-2003	2008	2033	Commercial	2007	2007	\$302,310	\$3,180,527	\$282,182	\$2,591,879
Court & Walnut	Kroger Limited Partnership I	268-2017	2020	2049	Mixed Use	2017	2019				
DeSales Flats II (3001 Woodburn)	Towne Properties, Inc.	277-2017	2019	2048	Commercial	2017	2018				
Fifth and Race (dunnHumby USA)	dunnHumby HQ Building Company, LLC	95-2013	2016	2045	Mixed Use	2012	2015	\$233,985	\$2,774,215	\$62	\$1,808,456
Firehouse Row	Firehouse Row Holdings, LLC	215-2018	2020	2049	Mixed Use	2018	2019				
Fountain Place	Fountain Place, LLC	538-2019	2022	2051	Mixed Use	2020	2022				
Fourth and Race Redevelopment	Fourth and Race Redevelopment, LLC	177-2019	2025	2054	Mixed Use	2019	2024				
Gateway West Redevelopment	Linn Street Holdings LLC	362-2014	2016	2045	Commercial	2014	2015	\$567	\$567	\$216	\$216
Gershom Grove (CiTiRAMA 2016)	Gershom Grove, LLC	299-2015	2017	2036	Residential	2015	2017				
Grand Baldwin (655 Eden Park Drive)	The Baldwin, LLC	43-2016	2019	2048	Residential	2016	2018				
Kao Headquarters Acquisition and Expansion	Kao USA, Inc.	536-2019	2025	2054	Industrial	2022	2024				
Keystone Park Phase I	Neyer Properties, Inc.	13-2008	2009	2038	Commercial	2007	2008	\$380,024	\$3,572,384	\$318,189	\$3,479,817
Keystone Park Phase III	Neyer Properties, Inc.	9-2016	2019	2048	Commercial	2014	2018	\$516,520	\$1,089,363	\$450,144	\$567,852
Keystone Parke Phase II	Neyer Properties, Inc.	32-2014	2017	2046	Commercial	2015	2016	\$821,827	\$2,787,425	\$550,699	\$1,929,057
Liberty and Elm	KEAN/Buckingham	289-2021	2023	2052	Mixed Use	2021	2023				
Madison & Whetsel Phase IIA	Ackermann Enterprises, Inc.	365-2019	2022	2051	Mixed Use	2019	2021				
Madison & Whetsel Redevelopment Phase I	Ackermann Enterprises, Inc.	134-2018	2021	2050	Mixed Use	2018	2020				
Mercy Health - 1788 Tennessee	Mercy Health	321-2014	2017	2046	Commercial	2014	2016				
Messer HQ Relocation	Messer Realty XII, LLC	148-2016	2018	2047	Commercial	2016	2017	\$270,001	\$466,828	\$256,501	\$455,294
Oakley North Redevelopment (Oakley Station)	USS Realty, LC	229-2012	2014	2043	Commercial	2011	2013	\$1,495,614	\$5,333,617	\$1,042,817	\$5,201,679
Queen City Square/Great American Tower	The Western and Southern Life Insurance Co.	203-2008	2010	2039	Commercial	2008	2009	\$7,970,729	\$55,754,060	\$5,815,090	\$43,248,010
RBM Development Phase 2A	The Port, 100 Medpace Way, LLC	47-2016	2018	2047	Commercial	2016	2017	\$1,333,340	\$1,582,475	\$1,333,340	\$1,582,475
RBM Medpace Phase 2B	400 Medpace Way, LLC, 600 Medpace Way, LLC, The Port	157-2018	2020	2049	Mixed Use	2018	2019				
Riverside Yard	Allegra Cincinnati, LLC	289-2018	2020	2049	Industrial	2018	2020	\$278,325	\$278,325	\$236,577	\$236,577
The Banks Lot 2A	Nicol Investment Company	387-2007	2021	2050	Residential						
The Banks Lot 2B	Riverbanks Phase II-A Owner, LLC and Riverbanks Phase II-B Owner, LLC	356-2014	2017	2046	Commercial	2014	2018				

2022 TIRC Report - TIF Exemptions  
Project TIFs - GENERAL INFO

Project: Project Name	Organization Legal Name	TIF Ordinance	Incentive Start Year (Payable)	Incentive End Year (Payable)	TIF Project Type	Construction Start Year	Construction End Year	Revenues in 2021	Revenues To-date	Expenditures in 2021	Expenditures To-date
The District at Clifton Heights	Trinitas	445-2019	2024	2053	Mixed Use	2021	2025				
Three Oaks	Oakley Yards Land, LLC	493-2019	2022	2051	Residential	2021	2027				
TriHealth Headquarters Relocation	Trihealth, Inc.	104-2017	2020	2049	Commercial	2016	2019	\$808,177	\$1,858,479	\$808,177	\$1,858,479
Uptown Gateway - Phase IA	Uptown SEQ Holdings, LLC	189-2019	2023	2052	Commercial	2019	2023				
Vernon Manor Phase II	Vernon Manor Offices II, LLC	18-2016	2019	2048	Commercial	2016	2018	\$501,950	\$2,174,583	\$462,325	\$2,174,583
Windsor Flats (937 Windsor Street)	Windsor Renaissance, LLC and New Windsor, LLC	32-2016	2018	2047	Commercial	2015	2017	\$239,247	\$470,097	\$239,247	\$470,097
Walworth Junction	East End Development, LLC	540-2019	2020	2050	Residential	2019	2020				
Madison & Whetsel Redevelopment - Phase IIB	Ackermann Enterprises, Inc.	495-2019	2022	2051	Mixed Use	2020	2022				
Powell Global Headquarters	The William Powell Company	534-2019	2023	2052	Industrial	2020	2022				
27 Calhoun/Vine		488-2019	New - Date Created:		12/11/2019						
MLK Reading NE		489-2019	New - Date Created:		12/11/2019						
1744 Dana/Montgomery		475-2019	New - Date Created:		12/11/2019						
137 W 7th Street		472-2019	New - Date Created:		12/4/2019						
Convention Place Mall		491-2019	New - Date Created:		12/11/2019						
<b>TOTALS</b>								\$21,755,692	\$139,644,158	\$18,038,474	\$121,071,164



2022 TIRC Report - TIF Exemptions  
Project TIFs - REPORTING INFO

Project: Project Name	Organization Legal Name	TIF Project Status	2021 Report Received?	Completion Delays	Real Estate Investment Commitment	Capital Investment - To-date	Permanent Jobs Commitment	Retained Jobs	Created Jobs	Job Discrepancies
12th and Sycamore (1118 Sycamore Street)	CSP 1118 Sycamore Street, LLC	Construction Underway	Yes		\$40,110,000	\$37,497,290	5	0	200	
303 Broadway	The Port	Construction Complete	Yes			\$38,000,000	0	0	300	
309 Vine - Union Central Life Annex Building	CCA CBD Cincinnati, LLC	Construction Complete	Yes		\$70,000,000	\$81,002,442	7	12	12	
3rd and Main	Fort Wash Hills, LLC	Construction Delayed	Yes	Pandemic-related financing delays	\$16,830,000	\$0	15	0	0	
5311 Hetzel-Holiday Inn	Red Bank Hetzel, LP	Construction Complete	No				0		15*	
601 Pete Rose Way (Artistry)	Milhaus	Construction Underway	Yes		\$77,268,679	\$69,626,766	20	0	420	
8th and Main	NAP 8 & Main, LLC	Construction Complete	Yes		\$28,106,564	\$24,482,997	2	0	2	
Alumni Lofts	CSCPA Renaissance, LLC	Construction Complete	Yes		\$21,508,000	\$22,020,890	4	0	4	
Anthem Site Redevelopment	1351 WHT Land, LLC	Construction Underway	No		\$48,355,000		5			
Baldwin 200 (Building and Garage)	625 Eden Park Drive, LLC	Construction Complete	Yes			\$22,461,864		0	200	
Baldwin 300	Corporex Companies, LLC	Construction Complete	Yes		\$19,950,000	\$72,753,450	0	0	21	Humana vacated in 2017; searching for new tenant
Centennial	Uptown Community Partners, LP	Construction Complete	No							
Center of Cincinnati (Millicron)	Milacron LLC	Construction Complete	No				0		645*	
Center of Cincinnati (Oakley N.)	Vandercar Holdings	Construction Complete	No				0		150*	
Central Trust Tower (PNC Tower)	CCA CBD Cincinnati II, LLC	Construction Delayed	Yes	Pandemic-related delays	\$103,500,000	\$26,761,000	6	0	0	
College Hill Station	College Hill Station, LLC	Construction Underway	Yes		\$29,775,355	\$13,798,110	22	0	48	
Columbia Square	AI Neyer, Inc.	Construction Complete	Yes		\$18,656,000	\$11,725,880	160		500	
Court & Walnut	Kroger Limited Partnership I	Construction Complete	Yes		\$90,560,000	\$37,700,119	65	0	7	Garage portion only; other reports NA
DeSales Flats II (3001 Woodburn)	Towne Properties, Inc.	Construction Complete	Yes		\$17,345,000	\$13,471,715	3	0	3	
Fifth and Race (dunnHumby USA)	dunnHumby HQ Building Company, LLC	Construction Complete	Yes		\$88,759,000	\$73,185,221	100	0	897	
Firehouse Row	Firehouse Row Holdings, LLC	Construction Complete	Yes		\$18,218,351	\$18,115,421	3	2	115	
Fountain Place	Fountain Place, LLC	Construction Underway	Yes		\$65,000,000	\$31,701,912	0	0	150	
Fourth and Race Redevelopment	Fourth and Race Redevelopment, LLC	Construction Underway	Yes		\$73,621,460	\$44,084,977	61	0	8	
Gateway West Redevelopment	Linn Street Holdings LLC	Construction Complete	No							
Gershom Grove (CITIRAMA 2016)	Gershom Grove, LLC	Construction Complete	No		\$8,060,000					
Grand Baldwin (655 Eden Park Drive)	The Baldwin, LLC	Construction Complete	Yes		\$29,300,000	\$43,174,687		0	6	
Kao Headquarters Acquisition and Expansion	Kao USA, Inc.	Construction Delayed	Yes		\$92,348,493	\$769,909	45	521	78	
Keystone Park Phase I	Neyer Properties, Inc.	Construction Complete	Yes			\$9,788,700		0	211	
Keystone Park Phase III	Neyer Properties, Inc.	Construction Complete	Yes		\$20,845,920	\$5,082,160	49	0	35	
Keystone Parke Phase II	Neyer Properties, Inc.	Construction Complete	Yes			\$1,208,935		0	100	
Liberty and Elm	KEAN/Buckingham	Construction Underway	No		\$77,000,000		3			
Madison & Whetsel Phase IIA	Ackermann Enterprises, Inc.	Construction Underway	No		\$20,240,000					
Madison & Whetsel Redevelopment Phase I	Ackermann Enterprises, Inc.	Construction Complete	No		\$36,000,000					
Mercy Health - 1788 Tennessee	Mercy Health	Construction Complete	Yes		\$70,750,000	\$73,668,774		0	0	
Messer HQ Relocation	Messer Realty XII, LLC	Construction Complete	Yes		\$12,000,000	\$14,427,160	156	116	23	2021 wages: \$22,388,249; Wages Commitment: \$15,900,000
Oakley North Redevelopment (Oakley Station)	USS Realty, LC	Construction Complete	No		\$93,000,000		1,700		832	
Queen City Square/Great American Tower	Western and Southern Life Ins Co.	Construction Complete	Yes		\$73,267,966	\$333,000,000	0	0	1,200	
RBM Development Phase 2A	The Port, 100 Medpace Way, LLC	Construction Complete	Yes		\$126,000,000	\$86,000,000	0	0	115	
RBM Medpace Phase 2B	400 & 600 Medpace Way, The Port	Construction Complete	Yes		\$126,000,000	\$119,493,721	700	0	800	
Riverside Yard	Allegra Cincinnati, LLC	Construction Complete	Yes	New owners	\$7,250,000	\$0	50	0	0	No response to low jobs number
The Banks Lot 2A	Nicol Investment Company	Construction Complete	Yes			\$69,200,000		8	8	
The Banks Lot 2B	Riverbanks Phase II-A & II-B Owner, LLC	Construction Complete	Yes			\$57,103	1,800		954	Ongoing discussions; 25% reduction - Boeing grounding.
The District at Clifton Heights	Trinitas	Construction Delayed	Yes	Construction Start: 4/1/2022	\$395,310,000	\$8,617,000	700	0	0	
Three Oaks	Oakley Yards Land, LLC	Construction Underway	Yes		\$148,825,000	\$6,481,968	80	184	0	
TriHealth Headquarters Relocation	Trihealth, Inc.	Construction Complete	Yes		\$13,000,000	\$17,356,256	310	0	340	
Uptown Gateway - Phase IA	Uptown SEQ Holdings, LLC	Construction Underway	Yes		\$66,033,283	\$121,728,407	1,625	0	76	
Vernon Manor Phase II	Vernon Manor Offices II, LLC	Construction Complete	Yes		\$30,293,525	\$10,638,000	650	0	843	
Windsor Flats (937 Windsor Street)	Windsor Renaissance and New Windsor	Construction Complete	Yes		\$10,588,408	\$12,216,267		0	2	
Walworth Junction	East End Development, LLC	Construction Complete	NA							
Madison & Whetsel Redevelopment - Phase IIB	Ackermann Enterprises, Inc.	Construction Underway	NA		\$24,388,828		0			
Powell Global Headquarters	The William Powell Company	Construction Underway	NA		\$4,250,000		27			
27 Calhoun/Vine										
MLK Reading NE										

2022 TIRC Report - TIF Exemptions  
 Project TIFs - REPORTING INFO

Project: Project Name	Organization Legal Name	TIF Project Status	2021 Report Received?	Completion Delays	Real Estate Investment Commitment	Capital Investment - To-date	Permanent Jobs Commitment	Retained Jobs	Created Jobs	Job Discrepancies
1744 Dana/Montgomery										
137 W 7th Street										
Convention Place Mall										
<b>TOTALS</b>					\$2,312,314,832	\$1,571,299,101	8,373	843	8,510	

2022 TIRC Report - TIF Exemptions

District TIFs

District Name	Date Created	Expiration Date	Project Investment Projected	Capital Investment To-date	Actual Created Jobs 2021	Revenues in 2021	Revenues To-date	Expenditures in 2021	Expenditures To-date	First Year Paid	TIRC Recommendation
District 1-Queensgate	12/18/02	12/17/32	\$0		0	\$ 577,342.67	\$ 3,812,546.82	\$ 262,139.42	\$ 3,110,161.13	2004	Compliance
District 2-Downtown South/Riverfront	12/18/02	12/17/32	\$136,255,000	\$558,960,049	0	\$ 7,405,802.48	\$ 51,852,110.06	\$ 6,452,883.06	\$ 45,232,757.44	2004	Compliance
District 3-Downtown/OTR West	12/18/02	12/17/32	\$82,129,772	\$54,355,136	0	\$ 7,099,110.09	\$ 40,267,888.43	\$ 5,711,770.80	\$ 32,323,391.69	2004	Compliance
District 4-Downtown/OTR East	12/18/02	12/17/32	\$247,613,919	\$16,528,068	0	\$ 12,629,319.26	\$ 86,769,873.09	\$ 7,193,381.70	\$ 82,928,784.22	2004	Compliance
District 5-Center Hill - Carthage	12/18/02	12/17/32	\$0		0	\$ 33,889.86	\$ 504,768.99	\$9,862.80	\$ 271,449.60	2006	Compliance
District 6-Walnut Hills	12/18/02	12/17/32	\$27,491,761	\$10,000,000	0	\$ 1,896,785.65	\$ 11,379,864.88	\$999,751.24	\$ 11,158,086.50	2005	Compliance
District 7-East Walnut Hills	12/18/02	12/17/32	\$10,500,000	\$4,489,774	50	\$ 1,951,453.87	\$ 15,068,334.17	\$ 154,624.67	\$ 12,651,753.31	2005	Compliance
District 8-Clifton/University Heights	12/18/02	12/17/32	\$33,660,000	\$12,388,012	0	\$ 4,027,519.04	\$ 27,006,201.13	\$3,455,202.58	\$ 23,857,004.09	2004	Compliance
District 9-Corryville	12/18/02	12/17/32	\$36,000,000	\$17,000,000	1,000	\$ 4,091,718.03	\$ 26,910,801.88	\$2,536,537.93	\$ 21,285,156.20	2005	Compliance
District 10-Bond Hill	12/18/02	12/17/32	\$10,000,000	\$115,200	100	\$ 357,063.99	\$ 2,850,371.27	\$103,779.52	\$ 1,883,278.54	2006	Compliance
District 11-Evanston	12/18/02	12/17/32	\$0	\$1,150,000	0	\$ 628,228.09	\$ 4,744,317.57	\$293,624.92	\$ 4,006,565.22	2005	Compliance
District 13-West Price Hill	11/2/05	11/2/35	\$0		0	\$ 89,045.00	\$ 571,907.00	\$83,252.90	\$ 546,002.20	2008	Compliance
District 14-Price Hill	11/2/05	11/2/35	\$170,000	\$5,766	0	\$ 75,511.04	\$ 816,447.43	\$22,679.60	\$ 761,511.76	2008	Compliance
District 15-East Price Hill	11/2/05	11/2/35	\$10,000,000		0	\$ 411,115.92	\$ 2,479,551.17	\$261,198.22	\$ 1,905,789.17	2008	Compliance
District 16-Lower Price Hill	11/2/05	11/2/35	\$0		0	\$ 112,942.92	\$ 718,231.17	\$33,334.75	\$ 290,327.89	2009	Compliance
District 17-Westwood 1	11/2/05	11/2/35	\$0		0	\$ 79,695.50	\$ 511,684.38	\$98,540.49	\$ 369,328.86	2009	Compliance
District 18-Westwood 2	11/2/05	11/2/35	\$0		0	\$ 187,627.07	\$ 596,971.68	\$113,697.93	\$ 550,557.09	2008	Compliance
District 19-Madisonville	11/2/05	11/2/35	\$57,000,000	\$5,680	600	\$ 3,129,043.07	\$ 19,953,290.70	\$1,600,764.73	\$ 18,856,996.02	2009	Compliance
District 20-Oakley	11/2/05	11/2/35	\$15,665,000		91	\$ 1,685,820.62	\$ 9,844,727.92	\$684,060.46	\$ 6,754,199.60	2009	Compliance
District 21-Avondale	11/2/05	11/2/35	\$0		0	\$ 2,700,568.10	\$ 6,194,739.31	\$1,235,573.33	\$ 4,370,793.61	2009	Compliance
District 22-West End	12/18/2020	12/18/50	\$0							n/a	Compliance
District 23-Pleasant Ridge	12/18/2020	12/18/50	\$0							n/a	Compliance
District 24-Mt. Auburn	12/18/2020	12/18/50	\$0							n/a	Compliance
District 25-Northside	12/18/2020	12/18/50	\$0							n/a	Compliance
District 26-Eastern River	12/18/2020	12/18/50	\$0							n/a	Compliance
District 27-College Hill	12/18/2020	12/18/50	\$0							n/a	Compliance
District 28-Roselawn	12/18/2020	12/18/50	\$0							n/a	Compliance
District 29-Westwood Boudinot	12/18/2020	12/18/50	\$0							n/a	Compliance
District 30-Mt. Airy	12/18/2020	12/18/50	\$0							n/a	Compliance
District 31-Camp Washington	12/18/2020	12/18/50	\$0							n/a	Compliance
District 32-Spring Grove Village	12/18/2020	12/18/50	\$0							n/a	Compliance
District 33-South Fairmount	12/18/2020	12/18/50	\$0							n/a	Compliance
District 34-South Cumminsville	12/18/2020	12/18/50	\$0							n/a	Compliance
District 35-Riverside	12/18/2020	12/18/50	\$0							n/a	Compliance
District 36-North Fairmount	12/18/2020	12/18/50	\$0							n/a	Compliance
Totals						\$ 49,169,602.27	\$ 312,854,629.05	\$ 31,306,661.05	\$ 273,113,894.14		

2022 TIRC Report  
ORC 725 Exemptions

<b>Project</b>	<b>Date Created</b>	<b>Expiration Date</b>	<b>Construction Completed (Yes/No)</b>	<b>Compliant with Agreement Terms</b>	<b>Notes</b>
Adams Landing	10/24/91	12/31/22	Yes	Yes	Compliant for 2021
312 Elm	10/24/91	12/31/22	Yes	Yes	Compliant for 2021
Race Street Development	1/26/01	12/31/32	Yes	Yes	Compliant for 2021
City West (366-2001)	8/15/01	12/31/32	Yes	Yes	Compliant for 2021
21C Hotel Project	4/13/02	12/31/33	Yes	Yes	Compliant for 2021
Adams Landing- Village D	12/4/03	12/31/34	Yes	Yes	Compliant for 2021
Adams Landing- Village A	10/13/05	12/31/36	Yes	Yes	Compliant for 2021
Adams Landing- Village B	1/10/06	12/31/37	Yes	Yes	Compliant for 2021
Shillito Lofts	10/27/09	12/31/40	Yes	Yes	Compliant for 2021

# ATTACHMENT III

## 2022 TIRC Report - CRA Agreements GENERAL INFO

Current Year TIRC Disposition	Compliant?	Organization Legal Name	Project: Project Name	Program Type	Council Ordinance Number	Contract Signature Date	ODSA Master Agreement Number	ODSA Individual Agreement Number	Rate	Abatement Term (yrs)	Start Year	Reporting End Date
CONTINUE	No	Gaslight Gardens LLC	Gaslight Whitfield, Ltd	LEED CRA	2-2015	2/12/2015	061-15000-09	15-100	100	15	2017	12/31/2031
CONTINUE	No	Christian Moerlein Brewing Co.	MLH Cincinnati USA, LLC - Christian Moerlein @ The Banks	LEED CRA	334-2010	9/10/2010	061-15000-09	10-003	100	12	2012	12/31/2023
CONTINUE	No	Grandin Company LTD	1308 Race Street	CRA	0255-2013	9/6/2013	061-15000-09	13-006	100	10	2014	12/31/2023
CONTINUE	No	Saturday Knight Ltd.	Saturday Knight Relocation	CRA	0197-2015	11/17/2015	061-15000-09	19-057	100	12	2016	12/31/2027
CONTINUE	No	Alto Properties, LLC	6087 Montgomery Road	LEED CRA	377-2018	5/31/2019	061-15000-09	19-032	100	12		
CONTINUE	No	US Bank	U.S. Bank - CRA/JCTC	CRA	100-2018	7/25/2018	061-15000-09	19-006	100	10	2021	12/31/2030
CONTINUE	No	Salvation Army Catherine Booth Residence LP	Salvation Army Catherine Booth Residence LP	CRA	492-2012	2/5/2013	061-15000-09	13-002	100	8	2015	12/31/2022
CONTINUE	No	Queen City Flatts, LLC	Hubbard Radio Relocation	CRA	117-2019	8/8/2019	061-15000-09	19-048	100	12	2021	12/31/2032
CONTINUE	No	161 McMicken, LLC	161 E McMicken	CRA	483-2019	9/17/2020	061-15000-09	20-030	100	10		
CONTINUE	No	HG Pearl Provident, LLC	632 Vine Street / Provident Building	LEED CRA	98-2018	12/26/2018	061-15000-09	19-042	100	15	2020	12/31/2034
CONTINUE	No	Paramount Redevelopment LLC	731 E McMillan Renovation	CRA	319-2018	2/28/2019	061-15000-09	20-005	100	12	2020	12/31/2031
CONTINUE	No	Sterling Medical Corporation	Sterling Medical LEED CRA - 2650 Burnet Ave	LEED CRA	251-2015	7/1/2015	061-15000-09	19-029	100	12		
CONTINUE	No	Seymour Investments, LLC	Enquirer Distribution Ctr - Techsolve II	CRA	126-2015	7/17/2015	061-15000-09	15-121	100	7	2017	12/31/2023
CONTINUE	No	Cincinnati Brewery District Apartments, LLC	1906 Elm Street	CRA	206-2018	9/11/2018	061-15000-09	19-063	100	12		
CONTINUE	No	TLAAT9, LLC	Neyer Management	CRA	322-2017	1/5/2018	061-15000-09	18-015	100	12	2019	12/31/2030
CONTINUE	No	BH New Arts, LP	The Arts Apartments at Music Hall	CRA	372-2020	12/18/2020	061-15000-09	21-001	100	15		
CONTINUE	No	University Townhomes, LLC	3561 Eden Avenue	CRA	333-2018	11/16/2018	061-15000-09	19-003	100	12	2021	12/31/2032
CONTINUE	No	Stratford Court Apartments, LLC	Stratford Court Apartments	LEED CRA	136-2012	6/13/2012	061-15000-09	16-018	100	15	2014	12/31/2028
CONTINUE	No	3075 Vandercar SPDC LLC	Office Relocation - Oakley Station	LEED CRA	220-2015	6/24/2015	061-15000-09	15-117	100	15	2017	12/31/2031
CONTINUE	No	General Electric	GE Operations Center	CRA	164-2014	10/2/2014	061-15000-09	14-112	100	15	2016	12/31/2030
CONTINUE	No	Zeta House Corporation of Delta Delta Delta	Tri Delta House	LEED CRA	331-2020	2/23/2021	061-15000-09	21-028	100	14		
CONTINUE	No	Grandin Company LTD	223 W 12th St. / Strietmann Building Office Renovation	LEED CRA	300-2016	10/4/2016	061-15000-09	16-053	100	12	2018	12/31/2029
CONTINUE	No	TLAAT 7 LLC	Active Day Senior Care - CRA	CRA	126-2017	7/11/2017	061-15000-09	17-016	100	12	2018	12/31/2029
CONTINUE	No	Midnight Oil Company	1536, 1538, 1540 Race	CRA	111-2017	6/7/2018	061-15000-09	19-020	84	12	2019	12/31/2030
CONTINUE	No	RBI Techsolve Property LLC	RBI Techsolve / RBI Solar - CRA	CRA	195-2017	11/20/2018	061-15000-09	19-012	100	12	2018	12/31/2029
CONTINUE	No	South Block Phase IV, LLC	3936 Spring Grove	CRA	339-2015	10/28/2015	061-15000-09	19-021	100	12	2017	12/31/2028
CONTINUE	No	OTR Dispensaries, LLC	1902 Colerain - CRA	CRA	263-2019	7/27/2019	061-15000-09	19-037	100	9	2021	12/31/2029
CONTINUE	No	254 Mohawk, LLC	254 Mohawk CRA	CRA	313-2021	9/30/2021	061-15000-09	21-014	100	12		
CONTINUE	No	Grandin Company LTD	1600 Central Parkway	CRA	270-2016	8/26/2019	061-15000-09	19-052	100	8	2017	12/31/2024
CONTINUE	No	1737 Vine, LLC	1737 Vine Street CRA	CRA	247-2017	4/25/2018	061-15000-09	19-018	100	12	2020	12/31/2031
CONTINUE	No	313 West 5th, LLC	313 W 5th CRA	CRA	474-2019	1/10/2020	061-15000-09	20-038	100	12		
CONTINUE	No	Perseverance Residential, LLC	Perseverance Residential CRA	CRA	440-2019	2/12/2020	061-15000-09	20-044	100	15		
CONTINUE	No	Linwood Real Estate Holdings, LLC	3152 Linnwood CRA	CRA	527-2019	2/19/2020	061-15000-09	20-019	100	8		
CONTINUE	No	Paramount Redevelopment LLC	Gateway at McMillan	CRA	129-2017	10/24/2017	061-15000-09	20-004	100	12	2020	12/31/2031
CONTINUE	No	FD2 1121 Walnut, LLC	1121 Walnut	CRA	51-2016	3/17/2016	061-15000-09	16-030	100	12	2017	12/31/2028
CONTINUE	No	1623 Pleasant Street, LLC	1623 Pleasant CRA	CRA	224-2021	6/23/2021	061-15000-09	21-008	100	8		
CONTINUE	No	Post Office Place LLC	Post Office Place LLC - CRA	CRA	0002-2017	1/27/2017	061-15000-09	19-005	100	8	2017	12/31/2024
CONTINUE	No	BarbAurora, LLC	BarbAurora, LLC	CRA	342-2014	1/9/2015	061-15000-09	15-108	100	12	2018	12/31/2029
CONTINUE	No	Metcut Research Inc.	Metcut Expansion - Project Oak Forest	CRA	70-2015	7/22/2015	061-15000-09	16-013	100	12	2017	12/31/2028
CONTINUE	No	Allston Place LLC	4016 Allston Place Commercial CRA	CRA	139-2017	7/21/2017	061-15000-09	19-023	66.7	12		
CONTINUE	No	Sollica Construction	722 E McMillan	CRA	281-2019	10/22/2019	061-15000-09	20-009	100	12	2021	12/31/2032
CONTINUE	No	Apple Street Senior LLC	Apple Street Senior CRA	LEED CRA	105-2020	6/28/2021	061-15000-09	21-006	100	15		
CONTINUE	No	Findlay Center, LLC	Findlay Center	LEED CRA	150-2019	10/17/2019	061-15000-09	20-003	100	15	2019	12/31/2035
CONTINUE	No	Woods Real Estate Investments, LLC	Woods Real Estate Investments, LLC	CRA	262-2016	7/27/2016	061-15000-09	16-049	100	12	2017	12/31/2028
CONTINUE	No	1814 Central, LLC	OTR Stillhouse	CRA	470-2019	5/14/2020	061-15000-09	20-020	100	10		
CONTINUE	No	Sands Senior Apartments, LLC	CRA - Sands Senior Apartments	LEED CRA	0020-2015	3/12/2015	061-15000-09	15-110	100	12	2017	12/31/2028
CONTINUE	No	Broadway Square IV, LLC	Broadway Square IV CRA Agreement	CRA	223-2021	7/15/2021	061-15000-09		100	15		
CONTINUE	No	La Caisse, Inc.	KZF Design Relocation to 700 Broadway - LEED-CRA	LEED CRA	168-2009	11/11/2009	061-15000-09	09-003	100	12	2011	12/31/2022

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CONTINUE	No	Sycamore Diner, LLC	Sugar n' Spice LEED CRA	LEED CRA	469-2019	1/2/2020	061-15000-09	20-036	100	15	2021	12/31/2035
CONTINUE	No	The Deacon Propco, LLC	Straight Street Collegiate Apartments	LEED CRA	255-2017	10/11/2017	061-15000-09	18-017	100	15	2019	12/31/2033
CONTINUE	No	Bond Hill Roselawn Senior Housing LP	Roselawn Senior Apartments	LEED CRA	128-2017	12/22/2017	061-15000-09	19-007	100	15	2019	12/31/2033
CONTINUE	Yes	Urban Legacy VIII, LLC	18 W. 13th St	CRA	230-2014	10/7/2014	061-15000-09	14-119	100	10	2015	12/31/2024
CONTINUE	Yes	Urban Legacy VIII, LLC	1401 Walnut - CRA	CRA	11-2018	3/9/2018	061-15000-09	19-015	100	12	2019	12/31/2030
CONTINUE	Yes	Hyde Park Hotel Partners, LLC	Hampton Inn & Suites - Hyde park	LEED CRA	350-2021	9/24/2021	061-15000-09	21-015	100	13		
CONTINUE	Yes	4th and Race Redevelopment, LLC	4th and Race Redevelopment	LEED CRA	265-2018	10/19/2018	061-15000-09	19-033	100	15		
CONTINUE	Yes	SOLI Interests LLC	1405 Clay	CRA	10-2015	2/18/2015	061-15000-09	15-101	100	12	2016	12/31/2027
CONTINUE	Yes	Broadway Building Investors	824 Broadway	CRA	0127-2017	7/11/2017	061-15000-09	19-034	100	12	2019	12/31/2030
CONTINUE	Yes	NBDC I, LLC	Hildebrand/Hilmon Child Care Center	CRA	21-2011	3/7/2011	061-15000-09	11-002	100	12	2012	12/31/2023
CONTINUE	Yes	Exeter 2249 Seymour, L.P.	Cincinnati Gardens Site Redevelopment	CRA	282-2019	8/19/2019	061-15000-09	19-053	100	12	2020	12/31/2031
CONTINUE	Yes	Cutter Historic Apartments, LLC	Cutter Historic Apartments	CRA	282-2015	9/2/2015	061-15000-09	16-043	100	8	2017	12/31/2024
CONTINUE	Yes	DeVotie Hall Association	DeVotie Hall Renovation and Addition	LEED CRA	173-2009	12/28/2017	061-15000-09	19-038	100	15	2012	12/31/2026
CONTINUE	Yes	Bluerock Lofts, LLC	Northside American Can/Factory Square	CRA	218-2010	7/2/2010	061-15000-09	10-012	100	15	2012	12/31/2026
CONTINUE	Yes	Adams Edge Properties, LLC	Adams Edge	LEED CRA	318-2017	1/11/2018	061-15000-09	18-013	100	15	2020	12/31/2034
CONTINUE	Yes	15th and Vine, LLC	15th and Vine	CRA	368-2016	12/13/2016	061-15000-09	20-013	100	12	2018	12/31/2029
CONTINUE	Yes	Findlaomi, LLC	1706 Central Parkway	CRA	204-2018	8/14/2018	061-15000-09	19-000	80	10	2021	12/31/2030
CONTINUE	Yes	Knowlton Northside Limited Partnership	Knowlton Northside Senior Housing	LEED CRA	249-2015	8/5/2015	061-15000-09	15-116	100	15	2017	12/31/2031
CONTINUE	Yes	Pape Brothers Molding Company, LLC	1737 Elm St	LEED CRA	038-2016	6/2/2016	061-15000-09	16-035	100	12	2018	12/31/2029
CONTINUE	Yes	Sol Pendleton Arts, LLC	501 13th St.	LEED CRA	78-2016	4/15/2016	061-15000-09	16-031	100	12	2016	12/31/2027
CONTINUE	Yes	New Avondale Center, LLC	Avondale Town Center - Commercial Remodeling	LEED CRA	248-2016	10/27/2017	061-15000-09	19-008	100	15	2020	12/31/2031
CONTINUE	Yes	SOLI Interests LLC	1200 and 1208 Main St	CRA	248-2014	9/15/2014	061-15000-09	14-114	100	10	2016	12/31/2025
CONTINUE	Yes	New Avondale Center, LLC	Avondale Town Center - Mixed New Construction	LEED CRA	247-2016	10/27/2017	061-15000-09	19-009	100	15	2019	12/31/2033
CONTINUE	Yes	Paramount Square II, LLC	Paramount Square Phase 3 CRA	LEED CRA	246-2018	12/3/2018	061-15000-09	20-034	100	15	2020	12/31/2034
CONTINUE	Yes	The Kroger Co	Kroger Culinary Training & Education Center	LEED CRA	0242-2016	9/15/2016	061-15000-09	16-048	100	12	2019	12/31/2030
CONTINUE	Yes	205WM, LLC	205 W. McMicken	CRA	10-2017	6/19/2017	061-15000-09	18-006	100	8	2019	12/31/2026
CONTINUE	Yes	Mercer Commons Commercial 2, LLC	Mercer Commons 2 (Commercial)	CRA	392-2012	3/8/2013	061-15000-09	15-104	100	12	2014	12/31/2025
CONTINUE	Yes	1228 McMillan, LLC	1228 E. McMillan (Williams YMCA)	CRA	201700765	8/2/2017	061-15000-09	18-004	100	12	2020	12/31/2031
CONTINUE	Yes	BSG2, LLC	BSG2, LLC (24 E 15th)	CRA	23-2013	12/10/2013	061-15000-09	13-100	100	12	2016	12/31/2027
CONTINUE	Yes	dunnhumby USA LLC	dunnhumbyUSA PIR	LEED CRA	94-2013	7/24/2014	061-15000-09	17-003	100	15	2015	12/31/2029
CONTINUE	Yes	SOLI Interests LLC	527 E. 13th	CRA	16-2016	3/22/2016	061-15000-09	16-024	100	12	2017	12/31/2028
CONTINUE	Yes	3117 Southside Realty LLC	Peter Cremer Expansion	LEED CRA	17-2013	7/25/2013	061-15000-09	13-005	100	15	2014	12/31/2028
CONTINUE	Yes	Document Destruction	MPC Management - Document Destruction Expansion	CRA	144-2016	4/28/2017	061-15000-09	18-011	100	8	2017	12/31/2024
CONTINUE	Yes	Jackson Investors 2019, LLC	1225-1227 Jackson Street	LEED CRA	323-2019	9/16/2019	061-15000-09	19-047	100	15	2021	12/31/2035
CONTINUE	Yes	Gest Street Distributions, LLC	2100 Gest Street Development	CRA	0287-2021	11/12/2021	061-15000-09	21-021	100	15		
CONTINUE	Yes	Gantry Apartments, LLC	Gantry	LEED CRA	0242-2013	4/30/2014	061-15000-09	14-006	100	15	2014	12/31/2028
CONTINUE	Yes	Highland MOB, LLC	Highland MOB, LLC	LEED CRA	208-2010	8/16/2010	061-15000-09	15-122	100	15	2011	12/31/2025
CONTINUE	Yes	Empower Media Marketing	Empower Office- 11-25 E. 14th CRA	LEED CRA	240-2016	8/25/2016	061-15000-09	16-054	100	15	2018	12/31/2032
CONTINUE	Yes	SLD Enterprises, LLC	Center Hill & Highland Ridge	CRA	315-2021	9/20/2021	061-15000-09	21-020	100	12		
CONTINUE	Yes	1415 Vine, LLC	Gateway IV	CRA	17-2010	8/20/2010	061-15000-09	10-006	100	12	2011	12/31/2022
CONTINUE	Yes	Avondale Community Council	Avondale Connection - Business and Community Center	CRA	22-2014	2/4/2014	061-15000-09	19-031	100	12	2018	12/31/2029
CONTINUE	Yes	ARP Commercial, LLC	Abington, Race, & Pleasant - Commercial	CRA	228-2016	12/5/2016	061-15000-09	17-006	100	12	2018	12/31/2029
CONTINUE	Yes	Maplewood & Kinsey, LLC	2415 Maplewood	LEED CRA	254-2017	10/20/2017	061-15000-09	18-007	100	12	2021	12/31/2032
CONTINUE	Yes	Globe Building LLC	1801-1805 Elm Street	CRA	249-2014	8/17/2016	061-15000-09	16-040	100	10	2016	12/31/2025
CONTINUE	Yes	Urban Legacy VIII, LLC	1403 Vine St	CRA	231-2014	10/7/2014	061-15000-09	14-115	100	10	2015	12/31/2024
CONTINUE	Yes	G&A Paxton, LLC	Pediatricians of Hyde Park Relocation	CRA	14-2013	2/27/2013	061-15000-09	15-106	100	15	2014	12/31/2028
CONTINUE	Yes	1400 Race, LLC	1400 Race Street	CRA	207-2010	8/23/2010	061-15000-09	10-007	100	12	2012	12/31/2023
CONTINUE	Yes	Roost Properties, LLC	3244 Fairfield	LEED CRA	266-2020	10/11/2021	061-15000-09	21-018	100	15		

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CONTINUE	Yes	Porch Swing Properties, LLC	1612 Elm Redevelopment	LEED CRA	0020-2014	2/20/2013	061-15000-09	14-005	100	12	2021	12/31/2032
CONTINUE	Yes	Lytile Park Inn, LLC	Cincinnati Autograph Hotel	CRA	365-2015	2/24/2016	061-15000-09	17-002	100	12	2019	12/31/2030
CONTINUE	Yes	512 E 12th, LLC	512 E 12th Street	CRA	0250-2015	8/4/2015	061-15000-09	17-000	100	8	2017	12/31/2024
CONTINUE	Yes	Urban Legacy VIII, LLC	1428, 1430, and 1438 Race St	CRA	232-2014	1/28/2015	061-15000-09	15-111	100	10	2015	12/31/2024
CONTINUE	Yes	NHC - Flat Iron, LLC	Flat Iron Building Renovation	CRA	278-2019	2/23/2021	061-15000-09		100	12		
CONTINUE	Yes	Maslott Properties LLC	1818 & 1820 Logan Street	CRA	235-2016	7/26/2016	061-15000-09	16-044	75	8	2019	12/31/2026
CONTINUE	Yes	EWB 2806 LLC	EWB 2806 LLC	CRA	390-2018	1/30/2019	061-15000-09	19-030	100	15	2020	12/31/2034
CONTINUE	Yes	Ale House Landlord LLC	Taft Ale House Brewery	CRA	237-2014	10/7/2014	061-15000-09	14-118	100	10	2015	12/31/2024
CONTINUE	Yes	Abigail Apartments Limited Partnership	Abigail Apartments LEED - CRA	LEED CRA	292-2012	12/10/2013	061-15000-09	12-101	100	12	2015	12/31/2025
CONTINUE	Yes	Film Center, LLC	Film Center	CRA	398-2016	1/23/2017	061-15000-09	18-012	100	12	2019	12/31/2030
CONTINUE	Yes	Hallmark Student Housing Cincinnati II, LLC	University Edge Cincinnati II, LEED CRA	LEED CRA	331-2012	10/11/2012	061-15000-09	12-004	100	15	2013	12/31/2027
CONTINUE	Yes	5th and Race, LLC	Fifth and Race Retail Dev	LEED CRA	229-2014	10/7/2014	061-15000-09	14-113	100	15	2015	12/31/2029
CONTINUE	Yes	GSRC Power, LLC	Power Building CRA	CRA - HIST	355-2017	12/20/2017			100	10	2019	12/31/2023
CONTINUE	Yes	MREIC Cincinnati OH, LLC	Rough Brothers Expansion - Land Sale/CRA	CRA	306-2013	7/24/2012	061-15000-09	14-102	85	10	2015	12/31/2024
CONTINUE	Yes	Vision Cincinnati, LLC	37 W. 7th Street - LEED CRA	LEED CRA	358-2018	2/28/2019	061-15000-09	19-060	100	15	2020	12/31/2034
CONTINUE	Yes	Columbia Delta Apartments, LLC	Columbia Delta Apartments, LLC	LEED CRA	250-2012	11/21/2012	061-15000-09	12-003	100	15	2015	12/31/2029
CONTINUE	Yes	Liberty Modern, LLC	JB Schmitt Garage CRA	CRA	525-2019	3/10/2020	061-15000-09	20-026	100	12		
CONTINUE	Yes	Black Forest Holdings IV Ltd.	Sims-Lohman Expansion	CRA	305-2018	3/7/2019	061-15000-09	19-061	100	15	2019	12/31/2033
CONTINUE	Yes	2600 Apartments, LLC	2600 Short Vine CRA	LEED CRA	267-2020	9/17/2020	061-15000-09	20-046	100	15		
CONTINUE	Yes	Kroger Limited Partnership I	Court & Walnut-Kroger Store	CRA	180-2017	12/29/2017	061-15000-09	18-019	100	15	2019	12/31/2033
CONTINUE	Yes	Broadway Square III, LLC	Broadway Square Phase III	LEED CRA	328-2015	10/30/2015	061-15000-09	16-017	100	12	2017	12/31/2028
CONTINUE	Yes	Broadway Square II, LLC	Broadway Square Phase II	LEED CRA	77-2016	6/16/2016	061-15000-09	16-045	100	12	2018	12/31/2030
CONTINUE	Yes	Fountain Place, LLC	Fountain Place (TIF like a CRA)	CRA	538-2019	12/23/2019	061-15000-09		100	10		
CONTINUE	Yes	Daffin Investments Ohio, LLC	Youthland on Glenway Avenue	LEED CRA	176-2011	8/30/2011	061-15000-09	18-027	100	15	2012	12/31/2026
CONTINUE	Yes	830 Main Street, LLC	830 Main Street	LEED CRA	285-2019	11/2/2020	061-15000-09	21-005	100	15		
CONTINUE	Yes	Ohio Theta House Corporation of Sigma Phi Epsilon	Sigma Phi Epsilon Fraternity House Addition & Alterations	LEED CRA	142-2014	8/4/2014	061-15000-09	14-110	100	12	2015	12/31/2026
CONTINUE	Yes	Elberon Senior Apartments	Elberon	LEED CRA	72-2011	4/8/2011	061-15000-09	16-002	100	12	2013	12/31/2024
CONTINUE	Yes	Electronic Ark, LLC	222 East 14th Street	CRA	60-2011	4/12/2011	061-15000-09	16-012	100	12	2014	12/31/2025
CONTINUE	Yes	Blair Lofts I, Ltd.	Blair Lofts I CRA	LEED CRA	225-2021	8/16/2021	061-15000-09	21-017	100	15		
CONTINUE	Yes	Aegis Protective Services	Aegis Protective Services CRA - 3033 Robertson Ave.	CRA	0419-2010	1/11/2011	061-15000-09	11-001	100	12	2012	1/31/2023
CONTINUE	Yes	Melrose IHNGC Limited Partnership	Melrose Place CRA	LEED CRA	139-2021	8/6/2021	061-15000-09	21-019	100	15		
CONTINUE	Yes	Keidel Supply Company Inc.	Keidel Supply Company, Inc. Relocation	CRA	170-2010	6/8/2010	061-15000-09	10-005	100	12	2012	12/31/2023
CONTINUE	Yes	Jefferson Ventures, LLC	Jefferson Ventures	CRA	3-2011	12/31/2011	061-15000-09	11-009	100	15	2012	12/31/2026
CONTINUE	Yes	SV Apartments, LLC	SV Apartments (Benchmark and Euclid Square Apartments)	LEED CRA	204-2011	7/22/2011	061-15000-09	16-000	100	15	2013	12/31/2027
CONTINUE	Yes	Crown Building, LLC	Crown Building, LLC	LEED CRA	150-2012	12/10/2013	061-15000-09	12-102	100	12	2014	12/31/2025
CONTINUE	Yes	OTR Predevelopment LLC	Color Building CRA	CRA	316-2011	11/10/2011	061-15000-09	11-010	100	12	2013	12/31/2024
CONTINUE	Yes	Spring Grove Holdings, LLC	Mercer Supply Relocation	CRA	4-2012	2/12/2012	061-15000-09	19-046	75	12	2014	12/31/2025
CONTINUE	Yes	St. Paul Village II Limited Partnership	Saint Paul Village II	CRA	19-2012	2/21/2012	061-15000-09	16-022	100	15	2013	12/31/2024
CONTINUE	Yes	LPH Thrives, LLC	LPH Thrives CRA	LEED CRA	218-2021	8/23/2021	061-15000-09	21-012	100	15		
CONTINUE	Yes	1735 Vine, LLC	1735 Vine Street CRA	CRA	529-2019	10/21/2020	061-15000-09	21-003	100	12		
CONTINUE	Yes	Acanthus Properties V, LLC	1704 Elm Street CRA	CRA	537-2019	8/18/2020	061-15000-09	21-002	100	12		
CONTINUE	Yes	Textile Partners, LLC	Textile Building (205 W. 4th Street) CRA	CRA	275-2021	7/8/2021	061-15000-09		100	15		
CONTINUE	Yes	CLC 300 Main Street, LLC	Pure Romance LEED CRA	LEED CRA	274-2021	9/15/2021	061-15000-09		100	15		
CONTINUE	Yes	CBD Holdings	122 E 6th Street	LEED CRA	163-2011	5/24/2011	061-15000-09	11-008	100	12	2013	12/31/2024
CONTINUE	Yes	CBD Holdings	114-118 E 6th Street	LEED CRA	162-2011	5/24/2011	061-15000-09	11-007	100	12	2014	12/31/2025
CONTINUE	Yes	Daffin Investments Ohio, LLC	28-32 W. Court St. CRA	CRA	116-2016	7/13/2016	061-15000-09	18-003	100	8	2017	12/31/2024
CONTINUE	Yes	Medpace Inc.	300 Medpace Way - Bldg 3	LEED CRA	178-2011	6/9/2011	061-15000-09	11-006	100	15	2012	12/31/2026
CONTINUE	Yes	Medpace Inc.	200 Medpace Way - Bldg 2	LEED CRA	177-2011	6/9/2011	061-15000-09	11-005	100	15	2012	12/31/2026

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CONTINUE	Yes	Eagle Realty Group, LLC	Phelps Apartment Conversion to Courtyard Marriot	CRA	16-2010	2/2/2010	061-15000-09	10-001	100	12	2011	12/31/2022
CONTINUE	Yes	OVS Properties, LLC	Links Unlimited 1 CRA	LEED CRA	306-2010	9/7/2010	061-15000-09	10-014	100	15	2012	12/31/2026
CONTINUE	Yes	Sky Lofts LLC	The Edge	LEED CRA	341-2010	9/9/2010	061-15000-09	10-002	100	12	2016	12/31/2027
CONTINUE	Yes	Medpace Inc.	RBM Dev/ 100 Medpace Way	LEED CRA	340-2009	12/14/2009	061-15000-09	16-014	100	15	2011	12/31/2025
CONTINUE	Yes	Seto Ventures, LLC	Climb Time Gym	CRA	0021-2019	6/4/2019	061-15000-09	19-059	100	9	2020	12/31/2028
CONTINUE	Yes	4538 Camberwell, LLC	Apollo Home Relocation	CRA	112-2019	6/4/2019	061-15000-09	20-008	100	12	2020	12/31/2031
CONTINUE	Yes	OTR Housing Group, LLC	1513 Republic Street - Non-LEED CRA	CRA	193-2019	8/20/2019	061-15000-09	19-050	100	15	2020	12/31/2034
CONTINUE	Yes	Rhinegeist	Rhinegeist Expansion	CRA	355-2014	1/9/2015	061-15000-09	15-107	100	10	2016	12/31/2025
CONTINUE	Yes	Mrs. Pig, LLC	Mrs. Pig (109 W Elder)	CRA	187-2019	8/26/2019	061-15000-09	19-043	80	10	2021	12/31/2030
CONTINUE	Yes	Usquare, LLC	CUF U-Square @ The Loop	LEED CRA	38-2012	3/19/2012	061-15000-09	16-005	100	15	2013	12/31/2027
CONTINUE	Yes	Robel 1, LLC	Robel 1 LLC	LEED CRA	100-2021	7/12/2021	061-15000-09	21-026	100	15		
CONTINUE	Yes	Abington Race and Pleasant LLC	Abington, Race, & Pleasant Apts.	CRA	320-2016	11/14/2016	061-15000-09	17-001	100	12	2019	12/31/2030
CONTINUE	Yes	Bigelow Land, LLC	Bigelow	LEED CRA	526-2019	9/25/2020	061-15000-09	20-032	100	15		
CONTINUE	Yes	South Block Properties, Ltd.	South Block Properties, LTD (3929 Spring Grove)	CRA	166-2014	10/7/2014	061-15000-09	14-111	100	12	2016	12/31/2027
CONTINUE	Yes	Graphite Oakley, LLC	Graphite Oakley	LEED CRA	364-2020	12/30/2020	061-15000-09	20-045	100	12		
CONTINUE	Yes	100 E. McMicken, LLC	100 E. McMicken CRA	LEED CRA	84-2021	7/28/2021	061-15000-09	21-025	100	15		
CONTINUE	Yes	Carrie's Place, LLC	Carrie's Place - Phase II	CRA	243-2018	9/5/2018	061-15000-09	18-034	100	12	2018	12/31/2031
CONTINUE	Yes	1527 Madison, LLC	Relocation of Bloomfield/Schon & Advantage Group Engineers	CRA	233-2014	9/15/2014	061-15000-09	14-105	100	12	2016	12/31/2027
CONTINUE	Yes	1415 Republic LLC	1415 Republic	CRA	145-2016	7/21/2017	061-15000-09	18-002	100	12	2019	12/31/2030
CONTINUE	Yes	Neyer Holdings, Inc.	126-128 E. 6th Street	LEED CRA	143-2017	8/2/2017	061-15000-09	20-015	100	12	2020	12/31/2031
CONTINUE	Yes	1925 Vine, LLC	1925 Vine Street	LEED CRA	77-2017	5/25/2017	061-15000-09	17-014	100	12	2020	12/31/2031
CONTINUE	Yes	Price Hill Will	Masonic Lodge - Incline Arts & Events Center	CRA	139-2019	6/12/2019	061-15000-09	20-010	100	12	2021	12/31/2032
CONTINUE	Yes	Nation Worldwide, LLC	Nation Kitchen and Bar CRA application - Westwood	CRA	62-2019	8/6/2019	061-15000-09	20-000	100	12	2021	12/31/2032
CONTINUE	Yes	Nehemiah Manufacturing Company, LLC	Nehemiah Mfg. - Metro West Commerce Park	CRA	59-2017	4/11/2017	061-15000-09	19-013	90	15	2018	12/31/2032
CONTINUE	Yes	Burke Inc.	Burke, Inc. - 500 W 7th Street	CRA	196-2017	9/7/2017	061-15000-09	18-014	100	15	2019	12/31/2033
CONTINUE	Yes	On the Rhine LLC	Urban Stead Cheese CRA	LEED CRA	70-2017	4/26/2017	061-15000-09	17-012	100	12	2018	12/31/2029
CONTINUE	Yes	Shihasi West 7	106 W. 7th Street	LEED CRA	7-2017	4/19/2018	061-15000-09	18-022	100	12		
CONTINUE	Yes	UA5 LLC	Eden University	LEED CRA	389-2018	2/25/2019	061-15000-09	19-027	100	15	2021	12/31/2035
CONTINUE	Yes	OTR A.D.O.P.T.	1702 Central Parkway	CRA	0332-2015	10/14/2015	061-15000-09	16-011	100	8	2017	12/31/2024
CONTINUE	Yes	BAM Realty Group, LLC	8 East 4th Street	CRA	363-2016	12/13/2016	061-15000-09	18-000	75	8	2018	12/31/2025
CONTINUE	Yes	Central Y Senior Apartments, LLC	Parkway Place Apartments	CRA	133-2015	6/12/2015	061-15000-09	15-119	100	8	2016	12/31/2023
CONTINUE	Yes	Urban Sites	9487 Dry Fork Rd, LLC	LEED CRA	283-2010	6/14/2011	061-15000-09	11-013	100	12	2012	12/31/2023
CONTINUE	Yes	119 E. McMicken, LLC	119 E. McMicken	CRA	59-2021	2/24/2021	061-15000-09	21-023	100	15		
CONTINUE	Yes	Kenkel Family Investment I, LLC	Tri-State Wholesale CRA	CRA	0307-2018	5/10/2019	061-15000-09	19-019	100	12	2020	12/31/2031
CONTINUE	Yes	1207 Elm, LLC	1207 Elm	LEED CRA	0036-2017	4/5/2017	061-15000-09	17-015	100	12	2018	12/31/2029
CONTINUE	Yes	64 E. McMicken, LLC	64 E. McMicken CRA	CRA	102-2021	7/26/2021	061-15000-09	21-022	100	15		3/21/2022
CONTINUE	Yes	116 E. McMicken, LLC	116 E. McMicken CRA	CRA	104-2021	7/29/2021	061-15000-09	21-029	100	15		
CONTINUE	Yes	Links Unlimited	Links Unlimited Relo/Expansion	CRA	199-2019	8/10/2019	061-15000-09	19-041	100	12	2021	12/31/2032
CONTINUE	Yes	Alston Park Limited Partnership	Alston Park LEED CRA	LEED CRA	0330-2012	11/1/2012	061-15000-09	15-124	100	12	2014	12/31/2025
CONTINUE	Yes	MKRB1, LLC	MKRB1 LLC CRA	CRA	140-2021	5/27/2021	061-15000-09	21-027	100	15		
CONTINUE	Yes	1410 Vine, LLC	Boss Cox Renovation	LEED CRA	220-2021	6/17/2021	061-15000-09		100	15		
CONTINUE	Yes	Transept Property, LLC	1205 Elm St	CRA	310-2014	10/31/2014	061-15000-09	19-017	100	10	2016	12/31/2025
CONTINUE	Yes	CinFed Federal Credit Union	CinFed Credit Union - Office Building	LEED CRA	54-2016	4/14/2016	061-15000-09	16-029	100	15	2017	12/31/2031
CONTINUE	Yes	Kroger Company	Oakley Kroger LEED-CRA	LEED CRA	176-2014	8/4/2014	061-15000-09	14-103	100	15	2016	12/30/2030
CONTINUE	Yes	1201 Walnut, LLC	1201 Walnut	CRA	215-2014	9/15/2014	061-15000-09	15-105	100	12	2015	12/31/2026
CONTINUE	Yes	421 Hoge Street, LLC	421 Hoge Street	LEED CRA	264-2019	7/24/2020	061-15000-09	20-027	100	11		
CONTINUE	Yes	Gantry Apartments, LLC	1518 Knowlton Street (Gantry Phase Two)	LEED CRA	0096-2014	6/9/2014	061-15000-09	14-104	100	15	2014	12/31/2028
CONTINUE	Yes	Race and Vine Offices, LLC	Race and Vine Offices	CRA	200-2018	7/31/2018	061-15000-09	19-062	100	10	2020	12/31/2030



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CONTINUE	Yes	6558 Gracely, LLC	Gracely Event Centre CRA	CRA	429-2019	1/23/2020	061-15000-09	21-004	100	12		
CONTINUE	Yes	Radcliffe Holdings, LLC	Q-Labs - 1950 Radcliff Drive	CRA	151-2016	8/15/2016	061-15000-09	17-004	100	15	2018	12/31/2032
CONTINUE	Yes	Schiel	Schiel, LLC LEED CRA	LEED CRA	182-2012	6/4/2012	061-15000-09	12-002	100	15	2014	12/31/2028
CONTINUE	Yes	57 East, LLC	57 East	CRA	384-2018	1/18/2019	061-15000-09	19-011	100	12	2020	12/31/2031
CONTINUE	Yes	OTR Housing Group, LLC	1531 Elm, 1533 Elm, 1533 Pleasant	CRA	321-2017	12/21/2017	061-15000-09	19-028	100	8	2019	12/31/2026
CONTINUE	Yes	K-S Realty Holdings LLC	West Side Brewing Commercial CRA	CRA	0366-2016	1/27/2017	061-15000-09	17-017	100	12	2018	12/31/2029
CONTINUE	Yes	Oakley Hotel Enterprises LTD	Oakley Station - Homewood Suites Hotel	LEED CRA	61-2016	5/3/2016	061-15000-09	16-021	75	12	2018	12/31/2029
CONTINUE	Yes	TINC, LLC	CRA - 1209 Jackson Street	CRA	0303-2013	11/12/2013	061-15000-09	13-008	100	8	2021	12/31/2028
CONTINUE	Yes	TMG Investment Group	Broadway Square, Phase I	LEED CRA	0319-2013	11/1/2013	061-15000-09	13-007	100	12	2014	12/31/2025
CONTINUE	Yes	OTR Holdings, Inc.	1221-1233 Main CRA	LEED CRA	541-2019	3/10/2020	061-15000-09	20-028	100	15		
CONTINUE	Yes	Kirby Lofts, LLC	Kirby Lofts	CRA	141-2014	9/12/2014	061-15000-09	14-108	100	8	2017	12/31/2024
CONTINUE	Yes	Losantiville Buildings, LLC	CRA - 3257 Gilbert Ave.	LEED CRA	0252-2013	8/27/2013	061-15000-09	13-012	100	15	2015	12/31/2029
CONTINUE	Yes	Losantiville Evanston, LLC	Losantiville-Evanston Affordable Rental	LEED CRA	0138-2013	1/24/2014	061-15000-09	14-007	100	12	2015	12/31/2026
CONTINUE	Yes	Woodburn Pointe, LLC	Woodburn Pointe	LEED CRA	71-2011	4/8/2011	061-15000-09	16-001	100	12	2012	12/31/2023
CONTINUE	Yes	Losantiville Evanston, LLC	Losantiville-Evanston Affordable Rental	LEED CRA	0138-2013	4/29/2014	061-15000-09	14-008	100	12	2015	12/31/2026
CONTINUE	Yes	233 Gilman, LLC	CRA - 233 Gilman Ave	LEED CRA	136-2013	7/1/2013	061-15000-09	13-003	100	12	2015	12/31/2026
CONTINUE	Yes	ACG Merchants, LLC	32 W 6th St - Newberry Lofts	LEED CRA	348-2014	12/17/2014	061-15000-09	15-118	100	12	2017	12/31/2028
CONTINUE	Yes	BAM Realty Group, LLC	3094 Madison LEED-CRA	LEED CRA	233-2016	7/8/2016	061-15000-09	16-052	75	15	2018	12/31/2032
CONTINUE	Yes	Pendleton Development I, LLC	526 E 12th CRA	CRA	242-2019	8/27/2019	061-15000-09	20-021	100	15	2021	12/31/2035
CONTINUE	Yes	Hagen Properties, LLC	1833 Vine Street	CRA	338-2015	2/16/2015	061-15000-09	16-010	100	8	2017	12/31/2024
CONTINUE	Yes	Beasley Place LLC	Beasley Place - RRP	CRA	0249-2013	10/22/2013	061-15000-09	13-011	100	8	2015	12/31/2022
CONTINUE	Yes	Court & Walnut, LLC	Court & Walnut-Residential and Parking Garage	CRA	179-2017	1/2/2018	061-15000-09	18-016	100	15	2019	12/31/2033
CONTINUE	Yes	Gamma Xi 21, Inc.	Delta Tau Delta Fraternity House LEED-CRA Tax Exemption	LEED CRA	129-2010	5/14/2010	061-15000-09	10-008	100	15	2011	12/31/2025
CONTINUE	Yes	Oakley Child Care III, LLC	Oakley Child Care III, LLC	CRA	140-2018	7/9/2018	061-15000-09	18-029	100	9	2019	12/31/2027
CONTINUE	Yes	Ranger Community Group, LLC	1035 Dayton	CRA	146-2018	7/10/2018	061-15000-09	20-043	100	12	2021	12/31/2032
CONTINUE	Yes	Madison and Stewart, LLC	Madison and Stewart CRA	CRA	530-2019	2/12/2020	061-15000-09	20-040	100	12		
CONTINUE	Yes	SREE Hotels	Enquirer Building Redevelopment	LEED CRA	295-2012	9/19/2012	061-15000-09	14-001	100	12	2015	12/31/2026
CONTINUE	Yes	Urban Legacy VIII, LLC	15 W. 14th St	CRA	250-2014	8/17/2016	061-15000-09	16-039	100	10	2015	12/31/2024
CONTINUE	Yes	Paramount Square, LLC	Paramount Square	LEED CRA	299-2017	1/30/2018	061-15000-09	20-029	100	15	2019	12/31/2033
CONTINUE	Yes	1826 Race, LLC	1826 Race Redevelopment	LEED CRA	329-2015	2/10/2010	061-15000-09	16-028	100	12	2019	12/31/2030
CONTINUE	Yes	Condominium Holdings, LLC	Race Street Commercial Condos	CRA	87-2016	4/27/2016	061-15000-09	16-046	100	15	2018	12/31/2032
CONTINUE	Yes	Andante Housing, LLC	51 E Clifton Ave	LEED CRA	401-2015	1/27/2016	061-15000-09	16-008	100	12	2018	12/31/2029
CONTINUE	Yes	Oakley FC II, LLC	The Boulevard at Oakley Station Phase II	LEED CRA	37-2016	4/15/2016	061-15000-09	16-032	100	15	2017	12/31/2031
CONTINUE	Yes	Broadway Development 2001 LTD	Seventh & Broadway Tower	LEED CRA	293-2013	12/24/2013	061-15000-09	14-101	100	15	2015	12/31/2029
CONTINUE	Yes	Cincinnati Development I, LLC	580 Walnut Street/ @580 2nd Amendment	CRA	224-2014	9/30/2013	061-15000-09	17-013	100	12	2016	12/31/2027
CONTINUE	Yes	Cincinnati Scholar House LP	Cincinnati Scholar House	LEED CRA	93-2018	8/6/2018	061-15000-09	18-032	100	15	2020	12/31/2034
CONTINUE	Yes	VP4, LLC	VP4, LLC	LEED CRA	35-2015	3/20/2015	061-15000-09	15-114	100	15	2016	12/31/2030
CONTINUE	Yes	Riverbanks Phase II-A Owner, LLC	The Banks Phase II - Residential	CRA	230-2013	2/20/2014	061-15000-09	14-004	100	15	2016	12/31/2030
CONTINUE	Yes	Eighth and Sycamore LLC and NAP Sycamore LLC	8th and Sycamore	CRA	221-2015	10/5/2015	061-15000-09	16-019	100	15	2017	12/31/2031
CONTINUE	Yes	Market Square I, LLC	Market Square I	LEED CRA	329-2015	2/10/2010	061-15000-09	16-027	100	12	2017	12/31/2031
CONTINUE	Yes	Borgman Properties, LLC	Borgman Properties CRA	CRA	119-2016	5/11/2016	061-15000-09	16-036	100	8	2017	12/31/2024
CONTINUE	Yes	3117 Southside Realty LLC	Southside Realty-Industrial	LEED CRA	101-2015	5/19/2015	061-15000-09	16-051	90	15	2016	12/31/2030
CONTINUE	Yes	Bleh Property Holdings, LLC	Avril Bleh Meat Market	CRA	309-2021	11/1/2021	061-15000-09		100	10		
CONTINUE	Yes	Cinrifuse Innovation Hub, LLC	Cinrifuse	LEED CRA	225-2013	8/8/2014	061-15000-09	13-101	100	12	2016	12/31/2027
CONTINUE	Yes	793 E McMillan, LLC	Comfort Station	CRA	99-2018	7/9/2018	061-15000-09	18-033	100	15	2020	12/31/2034
CONTINUE	Yes	Deeper Roots Holdings	Deeper Roots CRA	CRA	132-2017	6/23/2017	061-15000-09	17-019	100	12	2018	12/31/2029
CONTINUE	Yes	Bartlett Building LTD	Bartlett - Renaissance Hotel	LEED CRA	130-2013	7/25/2013	061-15000-09	14-100	100	12	2014	3/1/2025
CONTINUE	Yes	ACG Federal Reserve, LLC	The Reserve	LEED CRA	427-2010	3/30/2011	061-15000-09	11-003	100	12	2012	12/31/2023

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CONTINUE	Yes	Cincinnati Bulk Terminals	CBT Intermodal	CRA	517-2019	8/27/2020	061-15000-09	20-031	100	15		
CONTINUE	Yes	McMillan Apartments, LLC	McMillan Apartments, LLC	LEED CRA	254-2014	12/17/2014	061-15000-09	15-123	100	15	2016	12/31/2030
CONTINUE	Yes	Towne Properties	Holy Cross Chapel Conversion	LEED CRA	224-2015	6/24/2005	061-15000-09	16-009	100	12	2018	12/31/2029
CONTINUE	Yes	Trevarren Flats I LLC	Trevarren Flats	LEED CRA	352-2014	1/22/2015	061-15000-09	17-008	100	12	2016	12/31/2027
CONTINUE	Yes	Hale-Justis Lofts, LP	Hale-Justis Lofts, LP	CRA - HIST	161-2013	6/12/2013	061-15000-09	18-028	100	22	2001	12/31/2022
CONTINUE	Yes	Mercer Commons OTR, LLC	Mercer Commons OTR, LLC	CRA	181-2012	5/31/2012	061-15000-09	15-103	100	12	2013	12/31/2024
CONTINUE	Yes	HCII-237 William Howard Taft Road, LLC	Taft Offices, LLC - LEED-CRA	LEED CRA	0007-2012	1/12/2012	061-15000-09	12-001	100	12	2013	12/31/2024
CONTINUE	Yes	1540 Elm LLC	1540 Elm CRA	CRA	042-2019	2/19/2019	061-15000-09	19-016	100	8	2020	12/31/2027
CONTINUE	Yes	8K Development Company, LLC	1714 Vine CRA	CRA	394-2019	10/31/2019	061-15000-09	20-007	100	12	2021	12/31/2032
CONTINUE	Yes	Urban Legacy VIII, LLC	1501 Vine Street	CRA	0024-2018	3/20/2018	061-15000-09	18-018	100	12	2017	12/31/2028
CONTINUE	Yes	South Block Properties, Ltd.	3930 Spring Grove	CRA	175-2014	6/25/2014	061-15000-09	15-113	100	12	2014	12/31/2025
CONTINUE	Yes	KAAPS 7364, LLC	Roselawn Center Renovation	CRA	0399-2016	1/23/2017	061-15000-09	17-009	100	12	2018	12/31/2029
CONTINUE	Yes	Stratford Court II, LLC	Stratford Apartments II	LEED CRA	194-2017	9/19/2017	061-15000-09	18-010	100	15	2019	12/31/2033
CONTINUE	Yes	Wellington APT LLC	111 Wellington Place	LEED CRA	232-2016	8/1/2016	061-15000-09	16-042	100	15	2019	12/31/2033
CONTINUE	Yes	The Community Builders	Avondale Town Center - LIHTC Project-Additional Units	LEED CRA	224-2017	10/27/2017	061-15000-09	19-010	100	15	2019	12/31/2033
CONTINUE	Yes	FC16, LLC	McMillan Firehouse Row - Phase I	CRA	292-2013	11/5/2013	061-15000-09	13-009	100	8	2015	12/31/2022
CONTINUE	Yes	Oakley Housing Partners, LLC	CRA Commercial Tax Abatement - Oakley Housing Partners	LEED CRA	0132-2014	7/3/2014	061-15000-09	16-004	100	15	2016	12/31/2030
CONTINUE	Yes	To Life, Ltd.	Project Red Phase B and C	CRA	120-2018	6/26/2018	061-15000-09	21-000	100	15	2019	12/31/2034
CONTINUE	Yes	Santana Properties, LLC	611 Main - Mazunte 2	CRA	139-2018	8/2/2018	061-15000-09	18-031	100	12	2020	12/31/2031
CONTINUE	Yes	Black Iron Capital LLC	Schwartz Building Renovation - 906 Main St	LEED CRA	256-2013	11/4/2013	061-15000-09	13-010	100	12	2015	12/31/2026
CONTINUE	Yes	GBG Strategies, LLC	12th & Main Area Office Development	CRA	39-2016	3/2/2016	061-15000-09	16-025	100	12	2017	12/31/2028
CONTINUE	Yes	River City Glass, Inc.	McAndrews Glass	CRA	24-2018	3/7/2018	061-15000-09	18-020	100	12	2019	12/31/2030
CONTINUE	Yes	Avila Magna Group, LLC	1509 Republic Street	CRA	0093-2015	5/21/2015	061-15000-09	15-125	100	8	2016	12/31/2023
CONTINUE	Yes	60 East, LLC	60 East McMicken CRA	CRA	222-2021	6/16/2021	061-15000-09	21-016	100	12		
CONTINUE	Yes	Curtis Street Investments, LLC	Curtis Street Redevelopment	CRA	267-2021	6/29/2021	061-15000-09	21-009	100	15		
CONTINUE	Yes	Pendleton Housing Partners, LP	Pendleton III Apartments CRA	CRA	188-2021	8/20/2021	061-15000-09	21-007	100	15		
CONTINUE	Yes	Wulfbeck Family Partnership, LLC	Jet Machine Expansion	CRA	142-2016	9/9/2016	061-15000-09	16-050	75	15	2019	12/31/2033
CONTINUE	Yes	OTR Holdings, Inc.	131 W 15th Street	CRA	367-2016	12/22/2016	061-15000-09	17-007	100	12	2019	12/31/2030
CONTINUE	Yes	Elm Street Ventures, LLC	Elm Street Ventures, LLC	LEED CRA	109-2014	10/7/2014	061-15000-09	14-106	100	12	2015	12/31/2026
CONTINUE	Yes	Roehr Insurance Agency	Butterbean Properties - Roehr Insurance Relocation	CRA	83-2016	5/5/2016	061-15000-09	16-020	100	12	2017	12/31/2028
CONTINUE	Yes	Artichoke Properties, LLC	Redevelopment of 1824 Elm Street	LEED CRA	79-2015	5/6/2015	061-15000-09	15-112	100	12	2016	12/31/2027
CONTINUE	Yes	Shining Lotus Rentals LLC	1527 Elm	LEED CRA	59-2016	4/15/2016	061-15000-09	17-011	100	12	2017	12/31/2028
CONTINUE	Yes	Keidel Supply Company Inc.	Keidel Supply Company, Inc. Relocation	CRA	431-2019	12/4/2019	061-15000-09	20-011	100	12	2020	12/31/2031
CONTINUE	Yes	OTR Holdings, Inc.	1233 Walnut	CRA	0402-2016	2/1/2017	061-15000-09	19-058	100	12	2018	12/31/2029
CONTINUE	Yes	CH Keymark LLC	The Furniture Store	CRA	134-2021	5/6/2021	061-15000-09		100	15		
CONTINUE	Yes	17E-Fifteen LLC	17 E Fifteen St	CRA	111-2021	4/26/2021	061-15000-09	21-013	100	8		
CONTINUE	Yes	Lyjaad LLC	Clifton Market - CRA Tax Abatement	CRA	380-2015	2/22/2016	061-15000-09	16-023	100	12	2017	12/31/2028
CONTINUE	Yes	Court and Vine Holdings, LLC	915 Vine Street CRA	CRA	292-2020	6/10/2021	061-15000-09		100	12		
CONTINUE	Yes	3MG Properties LTD	1607 Main	CRA	234-2016	8/1/2016	061-15000-09	16-047	100	12	2020	12/31/2031
CONTINUE	Yes	Wooster Development, Ltd.	Prus Construction Expansion	CRA	31-2019	3/18/2019	061-15000-09	19-024	100	12	2020	12/31/2031
CONTINUE	Yes	VP3 LLC	VP3 New Multifamily LEED CRA	LEED CRA	346-2013	12/17/2013	061-15000-09	13-013	100	15	2015	12/31/2029
CONTINUE	Yes	Campus Management LTD	Park Avenue Square	LEED CRA	487-2019	4/20/2020	061-15000-09	20-018	100	15		
CONTINUE	Yes	Motz Properties LLC	3229 Riverside Dr - CRA	CRA	13-2016	11/1/2017	061-15000-09	19-014	100	12	2018	12/31/2029
CONTINUE	Yes	2718 Observatory Partners LLC	2718 Observatory Avenue CRA	CRA	277-2007	7/12/2007	061-00865-06	07-001	100	15	2009	12/31/2023
CONTINUE	Yes	Machine Flats, LLC	3301 Colerain - Middle Earth	CRA - HIST	109-2005	4/18/2005	061-15000-06	05-001	100	8	2015	12/31/2023
CONTINUE	Yes	65 West LLC	65 West-LEED CRA	LEED CRA	200-2010	7/20/2010	061-15000-09	10-010	100	15	2012	12/31/2026
CONTINUE	Yes	4138 Hamilton Avenue, LLC	Caracole Relocation (CRA)	CRA	63-2012	5/10/2012	061-15000-09	12-100	100	12	2014	12/31/2025
CONTINUE	Yes	Willkommen Holding, LLC	Willkommen REHAB	CRA	522-2019	7/2/2020	061-15000-09	20-025	100	15		

2022 TIRC Report - CRA Agreements  
GENERAL INFO

Current Year TIRC Disposition	Compliant?	Organization Legal Name	Project: Project Name	Program Type	Council Ordinance Number	Contract Signature Date	ODSA Master Agreement Number	ODSA Individual Agreement Number	Rate	Abatement Term (yrs)	Start Year	Reporting End Date
CONTINUE	Yes	Towne Properties	DeSales Apartments II CRA	LEED CRA	373-2008	11/1/2008	061-15000-09	08-004	100	15	2010	12/31/2024
CONTINUE	Yes	5011 Kenwood, LLC	Camargo Capital Renovation	LEED CRA	296-2011	11/8/2011	061-15000-09	11-012	100	12	2013	3/1/2024
CONTINUE	Yes	Forest Square Apartments Limited Partnership	Forest Square Senior Apartments LEED-CRA	LEED CRA	371-2009	1/29/2010	061-15000-09	10-009	100	15	2011	12/31/2025
CONTINUE	Yes	Masi Realty LLC	Malton Art Gallery CRA	CRA	341-2008	10/27/2008	061-15000-09	09-002	100	15	2010	12/31/2024
CONTINUE	Yes	North Rhine Heights Limited Partnership	North Rhine Heights LEED-CRA	LEED CRA	293-2011	10/11/2011	061-15000-09	11-011	100	12	2012	12/31/2023
CONTINUE	Yes	F&C Development, Inc.	Oakley Station Apartments (LEED-CRA)	LEED CRA	103-2012	11/7/2012	061-15000-09	16-026	100	15	2014	12/31/2028
CONTINUE	Yes	RD America Inc.	Restaurant Depot CRA	CRA	40-2007	3/23/2007	061-15000-06	07-001	100	15	2008	12/31/2022
CONTINUE	Yes	KMS Realty, LTD	Skyline Chili CRA (Walnut Hills)	CRA	426-2007	1/29/2008	061-15000-09	08-001	100	15	2008	12/31/2022
CONTINUE	Yes	Stratford Companies	Stratford Companies/ Senior Star - Assisted Living CRA	CRA	158-2007	10/26/2007	061-15000-09	07-001	100	15	2010	12/31/2025
CONTINUE	Yes	Hallmark Student Housing Cincinnati, LLC	University Edge Cincinnati I LEED-CRA	LEED CRA	203-2011	6/15/2011	061-15000-09	16-003	100	15	2013	12/31/2027
CONTINUE	Yes	Wooster Park Office Condominium Association	Wooster Park office condos CRA	CRA	255-2006	10/4/2006	061-15000-06	06-001	100	15	2008	12/31/2022
CONTINUE	Yes	Willkommen Holding, LLC	Willkommen NEW	LEED CRA	523-2018	6/29/2020	061-15000-09	20-024	100	15		
CONTINUE	Yes	Oakley Yards Land, LLC	Oakley Yard Senior Living Development	CRA	192-2021	11/29/2021	061-15000-09		45	15		
CONTINUE	Yes	Oakley Yards Land, LLC	Oakley Yard Multi-family Development	CRA	191-2021	11/29/2021	061-15000-09		90	15		
CONTINUE	Yes	Court and Vine Holdings, LLC	31 E Court CRA	CRA	294-2020	6/4/2021	061-15000-09		100	12		
CONTINUE	Yes	Court and Vine Holdings, LLC	7-11 E Court Street CRA	CRA	291-2020	6/4/2021	061-15000-09		100	12		
CONTINUE	Yes	Uptown 5, LLC	341 & 343 Calhoun	CRA	295-2017	6/11/2018	061-15000-09	19-056	100	10	2019	12/31/2028
CONTINUE	Yes	509 E12 ST, LLC	509 E12 ST CRA	CRA	467-2019	12/31/2019	061-15000-09	20-017	100	12		
CONTINUE	Yes	SS Mamoh, LLC	Madisonville Smart Storage	LEED CRA	0272-2017	12/7/2020	061-15000-09	20-035	100	15	2019	12/31/2033
CONTINUE	Yes	Avondale Housing LP	Avondale Revitalization Phase 1B	CRA	304-2014	11/13/2014	061-15000-09	14-109	100	8	2017	12/31/2024
CONTINUE	Yes	Jobs Cafe, LLC	Market Square II	LEED CRA	0114-2017	7/7/2017	061-15000-09	18-001	100	12	2019	12/31/2030
CONTINUE	Yes	Marlowe Court Limited Partnership	Marlowe Court	LEED CRA	117-2016	6/9/2016	061-15000-09	16-038	100	15	2018	12/31/2032
CONTINUE	Yes	Eurostampa North America, Inc.	Eurostampa Expansion	CRA	0349-2013	12/23/2013	061-15000-09	14-003	100	12	2015	12/31/2026
CONTINUE	Yes	Morgan Apartments LLC	Morgan Apartments	CRA	293-2017	10/20/2017	061-15000-09	18-030	100	12	2019	12/31/2031
CONTINUE	Yes	Avondale Housing II, LP	Avondale Revitalization Phase 1A	CRA	305-2014	11/13/2014	061-15000-09	14-107	100	8	2016	12/31/2023
MODIFY	No	Seitz, LLC	303 Seitz St	CRA	322-2019	8/15/2019	061-15000-09	19-054	100	12		
MODIFY	No	Supreme Bright Cincinnati	First National Bank	LEED CRA	23-2019	3/1/2019	061-15000-09	19-039	100	15		
MODIFY	No	Ingalls Hotel, LLC	Ingalls Building	LEED CRA	286-2018	11/2/2018	061-15000-09	19-051	100	15		
MODIFY	No	Kauffman Vine LLC	1725 Vine Street	LEED CRA	0202-2017	11/16/2017	061-15000-09	19-049	100	12		
MODIFY	No	Northcrown Property, LLC	1614 Walnut Street LEED CRA	LEED CRA	456-2019	3/17/2020	061-15000-09	20-041	100	15		
MODIFY	No	2347 Reading Road, LLC	2347 Reading Road, LLC	CRA	352-2018	11/16/2018	061-15000-09	19-001	100	15	2020	12/31/2034
MODIFY	No	2330 VP Apartments, LLC	Eden Enclaves	LEED CRA	330-2020	11/10/2020	061-15000-09		100	15		
MODIFY	No	The Fortus Group	W Liberty & Elm	CRA	86-2017	3/12/2018	061-15000-09	18-026	100	12		
MODIFY	No	Condominium Holdings, LLC	1505 Race	CRA	0113-2017	7/21/2017	061-15000-09	19-045	100	10		
MODIFY	No	Condominium Holdings, LLC	116 W 15th Street	CRA	0112-2017	7/21/2017	061-15000-09	19-044	100	12		
MODIFY	No	Neyer Holdings, Inc.	130-132 E. 6th Street	LEED CRA	146-2017	8/2/2017	061-15000-09	20-015	100	12		
MODIFY	No	1733 Elm St, LLC	1733 Elm Street	CRA	196-2019	7/12/2019	061-15000-09	19-035	100	12		
MODIFY	No	Custom Pro Logistics	Custom Pro Logistics - JCTC & CRA	CRA	0047-2017	4/12/2018	061-15000-09	18-021	100	12		
MODIFY	No	Northcrown 56 McMicken, LLC	56 E. McMicken CRA	CRA	105-2021	7/26/2021	061-15000-09	21-024	100	15		
MODIFY	No	E.M.A. Freeman, LLC	Freeman Apartments	LEED CRA	524-2019	1/14/2020	061-15000-09	20-037	100	12		
MODIFY	No	Azeotropic Partners, LLC	1301 Walnut St_ Commercial	CRA	364-2017	2/28/2018	061-15000-09	18-023	100	15	2020	12/31/2034
MODIFY	No	1725 Elm Street, LLC	1725 Elm CRA	CRA	468-2019	1/10/2020	061-15000-09	20-039	100	12		
MODIFY	No	Perseverance Commercial, LLC	Perseverance Commercial CRA	LEED CRA	439-2019	2/10/2020	061-15000-09	20-022	100	15		
MODIFY	No	Court Street Condos, LLC	Court Street Commons	LEED CRA	346-2018	11/30/2018	061-15000-09	19-040	100	15		
MODIFY	No	Cincy Downtown Lodging Associates, LLC	299 E. Sixth Street	LEED CRA	359-2018	2/26/2019	061-15000-09	19-036	100	15		
MODIFY	No	Building #1, LLC	100 E. Clifton, 101 & 105 Peete Renovation	LEED CRA	360-2018	12/17/2018	061-15000-09	19-064	100	12	2020	12/31/2031
MODIFY	No	Traction Partners, LLC	Traction Company Building	LEED CRA	459-2019	7/28/2020	061-15000-09	20-023	100	15		
MODIFY	No	233 Gilman, LLC	225 Gilman	LEED CRA	253-2017	10/20/2017	061-15000-09	18-009	100	12		

2022 TIRC Report - CRA Agreements  
GENERAL INFO

Current Year TIRC Disposition	Compliant?	Organization Legal Name	Project: Project Name	Program Type	Council Ordinance Number	Contract Signature Date	ODSA Master Agreement Number	ODSA Individual Agreement Number	Rate	Abatement Term (yrs)	Start Year	Reporting End Date
MODIFY	No	OTR Market Properties, LLC	1635 Race	CRA	317-2018	11/9/2018	061-15000-09	19-002	95	9		
MODIFY	No	12 E Court Street, LLC	12 E. Court CRA	LEED CRA	396-2019	11/10/2019	061-15000-09	20-002	100	15		
MODIFY	No	423 East 13th Street, LLC	423 E. 13th Street	CRA	99-2019	4/25/2019	061-15000-09	19-022	100	10		12/31/2030
MODIFY	No	100 Findlay, LLC	100 Findlay	CRA	348-2015	2/16/2015	061-15000-09	20-033	100	8		
MODIFY	No	1629 Citadel LLC	2346 Boone CRA	CRA	59-2019	3/1/2019	061-15000-09	19-025	100	8		
MODIFY	No	222 Mohawk LLC	222-226 Mohawk CRA	CRA	463-2019	12/31/2019	061-15000-09	20-016	100	12		
MODIFY	Yes	Este Investors, LTD	Este Building LEED CRA	LEED CRA	543-2019	3/17/2020	061-15000-09	20-042	100	15		
TERMINATE	No	JRS Interests I, LLC	2315 Park Ave.	LEED CRA	280-2019	8/13/2019	061-15000-09	19-065	100	14		
TERMINATE	No	Azeotropic Partners, LLC	1301 Walnut St. Residential	CRA	365-2017	3/2/2018	061-15000-09	18-024	100	10		12/31/2021
TERMINATE	No	E Barg LLC	1738-40 Queen City CRA	CRA	284-2018	11/8/2018	061-15000-09	19-004	100	12		
TERMINATE	No	Youthland Academy	Children United, LLC LEED CRA Tax Exemption	LEED CRA	105-2015	6/25/2015	061-15000-09	17-010	100	15		
TERMINATE	No	B-Side Landlord, LLC	B-Side Landlord, LLC	CRA	386-2012	2/19/2013	061-15000-09	16-015	100	8	2014	12/31/2021
TERMINATE	No	1526 Blair, LLC	1526 Blair Ave	CRA	193-2017	7/2/2017	061-15000-09	18-005	100	12	2019	12/31/2030
TERMINATE	Yes	BSG2, LLC	BSG2, LLC (1404 Walnut)	CRA	296-2012	8/3/2016	061-15000-09	16-041	100	8	2014	12/31/2021
TERMINATE	Yes	Base Operations, Inc.	Base Operations, Inc.	CRA	314-2015	2/5/2016	061-15000-09	16-034	100	8	2014	12/31/2021
TERMINATE	Yes	BAM Realty Group, LLC	4426 Brazee Street	LEED CRA	33-2012	3/26/2012		99-000	100	12	2010	12/31/2021
TERMINATE	Yes	Burke Inc.	Burke, Inc.	LEED CRA	120-2009	5/7/2009	061-15000-09	09-001	100	12	2010	12/31/2021
TERMINATE	Yes	The Fortus Group	W Liberty & Elm	CRA	85-2017	3/12/2018	061-15000-09	18-025	100	15		
TERMINATE	Yes	Over-the-Rhine Community Housing	CRA - 1500 Elm Street	CRA	0002-2013	2/5/2013	061-15000-09	13-001	100	8	2014	12/31/2021
TERMINATE	Yes	Fay Limited Partnership	Wallick-Stern-Hendy Properties -Fay Apartments Renovation CRA	CRA	165-2010	9/17/2010	061-15000-09	10-011	100	8	2014	12/31/2021
TERMINATE	Yes	OTR Holdings, Inc.	Mercer Commons, LP Garage CRA	CRA	393-2012	2/19/2013	061-15000-09	15-102	100	8	2014	12/31/2021

2022 TIRC Report - CRA Agreements  
REPORTING INFO

Current Year TIRC Disposition	Compliant?	Organization Legal Name	Project: Project Name	Annual Report Received	Current Year Annual Fee	Fee Payment Date	Annual Fee Paid	Compliance Status
CONTINUE	No	University Townhomes, LLC	3561 Eden Avenue	2/9/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	254 Mohawk, LLC	254 Mohawk CRA	2/14/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	313 West 5th, LLC	313 W 5th CRA	2/14/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	1623 Pleasant Street, LLC	1623 Pleasant CRA	2/14/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	Metcut Research Inc.	Metcut Expansion - Project Oak Forest	2/24/2022	\$518.99			Pending 2021 Annual Fee
CONTINUE	No	RBI Techsolve Property LLC	RBI Techsolve / RBI Solar - CRA	3/10/2022	\$1,552.40			Pending 2021 Annual Fee
CONTINUE	No	Seymour Investments, LLC	Enquirer Distribution Ctr - Techsolve II	3/15/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	BH New Arts, LP	The Arts Apartments at Music Hall	3/18/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	The Deacon Propco, LLC	Straight Street Collegiate Apartments	3/27/2022	\$2,500.00			Pending 2021 Annual Fee
CONTINUE	No	HG Pearl Provident, LLC	632 Vine Street / Provident Building	6/7/2022	\$2,500.00			Pending 2021 Annual Fee
CONTINUE	No	Grandin Company LTD	223 W 12th St. / Strietmann Building Office Renovation	3/17/2022	\$1,736.29			Pending 2021 Annual Fee
CONTINUE	No	Grandin Company LTD	1600 Central Parkway	3/17/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	Gaslight Gardens LLC	Gaslight Whitfield, Ltd	3/15/2022	\$2,500.00			Pending 2021 Annual Fee
CONTINUE	No	Grandin Company LTD	1308 Race Street	3/17/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	Woods Real Estate Investments, LLC	Woods Real Estate Investments, LLC	3/18/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	Saturday Knight Ltd.	Saturday Knight Relocation	6/6/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	OTR Dispensaries, LLC	1902 Colerain - CRA	3/15/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	Broadway Square IV, LLC	Broadway Square IV CRA Agreement	5/4/2022	\$500.00			Pending 2021 Annual Fee
CONTINUE	No	Christian Moerlein Brewing Co.	MLH Cincinnati USA, LLC - Christian Moerlein @ The Banks		\$1,661.84	3/28/2022	\$1,661.84	Pending 2021 Annual Report
CONTINUE	No	Salvation Army Catherine Booth Residence LP	Salvation Army Catherine Booth Residence LP		\$842.52	4/14/2022	\$842.52	Pending 2021 Annual Report
CONTINUE	No	Paramount Redevelopment LLC	731 E McMillan Renovation		\$500.00	5/31/2022	\$500.00	Pending 2021 Annual Report
CONTINUE	No	3075 Vandercar SPDC LLC	Office Relocation - Oakley Station		\$2,500.00	3/28/2022	\$2,500.00	Pending 2021 Annual Report
CONTINUE	No	Midnight Oil Company	1536, 1538, 1540 Race		\$500.00	3/28/2022	\$500.00	Pending 2021 Annual Report
CONTINUE	No	1737 Vine, LLC	1737 Vine Street CRA		\$500.00	4/18/2022	\$500.00	Pending 2021 Annual Report
CONTINUE	No	Paramount Redevelopment LLC	Gateway at McMillan		\$500.00	5/31/2022	\$500.00	Pending 2021 Annual Report
CONTINUE	No	Post Office Place LLC	Post Office Place LLC - CRA		\$500.00	2/11/2022	\$500.00	Pending 2021 Annual Report
CONTINUE	No	Solica Construction	722 E McMillan		\$500.00	5/31/2022	\$500.00	Pending 2021 Annual Report
CONTINUE	No	Sycamore Diner, LLC	Sugar n' Spice LEED CRA		\$500.00	4/18/2022	\$500.00	Pending 2021 Annual Report
CONTINUE	No	Allston Place LLC	4016 Allston Place Commercial CRA		\$500.00	2/11/2022	\$500.00	Pending 2021 Annual Report
CONTINUE	No	Sands Senior Apartments, LLC	CRA - Sands Senior Apartments		\$500.00			Pending 2021 Annual Report Pending 2021 Annual Fee
CONTINUE	No	La Caisse, Inc.	KZF Design Relocation to 700 Broadway - LEED-CRA		\$500.00			Pending 2021 Annual Report Pending 2021 Annual Fee
CONTINUE	No	161 McMicken, LLC	161 E McMicken		\$500.00			Pending 2021 Annual Report Pending 2021 Annual Fee
CONTINUE	No	1814 Central, LLC	OTR Stillhouse		\$500.00	5/13/2022	\$1,000.00	Pending 2021 Annual Report 2021 Annual Fee paid; 2020 Annual Fee still outstanding.
CONTINUE	No	Apple Street Senior LLC	Apple Street Senior CRA		\$500.00			Pending 2021 Annual Report Pending 2021 Annual Fee
CONTINUE	No	Bond Hill Roselawn Senior Housing LP	Roselawn Senior Apartments		\$1,333.50			Pending 2021 Annual Report Pending 2021 Annual Fee
CONTINUE	No	FD2 1121 Walnut, LLC	1121 Walnut		\$500.00			Pending 2021 Annual Report Pending 2021 Annual Fee

**2022 TIRC Report - CRA Agreements  
REPORTING INFO**

<b>Current Year TIRC Disposition</b>	<b>Compliant?</b>	<b>Organization Legal Name</b>	<b>Project: Project Name</b>	<b>Annual Report Received</b>	<b>Current Year Annual Fee</b>	<b>Fee Payment Date</b>	<b>Annual Fee Paid</b>	<b>Compliance Status</b>
CONTINUE	No	Sterling Medical Corporation	Sterling Medical LEED CRA - 2650 Burnet Ave		\$500.00			Pending 2021 Annual Report Pending 2021 Annual Fee
MODIFY	No	1725 Elm Street, LLC	1725 Elm CRA	2/14/2022	\$500.00			Pending 2021 Annual Fee
MODIFY	No	1733 Elm St, LLC	1733 Elm Street	2/17/2022	\$500.00			Pending 2021 Annual Fee
MODIFY	No	The Fortus Group	W Liberty & Elm		\$500.00			Pending 2021 Annual Report Pending 2021 Annual Fee
MODIFY	No	423 East 13th Street, LLC	423 E. 13th Street		\$500.00			Pending 2021 Annual Report Pending 2021 Annual Fee
MODIFY	No	Cincy Downtown Lodging Associates, LLC	299 E. Sixth Street		\$500.00			Pending 2021 Annual Report Pending 2021 Annual Fee
TERMINATE	No	1526 Blair, LLC	1526 Blair Ave		\$500.00			Pending 2020 & 2021 Annual Report Pending 2019 & 2020 & 2021 Annual Fee (\$1,500)
TERMINATE	No	E Barg LLC	1738-40 Queen City CRA		\$500.00			Pending 2021 Annual Fee Pending 2021 Annual Report Pending 2020 Annual Report
TERMINATE	No	JRS Interests I, LLC	2315 Park Ave.		\$500.00	2/11/2022	\$500.00	Pending 2021 Annual Report
TERMINATE	No	Youthland Academy	Children United, LLC LEED CRA Tax Exemption		\$500.00			Pending annual report and fee - 2019 & 2020 & 2021

2022 TIRC Report - CRA Agreements  
CONSTRUCTION INFO

Current Year TIRC Disposition	Compliant?	Organization Legal Name	Project: Project Name	Construction End Date (Contracted)	Completion Date (CO Issued)	Projected Investment	Company-Reported Investment	Percent Expenditure Met	Completion Delays	Approval Notes
TERMINATE	No	E Barg LLC	1738-40 Queen City CRA	12/1/2020		\$198,294		0%	Property sold, owner non-responsive	Pending Completion App
CONTINUE	No	161 McMicken, LLC	161 E McMicken	8/30/2021		\$592,026		0%		Pending Completion App
CONTINUE	No	Linwood Real Estate Holdings, LLC	3152 Linnwood CRA	5/31/2021		\$958,250	\$3,262,430	340%		Pending Completion Application
CONTINUE	No	Cincinnati Brewery District Apartments, LLC	1906 Elm Street	6/30/2021		\$1,582,000		0%	Contractor issues, pandemic	Pending completion application
CONTINUE	No	Allston Place LLC	4016 Allston Place Commercial CRA	7/31/2021		\$960,000		0%		Pending Completion Application
MODIFY	No	Kauffman Vine LLC	1725 Vine Street	6/30/2018		\$2,669,150		0%	Pandemic, supply, labor	Pending Extension Amendment
MODIFY	No	Custom Pro Logistics	Custom Pro Logistics - JCTC & CRA	12/1/2018	9/11/2019	\$650,000	\$1,558,734	240%		Pending Extension Amendment
MODIFY	No	2347 Reading Road, LLC	2347 Reading Road, LLC	12/31/2019	6/11/2021	\$8,393,194	\$14,000,000	167%		Pending Extension Amendment
MODIFY	No	Condominium Holdings, LLC	1505 Race	12/31/2019		\$630,544	\$221,243	35%		Pending Extension Amendment
MODIFY	No	Condominium Holdings, LLC	116 W 15th Street	12/31/2019		\$660,428	\$221,243	33%		Pending Extension Amendment
MODIFY	No	233 Gilman, LLC	225 Gilman	3/31/2020		\$350,000	\$492,606	141%		Pending extension amendment
MODIFY	No	Building #1, LLC	100 E. Clifton, 101 & 105 Peete Renovation	4/30/2020	11/30/2021	\$2,645,500	\$4,267,884	161%	Pandemic	Pending Extension Amendment
MODIFY	No	Azeotropic Partners, LLC	1301 Walnut St_ Commercial	5/31/2020	6/11/2020	\$1,878,979	\$4,690,698	250%		Pending extension amendment
MODIFY	No	Cincy Downtown Lodging Associates, LLC	299 E. Sixth Street	6/30/2020		\$10,400,000		0%	Pandemic	Pending Extension Amendment
TERMINATE	No	JRS Interests I, LLC	2315 Park Ave.	9/30/2020		\$3,278,499		0%	Pandemic	Pending Extension Amendment
MODIFY	No	Ingalls Hotel, LLC	Ingalls Building	10/31/2020		\$12,000,000	\$16,000,000	133%		Pending Extension Amendment
MODIFY	No	Seitz, LLC	303 Seitz St	11/30/2020		\$477,150		0%	Inspection issues, pandemic	Pending Extension Amendment
MODIFY	No	The Fortus Group	W Liberty & Elm	12/31/2020		\$3,300,000		0%	Design plans changed	Pending extension amendment
MODIFY	No	423 East 13th Street, LLC	423 E. 13th Street	3/31/2021		\$1,090,000		0%		Pending Extension Amendment
MODIFY	No	1725 Elm Street, LLC	1725 Elm CRA	6/30/2021		\$1,234,442		0%		Pending Extension Amendment
MODIFY	No	100 Findlay, LLC	100 Findlay	6/30/2021		\$480,000		0%	Pandemic, supply, labor	Pending extension amendment
MODIFY	No	222 Mohawk LLC	222-226 Mohawk CRA	9/1/2021		\$1,054,000		0%		Pending extension amendment
MODIFY	No	2330 VP Apartments, LLC	Eden Enclaves	9/30/2021		\$2,100,000		0%	Supply	Pending extension amendment
MODIFY	No	1733 Elm St, LLC	1733 Elm Street	9/30/2021		\$1,087,250		0%	Inspection issues	Pending extension amendment
MODIFY	No	Court Street Condos, LLC	Court Street Commons	10/15/2021				#Error!		Pending extension amendment
MODIFY	No	E.M.A. Freeman, LLC	Freeman Apartments	10/31/2021		\$600,000		0%	Supply, pandemic, contractor issues	Pending extension amendment
MODIFY	No	Supreme Bright Cincinnati	First National Bank	12/31/2021		\$48,500,000		0%		Pending extension amendment
MODIFY	No	Northcrown Property, LLC	1614 Walnut Street LEED CRA	12/31/2021		\$1,340,000		0%	historic structure issues	Pending extension amendment
MODIFY	No	Perseverance Commercial, LLC	Perseverance Commercial CRA	12/31/2021		\$1,927,262		0%		Pending extension amendment
MODIFY	No	Northcrown 56 McMicken, LLC	56 E. McMicken CRA	4/1/2022		\$1,501,184		0%	Historic design changes, pandemic	Pending extension amendment
MODIFY	No	12 E Court Street, LLC	12 E. Court CRA	4/1/2022		\$734,500		0%	Pandemic, supply	Pending extension amendment
MODIFY	No	Traction Partners, LLC	Traction Company Building	4/30/2022		\$32,000,000		0%	Pandemic	Pending extension amendment
MODIFY	No	1629 Citadel LLC	2346 Boone CRA	6/30/2021		\$552,261		0%	Pandemic, supply	Pending extension Amendment #2
MODIFY	No	OTR Market Properties, LLC	1635 Race	8/23/2020		\$511,000		0%	Pandemic	Pending Extension Amendment 2020
MODIFY	No	Neyer Holdings, Inc.	130-132 E. 6th Street	12/31/2018		\$3,500,000		0%	Pandemic	Pending Extension Request by Company

2022 TIRC Report - CRA Agreements  
JOBS & PAYROLL INFO

Current Year TIRC Disposition	Compliant?	Organization Legal Name	Project: Project Name	End Date/Job Creation Period	Jobs Created (Contracted)	Jobs Created (2021)	Jobs Created Payroll (Contracted)	Jobs Created Payroll (2021)	Created Jobs Compliance Rate	Jobs Retained (Contracted)	Jobs Retained (2021)	Jobs Retained Payroll (Contracted)	Jobs Retained Payroll (2021)	Retained Jobs Compliance Rate	Approval Notes
CONTINUE	No	Grandin Company LTD	1308 Race Street	3/1/2017	206	90	\$15,910,105	\$5,200,000	44%	0	0.5	0	35000		Jobs requirement adjusted to 100 in 2018 to be more realistic.
CONTINUE	No	US Bank	U.S. Bank - CRA/JCTC	3/1/2023	400	0	\$19,200,000	\$0	0%	2210	1914	160683000	149922461		Low jobs and payroll - pandemic, economic downturn
CONTINUE	No	Queen City Flatts, LLC	Hubbard Radio Relocation	3/1/2024	36	0	\$1,900,000	\$0	0%	142	121	13000000	15771051		Low jobs and payroll - economic headwinds; growth in 2022 expected
CONTINUE	No	TLAAT9, LLC	Neyer Management	3/1/2021	10	5	\$450,000	\$175,000	50%	0	25	0	935000		Low jobs and payroll - no explanation
CONTINUE	No	General Electric	GE Operations Center	3/1/2019	1800	954	\$140,000,000	\$111,820,168	53%	0	0	0	0		Issues pending further discussions with City
CONTINUE	No	Grandin Company LTD	Strietmann Building	3/1/2020	500	70	\$30,000,000	\$4,200,000	14%	0	0	0	0		Low jobs and payroll (2 years) - no explanation
CONTINUE	No	TLAAT 7 LLC	Active Day Senior Care - CRA	3/1/2020	15	15	\$500,000	\$500,000	1%	20	0	0	0		No retained jobs - no explanation
CONTINUE	No	South Block Phase IV, LLC	3936 Spring Grove	3/1/2019	19	6	\$285,000	\$180,000	32%	0	0	0	0		Low jobs and payroll (2 years) - pandemic
CONTINUE	No	Grandin Company LTD	1600 Central Parkway	3/1/2019	60	26	\$3,000,000	\$1,560,000	43%	0	0	0	0		Low jobs and payroll (2 years) - no explanation
CONTINUE	No	BarbAurora, LLC	BarbAurora, LLC	3/1/2020	17	13	\$367,040	\$0	77%	0	0	0	0		Payroll low - pandemic
CONTINUE	No	Woods Real Estate Investments, LLC	Woods Real Estate Investments	3/1/2021	28	14	\$1,329,900	\$1,540,226	50%	0	4	0	250000		Low jobs - missing new tenant's job figures
CONTINUE	Yes	Globe Building LLC	1801-1805 Elm Street	3/1/2019	42	31	\$1,460,000	\$1,332,229	74%	0	0	0	0		Low jobs - pandemic, tenancy
CONTINUE	Yes	Keidel Supply Company Inc.	Keidel Supply Co., Inc. Relocation	3/1/2014	45	8	\$2,000,000	\$367,000	18%	0	6	0	300000		Low jobs - pandemic, lack of job seekers
CONTINUE	Yes	1415 Republic LLC	1415 Republic	3/1/2020		15		\$1,000,000			25	0	1750000		Low jobs - pandemic, lost tenant, new tenant growing in 2022
CONTINUE	Yes	On the Rhine LLC	Urban Stead Cheese CRA	3/1/2021	8	3.5	\$300,000	\$115,556	44%	0	0	0	0		Low jobs - pandemic
CONTINUE	Yes	233 Gilman, LLC	CRA - 233 Gilman Ave	3/1/2018	18	6	\$300,000	\$200,000	33%	3	0	30000	0		Jobs and payroll requirements adjusted to be more realistic.
CONTINUE	Yes	Urban Legacy VIII, LLC	15 W. 14th St	3/1/2018	26	7	\$1,090,000	\$202,423	27%	0	0	0	0		Low jobs - pandemic, vacancies
CONTINUE	Yes	3117 Southside Realty LLC	Southside Realty-Industrial	3/1/2019	150	105	\$4,500,000	\$3,807,645	70%	0	0	0	0		Low jobs - staffing issues, scheduling issues
CONTINUE	Yes	River City Glass, Inc.	McAndrews Glass	3/1/2021	20	13	\$900,000	\$267,204	65%	27	23	1125000	986472.01		Low jobs - cannot find applicants
CONTINUE	Yes	2718 Observatory Partners LLC	2718 Observatory Avenue CRA	3/1/2011	50	22	\$1,750,000	\$4,554,009	44%	0	22	0	4554009		Low jobs, higher payroll
CONTINUE	Yes	Wooster Park Office Condo Assn.	Wooster Park office condos CRA	3/1/2011	48	58	\$1,680,000	\$5,994,216	357%	0	0	0	0		Low jobs - adjusted to 48 created is more realistic.
CONTINUE	Yes	Marlowe Court Limited Partnership	Marlowe Court	3/1/2020	14	2	\$539,280	\$59,668	14%	0	0	0	0		Low jobs - adjusted to 3-4 created is more realistic.



# ATTACHMENT IV



Education Center \* 2651 Burnet Ave., Cincinnati, OH 45201 \* Phone: 513-363-0425 \* wagnerj@cps-k12.org

Dusty Rhodes  
Hamilton County Auditor  
138 E. Court Street  
Cincinnati, OH 45202

Michael Banish  
City of Cincinnati  
805 Central Ave, Suite 700  
Cincinnati, OH 45202

Re: Delinquent CRA PILOT Payments

Dear Auditor Rhodes:

This letter is to advise you of the recipients of Community Reinvestment Area (CRA) abatements who are not current on their contracts for payments in lieu of taxes (PILOTs) to Cincinnati Public Schools.

Considering these non-payments and delinquencies, Cincinnati Public Schools respectfully requests that the County Auditor and City of Cincinnati issue notices of non-compliance to the following taxpayers, and if payments are not made current, to void the CRA pursuant to the terms of the PILOT agreements.

Specifically, these contracts listed below have 2 or more outstanding invoices that remain unpaid as of 6/17/2022 at 4pm:

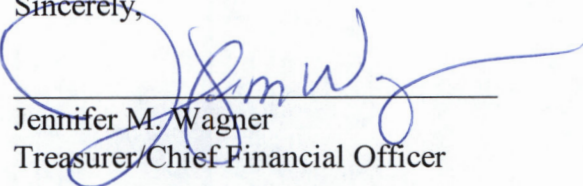
Contract Entity	Tax Parcel #	CPS Cust #	Bill Cycle	Amount Due
1526 Blair, LLC	058-0002-0140-00	C01038	Jan-21	\$ 510.13
1526 Blair, LLC	058-0002-0140-00	C01038	May-21	\$ 510.13
1526 Blair, LLC	058-0002-0140-00	C01038	Jan-22	\$ 509.56
793 East McMillan LLC	068-0003-0220-00	C01118	Jan-21	\$ 262.43
793 East McMillan LLC	068-0003-0220-00	C01118	May-21	\$ 262.43
793 East McMillan LLC	068-0003-0220-00	C01118	Jan-22	\$ 262.14
KAAPS 7364 LLC	117-0009-0131-00	C01053	Jan-21	\$ 4,545.70
KAAPS 7364 LLC	117-0009-0131-00	C01053	May-21	\$ 4,545.70



KAAPS 7364 LLC	117-0009-0131-00	C01053	Jan-22	\$ 4,540.63
Losantiville Evanston, LLC C/O The Model Group	054-0005-0144-00	C00180	Jan-21	\$ 35.98
Losantiville Evanston, LLC C/O The Model Group	054-0005-0144-00	C00180	May-21	\$ 35.98
Losantiville Evanston, LLC C/O The Model Group	054-0005-0144-00	C00180	Jan-22	\$ 35.94
Losantiville Evanston, LLC C/O The Model Group	058-0006-0007-00	C00180	Jan-21	\$ 83.84
Losantiville Evanston, LLC C/O The Model Group	058-0006-0007-00	C00180	May-21	\$ 83.84
Losantiville Evanston, LLC C/O The Model Group	058-0006-0007-00	C00180	Jan-22	\$ 83.75
Seymour Investments, LLC	117-0007-0092-00	C00227	Jan-21	\$ 4,442.06
Seymour Investments, LLC	117-0007-0092-00	C00227	May-21	\$ 4,442.06
Seymour Investments, LLC	117-0007-0092-00	C00227	Jan-22	\$ 4,437.11
FD2 1121 Walnut, LLC	076-0002-0099-00	C00221	Jan-21	\$ 1,173.68
FD2 1121 Walnut, LLC	076-0002-0099-00	C00221	Jan-22	\$ 1,172.37
Masi Realty LLC	040-0003-0125-00	C00071	Jan-21	\$ 1,419.70
Masi Realty LLC	040-0003-0125-00	C00071	Jan-22	\$ 1,418.12
FRANK SCHNEIDER	021-0001-0057-00	C00053	May-21	\$ 585.16
FRANK SCHNEIDER	021-0001-0057-00	C00053	Jan-22	\$ 584.51
				<b>\$ 35,982.95</b>

If you have questions concerning these or any other active CRA/PILOT, please contact the CPS Treasurer's Office, Accounts Receivable Supervisor, Ben Heckert at either of the following: [heckerb@cpsboe.k12.oh.us](mailto:heckerb@cpsboe.k12.oh.us) or 513-363-0216.

Sincerely,

  
 \_\_\_\_\_  
 Jennifer M. Wagner  
 Treasurer/Chief Financial Officer

September 14, 2022

To: Mayor and Members of City Council 202201767  
From: Sheryl M.M. Long, City Manager  
Subject: Ordinance Water Main Easement Colonial Ridge Court

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Attached is an Ordinance captioned:

**ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being a private street known as Colonial Ridge Court located on and across Lot 3 of Plat of Partition of the Estate of John Agnew (Deceased), in Pleasant Ridge in accordance with the plat entitled Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court, as recorded in Plat Book 493, Page 15, Hamilton County, Ohio Recorder's Office.

The Greater Cincinnati Water Works recently replaced the existing water main in Colonial Ridge Court, a private street in the California neighborhood of Cincinnati within the property owned by Fath Colonial Ridge, LLC. The Owner has granted a water main easement over the property shown in the attached plat. This ordinance is to accept the owner's grant of an easement to the City for the public water main.

The Administration recommends passage of this Ordinance.

cc: Verna Arnette, GCWW, Interim Executive Director *VJA*

**City of Cincinnati**  
**An Ordinance No. \_\_\_\_\_**

CHM

EESW

- 2022

**ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being a private street known as Colonial Ridge Court located on and across Lot 3 of the Plat of Partition of the Estate of John Agnew (Deceased), in Pleasant Ridge in accordance with the plat entitled *Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court*, as recorded in Plat Book 493, Page 15, Hamilton County, Ohio Recorder's Office.

WHEREAS, Fath Colonial Ridge, LLC, an Ohio limited liability company, has granted a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property located in the Pleasant Ridge neighborhood, as more particularly depicted and described on the plat entitled *Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court*, as recorded in Plat Book 493, Page 15, Hamilton County, Ohio Recorder's Office; and

WHEREAS, the aforementioned plat has been examined and approved as to its technical features by the Greater Cincinnati Water Works Chief Engineer, who has found it to be correct; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the Greater Cincinnati Water Works, recommends that Council accept and confirm the acceptance of the aforementioned public utility easement; now, therefore,

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

Section 1. That the easement granted by Fath Colonial Ridge, LLC, an Ohio limited liability company, to the City of Cincinnati for the construction, installation, reconstruction, operation, maintenance, repair, replacement, modification, and removal of water mains and related fixtures, equipment, and appurtenances through certain real property being a private street known as Colonial Ridge Court, located on and across Lot 3 of the Plat of Partition of the Estate of John Agnew (Deceased) in Pleasant Ridge, as more particularly depicted and described on the plat entitled *Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court*, as recorded in Plat Book 493, Page 15, Hamilton County, Ohio Recorder's Office and

incorporated herein by reference, is hereby accepted and confirmed. The real property encumbered by the easement is more particularly described as follows:

Situate in Pleasant Ridge, in the City of Cincinnati, Hamilton County, Ohio, in Section 29, Township 4, Fractional Range 2, Miami Purchase and bounded and being more particularly described as follows: BEGINNING at a point in the east line of Montgomery Pike, 651.07 feet north of the northeast corner of Montgomery Pike and Lawndale Avenue, measured along the east side of Montgomery Pike; thence North 54° 12' East 56.29 feet to a point; thence South 63° 09' East 200 feet to a point; thence North 54° 12' East 219.82 feet to a point; thence South 61° 49' East 7.33 feet to an iron bar; thence South 62° 53' East 361.85 feet to an iron pipe; thence South 3° 40' West 502.80 feet to an iron pipe; thence North 67° 32' West 843.30 feet to a point; thence North 50° 30' East 111.56 feet to a point; thence North 54° 12' East 80.44 feet to a point; thence South 67° 32' East 65.35 feet to a point; thence North 26° 51' East 104.54 feet to a point; thence North 63° 09' West 200 feet to the PLACE OF BEGINNING.

Section 2. That the City Solicitor shall cause an authenticated copy of this ordinance to be recorded in the Hamilton County, Ohio Recorder's Office.

Section 3. That the proper City officers and officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk



September 14, 2022

To: Mayor and Members of City Council

202201768

From: Sheryl M.M. Long, City Manager

Subject: Ordinance Water Main Easement Graphite Oakley, LLC

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Attached is an Ordinance captioned:

**ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being part of Lot 6 of the Cast Fab Subdivision in Oakley in accordance with the plat entitled Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315-WW003815\MF16668 E-1083, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder's Office.

Graphite Oakley, LLC, the owner of certain real property in the Oakley neighborhood, has constructed a water main to facilitate Greater Cincinnati Water Works public water service to support development at the property. This ordinance is to accept the owner's grant of an easement to the City for the public water main.

The Administration recommends passage of this Ordinance.

cc: Verna Arnette, GCWW, Interim Executive Director *VSA*

**City of Cincinnati**  
**An Ordinance No. \_\_\_\_\_**

CHM

- 2022

EESW

**ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being part of Lot 6 of the Cast Fab Subdivision in Oakley in accordance with the plat entitled *Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315 – WW003815\MF16668 E-1083*, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder’s Office.

WHEREAS, Graphite Oakley, LLC, an Ohio limited liability company, has granted a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property located in the Oakley neighborhood, as more particularly depicted and described on the plat entitled *Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315 – WW003815\MF16668 E-1083*, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder’s Office; and

WHEREAS, the aforementioned plat has been examined and approved as to its technical features by the Greater Cincinnati Water Works Chief Engineer, who has found it to be correct; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the Greater Cincinnati Water Works, recommends that Council accept and confirm the acceptance of the aforementioned public utility easement; now, therefore,

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

Section 1. That the easement granted by Graphite Oakley, LLC, an Ohio limited liability company, to the City of Cincinnati for the construction, installation, reconstruction, operation, maintenance, repair, replacement, modification, and removal of water mains and related fixtures, equipment, and appurtenances through certain real property being part of Lot 6 of the Cast Fab Subdivision in Oakley, as more particularly depicted and described on the plat entitled *Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315 – WW003815\MF16668 E-1083*, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio

Recorder's Office and incorporated herein by reference, is hereby accepted and confirmed. The real property encumbered by the easement is more particularly described as follows:

Situated in Section 28, Town 4, Fractional Range 2, Miami Purchase, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being part of the same property conveyed to Local Oakley LLC by deed recorded in Official Record 13820, page 1995 and all of the same property conveyed to Local Oakley LLC by deed recorded in Official Record 14032, page 2815 in the office of the Hamilton County Recorder's Office in Cincinnati, Ohio and is more particularly described as follows: - Unless otherwise stated, any monument referred to herein as a set iron pin is a 5/8 inch diameter rebar, thirty inches in length with a plastic cap stamped "HARTIG PS 8765". All bearings referred to herein are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). COMMENCING, at the most northeasterly corner of Lot 1, Cast Fab Subdivision (Plat Book 473, page 49) in a common line with Milacron, LLC (Official Record 11259, page 1042) and being in the westerly right-of-way line of previously dedicated Disney Street (Plat Book 473, page 49), 30.00 feet as measured perpendicular to the centerline; THENCE, with the common line of Local Oakley LLC and Milacron, LLC N55°11'32"W 6.65 feet to an existing 5/8" iron pin (PS 8765) in the westerly right-of-way line of Disney Street, 36.63 feet as measured perpendicular to the centerline, being the POINT OF BEGINNING; THENCE, with said westerly right-of-way line and with a curve to the left having a radius of 538.13 feet, a delta angle of 33°19'29", an arc length of 312.99 feet and a chord bearing and distance of S22°25'39"W 308.60 feet to an existing MAG nail and washer (PS 8765); THENCE, S05°45'54"W 76.01 feet to an existing MAG nail and washer (PS 8765); THENCE, with a curve to the right having a radius of 18.00 feet, a delta angle of 90°09'43", an arc length of 28.33 feet and a chord bearing and distance of S50°50'46"W 25.49 feet to an existing MAG nail and washer (PS 8765) in the northerly right-of-way line of Local Oakley Drive, 30.00 feet as measured perpendicular to the centerline; THENCE, N84°04'23"W 44.34 feet to an existing 5/8" iron pin (PS 8765); THENCE, with a curve to the right having a radius of 270.00 feet, a delta angle of 15°46'16", an arc length of 74.32 feet and a chord bearing and distance of N76°11'15"W 74.08 feet to an existing 5/8" iron pin (PS 8765); THENCE, N68°18'08"W 778.70 feet to an existing 5/8" iron pin (PS 8765); THENCE, with a curve to the right having a radius of 18.00 feet, a delta angle of 53°07'48", an arc length of 16.69 feet and a chord bearing and distance of N41°44'14"W 16.10 feet to an existing iron pin (PS 8765); THENCE, with a reverse curve to the left having a radius of 62.00 feet, a delta angle of 14°33'33", an arc length of 15.75 feet and a chord bearing and distance of N22°27'06"W 15.71 feet to an existing 5/8" iron pin (PS 8765); THENCE, with a reverse curve to the right having a radius of 23.00 feet, a delta angle of 51°25'32", an arc length of 20.64 feet and a chord bearing and distance of N04°01'07"W 19.96 feet to an existing 5/8" iron pin (PS 8765); THENCE, N21°41'39"E 15.92 feet to an existing 5/8" iron pin (PS 8765) in



the common line of Local Oakley LLC and Milacron, LLC; THENCE, with the common line of Local Oakley LLC and Milacron, LLC S84°08'04"E 66.51 feet to an existing 5/8" iron pin (PS 8656); THENCE, N06°22'53"E 207.07 feet to an existing 5/8" iron pin (PS 8656); THENCE, N57°50'53"E 62.64 feet to an existing 5/8" iron pin (disturbed); THENCE, S83°37'07"E, passing an existing 5/8" iron pin at 56.15 feet, a total distance of 61.15 feet to a point; THENCE, S05°38'31"W 22.27 feet to an existing 5/8" iron pin (PS 8765); THENCE, S87°05'09"E 67.60 feet to an existing 5/8" iron pin (PS 8656); THENCE, S84°19'07"E 302.37 feet to an existing chainlink fence post; THENCE, S05°40'53"W 36.00 feet to an existing 5/8" iron pin (PS 8656); THENCE, S84°19'07"E 288.92 feet to a point, an existing 5/8" iron pin bears N37°18'32"W 0.58 feet; THENCE, S55°11'32"E 175.16 feet to the POINT OF BEGINNING CONTAINING 8.0511 ACRES and being subject to all right-of-ways and easements of record.

Section 2. That the City Solicitor shall cause an authenticated copy of this ordinance to be recorded in the Hamilton County, Ohio Recorder's Office.

Section 3. That the proper City officers and officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 14, 2022  
202201769

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

**Subject: Ordinance – DOTE: Highway Safety Improvement Program (HSIP)  
Grant Application for Harrison Avenue Safety Improvements**

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Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to apply for a grant in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation, for the purpose of providing financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor.

This Ordinance authorizes the City Manager to apply for a grant of up to \$5,000,000 of financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue. The project would reduce vehicle lanes to three and implement other various safety improvements along this corridor. The grant is awarded through the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation (ODOT).

If awarded, the grant would require a local match in the amount of up to 20 percent, which may be provided by a combination of future General Capital budget allocations to the Department of Transportation and Engineering (DOTE), Transit Infrastructure Grant (TIG) resources, and Ohio Public Works Commission (OPWC) grant resources. The grant application deadline was August 31, 2022, and DOTE has already applied for this grant to meet the deadline. However, grant resources will not be accepted without authorization from the City Council. No new FTEs are required.

The Harrison Avenue Safety Project is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” as well as the strategy to “[p]lan, design, and implement a safe and sustainable transportation system,” as described on pages 127-138 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director

Attachment



**AUTHORIZING** the City Manager to apply for a grant in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation, for the purpose of providing financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor.

WHEREAS, the Department of Transportation and Engineering (“DOTE”) has an opportunity to apply for grant funding in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation, for the purpose of providing financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor; and

WHEREAS, the grant application deadline was August 31, 2022, and DOTE has already applied for this grant, but grant resources will not be accepted without authorization from Council; and

WHEREAS, if awarded, acceptance of the grant requires a local match in the amount of up to 20 percent, which may be provided by a combination of future General Capital budget allocations to the Department of Transportation and Engineering, Transit Infrastructure Grant resources, and Ohio Public Works Commission grant resources; and

WHEREAS, there are no additional FTEs associated with this grant; and

WHEREAS, the Harrison Avenue Safety Project is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability,” as well as the strategy to “[p]lan, design, and implement a safe and sustainable transportation system,” as described on pages 127-138 of *Plan Cincinnati* (2012); 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 apply for a grant in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application grant, administered by the Ohio Department of Transportation, for the purpose of providing

financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor.

Section 2. That the appropriate City officials are hereby authorized to do all things necessary to comply with Section 1 herein.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 14, 2022

**To:** Mayor and Members of City Council 202201770  
**From:** Sheryl M. M. Long, City Manager  
**Subject: Emergency Ordinance – Police: Acceptance of Monetary Donation from the Cincinnati Blue Line Foundation**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of meeting the City’s local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department’s (CPD) Patrol Boat Program; and **AUTHORIZING** the Finance Director to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

Approval of this Emergency Ordinance would authorize the City Manager to accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of meeting the City’s local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department’s (CPD) Patrol Boat Program. This Emergency Ordinance would further authorize the Finance Director to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

Ordinance No. 0211-2022 authorized the City Manager to apply for, accept, and appropriate a grant from the United States Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Fiscal Year 2022 Port Security Grant Program (ALN 97.056) for the purpose of funding various projects in the Cincinnati Police Department and the Cincinnati Fire Department, including the Patrol Boat Program. The City was awarded a grant in the amount of \$319,510 to fund these various projects, including the CPD Patrol Boat Program.

The grant requires a local match of up to \$87,500. In accordance with Ordinance No. 0211-2022, \$25,000 will be provided from the City’s unappropriated surplus of Federal Asset Forfeiture Fund 367. The Cincinnati Blue Line Foundation has offered to donate funds for the remainder of the City’s local match requirement.

This donation does not require additional FTEs.

Accepting this donation is in accordance with the “Live” goal to “create a more livable community” as described on page 156 of Plan Cincinnati (2012).

The reason for the emergency is to ensure that CPD has the matching funds available in time to accept the FY 2022 Port Security Grant, which must be accepted within 60 days from the award date.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director



Attachment

**EMERGENCY**

**IMD**

**- 2022**

**AUTHORIZING** the City Manager to accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of meeting the City’s local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department’s Patrol Boat Program; and **AUTHORIZING** the Finance Director to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

WHEREAS, Ordinance No. 0211-2022 authorized the City Manager to apply for, accept, and appropriate a grant (“the Grant”) from the United States Department of Homeland Security, Federal Emergency Management Agency FY 2022 Port Security Grant Program (ALN 97.056) for the purpose of funding the Cincinnati Police Department’s (“CPD”) Patrol Boat Program, as well as various other projects for CPD and the Cincinnati Fire Department; and

WHEREAS, the City was awarded the Grant in the amount of \$319,510 to fund these various projects, including the CPD Patrol Boat Program; and

WHEREAS, the Grant requires the City to provide a local match of up to \$87,500 (the “Local Match”) for the CPD Patrol Boat Program; and

WHEREAS, in accordance with Ordinance No. 0211-2022, \$25,000 of the Local Match will be provided from the City’s unappropriated surplus of Federal Asset Forfeiture Fund 367; and

WHEREAS, the Cincinnati Blue Line Foundation has offered to donate the remaining \$62,500 towards the City’s Local Match (the “Donation”); and

WHEREAS, there are no FTEs associated with this donation; and

WHEREAS, accepting the Donation is in accordance with the “Live” goal to “[c]reate a more livable community” as described on pages 156-163 of *Plan Cincinnati*; 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 accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of meeting the City’s local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department’s (“CPD”) Patrol Boat Program.

Section 2. That the Finance Director is hereby authorized to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 and 2 hereof.

Section 4. 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 ensure that CPD has the matching funds available in time to accept the FY 2022 Port Security Grant, which must be accepted within 60 days from the award date.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk



September 14, 2022

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

202201771

**Subject: Ordinance – OES: HUD Climate Communities Technical Assistance Program Grant**

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Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development (“HUD”) for the purpose of providing technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative.

This Ordinance authorizes the City Manager to apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development (“HUD”) to provide technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative.

The Climate Communities Technical Assistance Program grant is non-monetary. This grant program will support entitlement communities in advancing climate resilience and environmental justice long-term. HUD will provide technical assistance through support, training, and on-demand resources and will also facilitate Climate Resilience Cohorts that will enable selected communities to learn from peers as well as HUD technical assistance providers. No additional FTEs or matching funds are required for this grant.

The Office of Environment and Sustainability (“OES”) applied for this grant by the August 5, 2022 application deadline. However, the grant will not be accepted without City Council authorization.

This grant is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati,” and strategy to “[c]reate a healthy environment and reduce energy consumption,” as described on pages 181-186 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director



Attachment

**AUTHORIZING** the City Manager to apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development (“HUD”) for the purpose of providing technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative.

WHEREAS, a nonmonetary grant for technical assistance is available from the U.S. Department of Housing and Urban Development (“HUD”) for the purpose of providing technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative; and

WHEREAS, the Climate Communities Technical Assistance Program will support entitlement communities in advancing climate resilience and environmental justice long-term; and

WHEREAS, through this grant program, HUD will provide technical assistance through support, training, and on-demand resources and will also facilitate Climate Resilience Cohorts, enabling selected communities to learn from peers as well as HUD technical assistance providers; and

WHEREAS, no additional FTEs or local matching funds are required to accept this grant; and

WHEREAS, the grant application deadline was August 5, 2022, and the Office of Environment and Sustainability already applied for this technical assistance grant, but the grant will not be accepted unless authorized by Council; and

WHEREAS, the grant is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati,” and strategy to “[c]reate a healthy environment and reduce energy consumption,” as described on pages 181-186 of *Plan Cincinnati* (2012); 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 apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development (“HUD”) for the purpose of providing technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative.

Section 2. That the proper City officials are hereby authorized to do all things necessary and proper to comply with the terms of Section 1 hereof.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_

Aftab Pureval, Mayor

Attest: \_\_\_\_\_

Clerk

September 14, 2022

**To:** Mayor and Members of City Council 202201772  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** **Ordinance – Cincinnati Recreation Commission: Acceptance of Monetary Donations for Miracle League Baseball Program**

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Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission (“CRC”) for the purpose of providing resources for CRC’s Miracle League Baseball Program; **AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$800 from Elder High School to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team; and **AUTHORIZING** the Finance Director to deposit \$5,800 in donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

Approval of this Ordinance will authorize the City Manager to accept a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission (CRC) for the purpose of providing resources for CRC’s Miracle League Baseball Program. This Ordinance further authorizes the City Manager to accept and appropriate a donation in the amount of \$800 from Elder High School to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team. Finally, this Ordinance authorizes the Finance Director to deposit \$5,800 in donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

The Miracle League Baseball Program offers athletic opportunities for a vulnerable population of individuals with disabilities who have an increased risk of sedentary lifestyles and comorbidity of health-related concerns.

The Cincinnati Recreation Foundation, through a donation from the Rena Schroeder Trust, has generously offered to donate \$5,000 to the Cincinnati Recreation Commission for the purpose of providing funding to update signage and purchase new flags for the upcoming 2022-2023 Miracle League Baseball season. Elder High School has generously offered to donate \$800 to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team

There are no new FTEs or matching funds associated with the donations.

These donations are in accordance with the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and the strategy to “[u]nite our communities,” as described on pages 207-212 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director



Attachment

**AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission (“CRC”) for the purpose of providing resources for CRC’s Miracle League Baseball Program; **AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$800 from Elder High School to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team; and **AUTHORIZING** the Finance Director to deposit \$5,800 in donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

WHEREAS, the Miracle League Baseball Program, which is administered by the Cincinnati Recreation Commission’s Division of Therapeutic Recreation, offers athletic opportunities for a vulnerable population of individuals with disabilities who have an increased risk of sedentary lifestyles and comorbidity of health-related concerns; and

WHEREAS, the Cincinnati Recreation Foundation, through a donation from the Rena Schroeder Trust, has generously offered to donate \$5,000 to the Cincinnati Recreation Commission for the purpose of providing funding to update signage and purchase new flags for the upcoming 2022-2023 Miracle League Baseball season; and

WHEREAS, Elder High School has generously offered to donate \$800 to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team; and

WHEREAS, acceptance of the donations requires no matching funds, and there are no FTEs associated with the donations; and

WHEREAS, these donations are in accordance with the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and the strategy to “[u]nite our communities” as described on pages 207-212 of *Plan Cincinnati* (2012); 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 accept and appropriate a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission (“CRC”) for the purpose of providing resources for CRC’s Miracle League Baseball Program.

Section 2. That the City Manager is hereby authorized to accept and appropriate a donation in the amount of \$800 from Elder High School to CRC for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team.

Section 3. That the Director of Finance is hereby authorized to deposit the donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

Section 4. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the donation and Sections 1 through 3 hereof.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 14, 2022

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

202201773

**Subject: Emergency Ordinance – Department of Public Services (DPS):  
Salt Dome Repairs and Replacements Capital Project**

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Attached is an Emergency Ordinance captioned:

**ESTABLISHING** capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes; and **AUTHORIZING** the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to the newly established capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements.”

Approval of this Emergency Ordinance will establish new capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes. Approval of this Emergency Ordinance will further authorize the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to the newly established capital improvement program project no. 980x255x232543, “Salt Domes Repairs and Replacements.”

Three wooden salt domes managed by the Department of Public Services and located at the Dunbar, Crookshank, and North Central facilities are crumbling and in need of repair and replacement. Due to the ongoing nature of these projects across multiple fiscal years, it is necessary to create a capital improvement program project account.

The repair and replacement of salt domes is in accordance with the “Sustain” goal to “[m]anage our financial resources” as indicated on page 199 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to access capital funding due to the immediate need to repair and replace critical City facilities.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director



Attachment



**EMERGENCY**

**KKF**

**- 2022**

**ESTABLISHING** capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes; and **AUTHORIZING** the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to the newly established capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements.”

WHEREAS, three wooden salt domes managed by the Department of Public Services and located at the Dunbar, Crookshank, and North Central facilities are crumbling and in need of repair and replacement; and

WHEREAS, the ongoing nature of these projects across multiple fiscal years necessitates the creation of a capital project program account; and

WHEREAS, the renovation, repair, and replacement of critical City facilities addresses deferred maintenance and ensures delivery of services without interruption; and

WHEREAS, the repair and replacement of salt domes is in accordance with the “Sustain” goal to “[m]anage our financial resources” as described on page 199 of *Plan Cincinnati* (2012); now, therefore,

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

Section 1. That capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” is hereby established for the purpose of providing resources for the repair and replacement of salt domes, including but not limited to the Dunbar, Crookshank, and North Central salt domes.

Section 2. That the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to newly established capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” is hereby authorized for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes.

Section 3. That the proper City officials are hereby authorized to do all things necessary and proper to implement the provisions of Sections 1 and 2 hereof.

Section 4. 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 immediate need to access capital funding due to the immediate need to repair and replace critical City facilities.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 14, 2022

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager 202201774

**Subject:** **Ordinance – GCWW: Reconfigure Water Main from Stier Alley to Central Parkway**

---

Attached is an Ordinance captioned:

**AUTHORIZING** the expenditure of funds up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x306x2000x7289 and up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x304x4000x7299 for a total combined expenditure of up to \$40,000 to reconfigure private plumbing and water service lines to connect certain residents to the water main in Central Parkway so that the Stier Alley water main may be abandoned; and **DECLARING** such expenditure to serve a public purpose.

This Ordinance authorizes the expenditure of up to \$40,000 from various Greater Cincinnati Water Works (GCWW) non-personnel operating budget accounts to provide resources for reconfiguring private plumbing and water service lines to connect certain residents to the water main in Central Parkway in order for the Stier Alley water main to be abandoned.

A dead-end water main located in Stier Alley is nearing the end of its useful life, but replacement of the water main is difficult because the alley is narrow and replacement work could jeopardize the integrity of surrounding retaining walls. GCWW has determined that it would be more cost effective and better for water quality to reconfigure the private plumbing and water service lines so that certain properties currently receiving water service from the Stier Alley water main could instead receive water service from a nearby water main located in Central Parkway. The Stier Alley water main could then be abandoned.

This Ordinance also declares that the expenditure of public funds to reconfigure private plumbing and service lines serves a public purpose because it protects the public health and conserves the City's economic resources.

The Administration recommends passage of this Ordinance.

cc: Verna Arnette, GCWW, Interim Executive Director  
Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director

Attachment

**AUTHORIZING** the expenditure of funds up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x306x2000x7289 and up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x304x4000x7299 for a total combined expenditure of up to \$40,000 to reconfigure private plumbing and water service lines to connect certain residents to the water main in Central Parkway so that the Stier Alley water main may be abandoned; and **DECLARING** such expenditure to serve a public purpose.

WHEREAS, the Stier Alley water main is a dead-end main that currently supplies water service to certain private properties: 2970 Central Parkway (Auditor ID 099-0002-0013-00) and 2960 Central Parkway (Auditor ID 099-0002-0008-00) (“Properties”); and

WHEREAS, the Stier Alley water main is nearing the end of its useful life, but replacement of the main is difficult because the alley is narrow and replacement work could jeopardize the integrity of surrounding retaining walls; and

WHEREAS, Greater Cincinnati Water Works has determined that instead of replacing the Stier Alley water main, it would be more cost effective to reconfigure the Properties’ private plumbing and water service lines to connect to the existing Central Parkway water main and to abandon the Stier Alley water main; and

WHEREAS, the private plumbing and water service line work to connect the Properties to the Central Parkway water main will serve the public purpose of improving water quality to the Properties as compared to the water quality currently provided by dead-end Stier Alley water main, thereby protecting public health; now, therefore,

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

Section 1. That the Greater Cincinnati Water Works is authorized to expend up to \$20,000 from Water Works non-personnel operating budget account no. 101x306x2000x7289 and up to \$20,000 from Water Works non-personnel operating budget account no. 101x304x4000x7299 for a total combined expenditure of up to \$40,000 for the cost of reconfiguring private plumbing and water service lines to connect properties currently served by the Stier Alley water main to receive water from the Central Parkway water main.

Section 2. That the expense of reconfiguring the private plumbing and water service lines is hereby declared to serve a public purpose because switching water service for these properties from the Stier Alley water main to the Central Parkway water main will protect the public health by decreasing potential water quality issues associated with the low-flowing dead-end water main and lead service lines, as well as by conserving the City's economic resources.

Section 3. That the proper City officials are hereby authorized to do all things necessary and proper to carry out the provisions of Sections 1 and 2 hereof.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_

Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 19, 2022

TO: Mayor and Members of City Council

FROM: Sheryl M. M. Long, City Manager 202201812

SUBJECT: Presentation – Proposed Interim Development Control Overlay District No. 88,  
“Surface Parking in the Downtown Development Zoning District” in the Central  
Business District.

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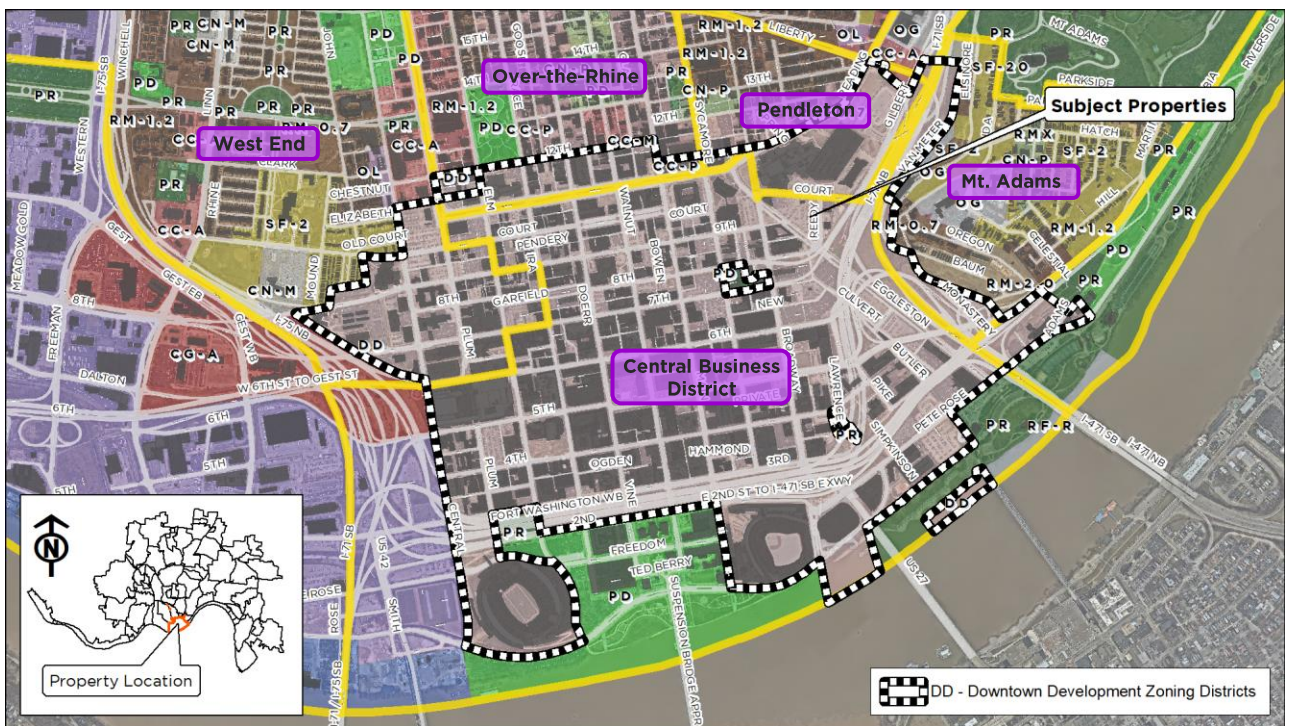
Attached is the presentation for a proposed Interim Development Control Overlay District No. 88,  
“Surface Parking in the Downtown Development Zoning District” in the Central Business District.

cc: Katherine Keough-Jurs, FAICP, Director

# Establishment of IDC #88 Surface Parking in the Downtown Development Zoning District in the Central Business District

City Council Committee | September 19, 2022

1



2

## BACKGROUND

- **September 2022** – Council Member Mark Jeffreys introduced legislation to amend the Downtown Development (DD) zoning district and to study surface parking.
- **September 15, 2022** – City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement to conduct a zoning study of DD zoning district and establish an Interim Development Control (IDC) Overlay District for the duration of the study.

3

3

## ZONING STUDY

- Study impact of surface parking lots in the DD
- Process includes:
  - Analyzing existing conditions
  - Researching best practices
  - Conducting public engagement
  - Legislative process

4



# ESTABLISHING AN IDC

- **Ensures compatibility** of any proposed surface parking facilities while study occurs
- **§ 1431-05, Establishment of IDC Overlay Districts**  
City Council may establish an IDC Overlay District if the City Planning Commission gives them an affirmative recommendation on the finding that:
  - Proposed Amendments
  - Study and Review
  - Public Interest
- **Three months** + option to extend for nine months
  - Notice must be sent within 10 days of initial establishment

5

5

# PERMITS FOR REVIEW DURING IDC

DCPE **recommends review** of:

- Building permits
- Certificates of compliance
- Certificates of appropriateness

**FOR**

## Surface parking facilities (SPF)

new construction
alterations, modification, or expansion
changes in use to a SPF
site improvements

DCPE **does not** recommend review:

**FOR**

## Surface parking facilities (SPF)

resurfacing
restriping
new lighting
new fencing
new landscaping

6

6

# CONSISTENCY WITH PLANS

## *Plan Cincinnati (2012)*

### **Compete Initiative Area**

**Strategy:** “target investment to geographic areas where there is already economic activity”

**Action Step:** “continue development of existing growth opportunity areas”

### **Live Initiative Area**

**Strategy:** “become more walkable”

### **Connect Initiative Area**

**Strategy:** “expand options for non-automotive travel”

7

7

# CONSISTENCY WITH PLANS

## *Cincinnati 2000 Comprehensive Development Plan for Downtown (1986)*

“preservation of the City’s historic and architecturally significant buildings”

8

# RECOMMENDATION

The City Planning Commission recommends that the City Council take the following action:

- 1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the DD zone as shown in Exhibit A; and,
- 2) **ADOPT** the Department of City Planning and Engagement staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, Establishment of IDC Overlay Districts, as discussed on pages 1 - 3 of this report; and,
- 3) **RECOMMEND** that City Council establish Interim Development Control (IDC) Overlay District No. 88, Surface Parking in the Downtown Development Zoning District, for a period of three months, finding it to be in the interest of the general public's health, safety, and welfare during the course of the Department of City Planning and Engagement study, which recommendation includes:
  - a. Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and
  - b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled "Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District," and Designation of Administrative Reviewer."

September 19, 2022

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager 202201811

**Subject:** Emergency Ordinance for the Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”

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Transmitted is an Emergency Ordinance captioned:

**ESTABLISHING** Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District” as an overlay district for a period of three months, pursuant to Chapter 1431, “Interim Development Control Overlay District Regulations,” of the Cincinnati Municipal Code.

The City Planning Commission recommended approval of the IDC 88, Surface Parking in the Downtown Development Zoning District, at its September 16, 2022 meeting.

**Summary:**

In September 2022, Council Member Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, “Downtown Development,” zoning district to study the potential impacts of surface parking lots and make recommendations for potential zoning code text amendments. On September 15, 2022, City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study and propose an Interim Development Control (IDC) Overlay District over the Downtown Development zoning district for the duration of the study.

The City Planning Commission recommended the following on September 16, 2022, to City Council:

**DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the DD zone as shown in Exhibit A; and,

**ADOPT** the Department of City Planning and Engagement staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, Establishment of IDC Overlay Districts, as discussed on pages 1 – 3 of this report; and,

**RECOMMEND** that City Council establish Interim Development Control (IDC) Overlay District No. 88, Surface Parking in the Downtown Development Zoning District, for a period of three months, finding it to be in the interest of the general public’s health, safety, and welfare during the course of the Department of City Planning and Engagement study, which recommendation includes:

Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and

Adoption of the IDC permit application list and review guidelines in Exhibit B entitled “Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District,” and Designation of Administrative Reviewer.”

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement



EMERGENCY

City of Cincinnati

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An Ordinance No. \_\_\_\_\_

- 2022

**ESTABLISHING** Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District” as an overlay district for a period of three months, pursuant to Chapter 1431, “Interim Development Control Overlay Districts,” of the Cincinnati Municipal Code.

WHEREAS, Councilmember Mark Jeffreys has introduced legislation to amend certain zoning code provisions governing development in the DD, “Downtown Development,” zoning district in order to restrict the development of surface parking lots within the district (“Proposed Legislation”); and

WHEREAS, in response to the introduction of the Proposed Legislation, the City Manager directed the Department of City Planning and Engagement to undertake a zoning study within the DD, “Downtown Development,” zoning district to investigate the potential impacts of the Proposed Legislation, to make recommendations on the adoption or modification of the Proposed Legislation, and to commence the process for establishing an interim development control overlay district (“IDC”) over the district during the pendency of the zoning study; and

WHEREAS, the City Planning Commission at its regularly scheduled meeting on \_\_\_\_\_, 2022, and pursuant to Cincinnati Municipal Code Section 1431-05, affirmatively recommended that the Council establish an IDC over the DD, “Downtown Development,” zoning district to ensure that any development during the pendency of the City’s zoning study is appropriate and will not detrimentally or adversely impact the implementation of the Proposed Legislation and any potential modifications that may result from the City’s zoning study; and

WHEREAS, a committee of Council considered the establishment of an IDC to regulate the DD, “Downtown Development,” zoning district during the pendency of the City’s study and further considered the City Planning Commission’s affirmative recommendation of the proposed IDC; and

WHEREAS, the Council finds that placing interim development controls over the DD, “Downtown Development,” zoning district during the pendency of the Department of City Planning and Engagement’s study and review is consistent with *Plan Cincinnati* (2012) and its “Compete” Initiative goals to “[t]arget investment to geographic areas where there is already economic activity” and “[c]ontinue development of Existing Growth Opportunity Areas,” which specifically include the Central Business District (page 115); its “Connect” Initiative goals to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and “[e]xpand options for non-automotive travel” (page 129); and its “Live” Initiative goal to “[b]ecome more walkable” (page 157); and

WHEREAS, the Council further finds that the proposed IDC is in the interest of the public's health, safety, and general welfare; now, therefore,

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

Section 1. That Council makes the following findings:

- A. The City Manager has directed the Department of City Planning and Engagement to undertake a zoning study within the DD, "Downtown Development," zoning district ("Study Area") to investigate the potential impacts of proposed zoning code text amendments concerning the development of surface parking lots within the area, and to make recommendations on the adoption or modification of those proposed zoning code text amendments.
- B. At its regularly scheduled meeting on \_\_\_\_\_, 2022, the City Planning Commission affirmatively recommended that the Council establish an interim development control overlay district ("IDC") over the Study Area, set forth on the map as shown in Exhibit "A," attached hereto and incorporated herein, to remain in effect while the Department of City Planning and Engagement conducts its zoning study of the proposed zoning code text amendments concerning the development of surface parking lots within the Study Area.
- C. The proposed zoning code text amendments concerning the development of surface parking lots will substantially affect permitted uses in the Study Area as parking availability and access can be an important component of development. Accordingly, the impact of the proposed zoning code text amendments requires study and review by the Council, City Administration, and City Planning Commission prior to their adoption.
- D. The establishment of an IDC over the Study Area for a three-month period is necessary to protect the public interest and ensure that the substance and purposes of the proposed zoning code text amendments are not adversely impacted during the pendency of the City's study and review of the area.

Section 2. That, pursuant to Cincinnati Municipal Code Section 1431-05, the official City zone map is amended to superimpose Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District" ("IDC District No. 88"), over the Study Area.

Section 3. That, pursuant to Cincinnati Municipal Code Sections 1431-07 and 1431-15, the Council adopts the Application Review Guidelines for IDC District No. 88, attached hereto as

Exhibit “B” and incorporated herein by reference, which shall be used by the City Planning Commission in its review of permit applications subject to the guidelines.

Section 4. That, when reviewing permit applications pursuant to Section 3 herein, the City Planning Commission shall be authorized to exercise the same authority granted to the Zoning Hearing Examiner and the Historic Conservation Board, as applicable, to hear and decide applications for variances, special exceptions, conditional uses, certificates of appropriateness, and other development permissions governed by the zoning code.

Section 5. That IDC District No. 88 shall remain in effect for three months following the effective date of this ordinance.

Section 6. 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 immediate need to impose interim development controls over the Study Area to ensure that the substance and purpose of proposed zoning code text amendments concerning the development of surface parking lots within the Study Area and the planning, land use, and zoning solutions that may result from the Department of City Planning and Engagement’s study and review of those amendments are not prematurely destroyed or impaired.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

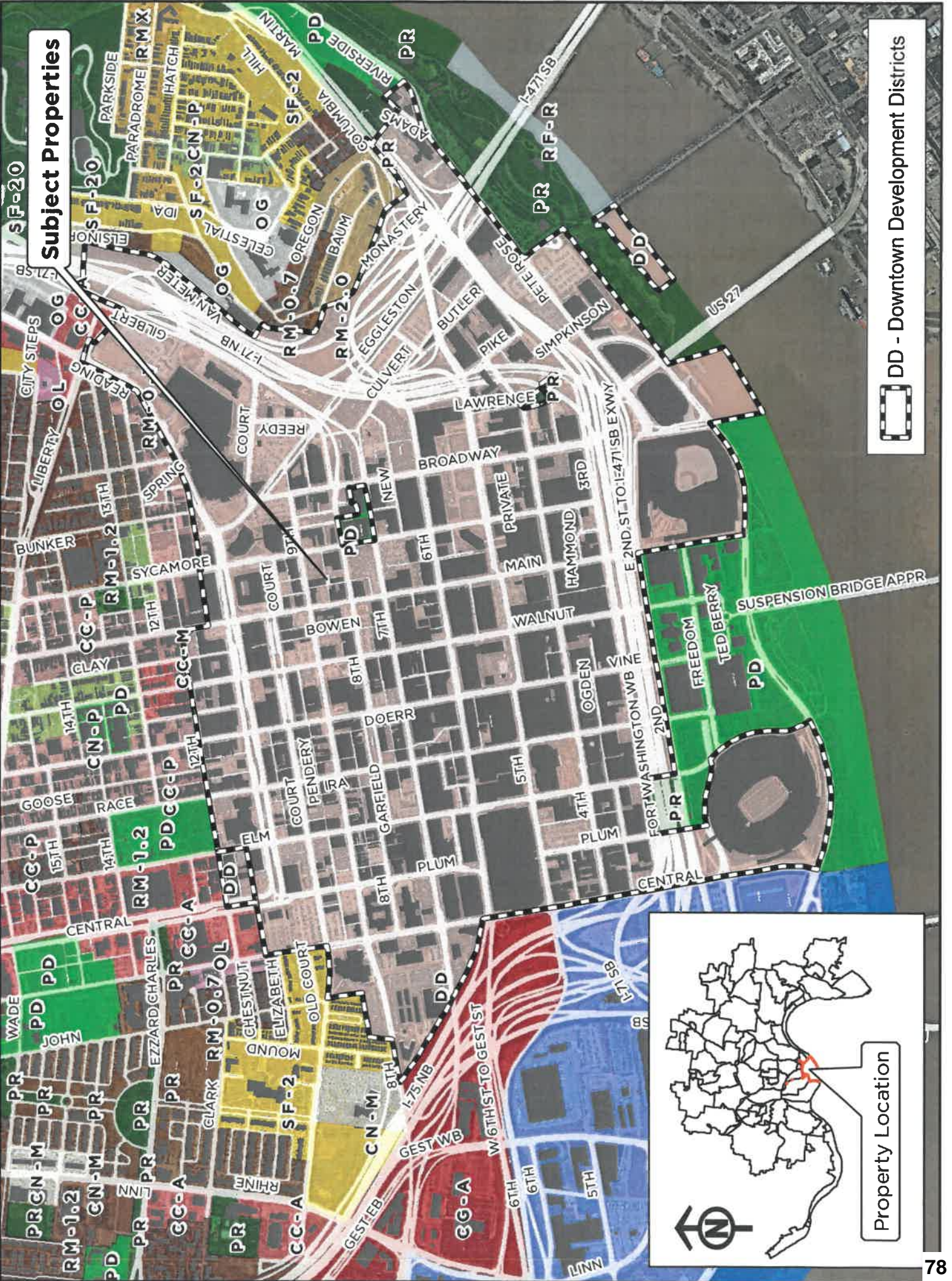


EXHIBIT A

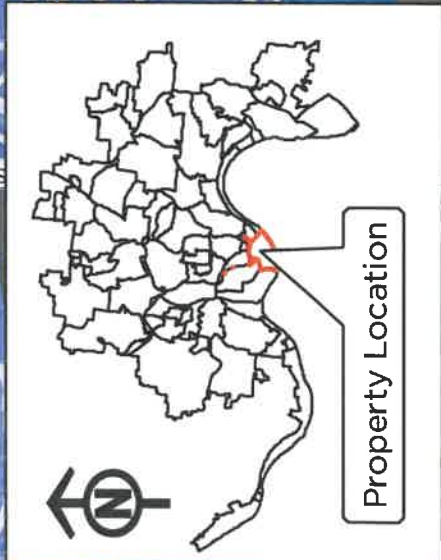


# No. 88 Interim Development Control in Downtown Development Districts in Downtown.

**Subject Properties**



 DD - Downtown Development Districts



Property Location



EXHIBIT B

## EXHIBIT B

### **Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District,” and Designation of Administrative Reviewer**

#### **Section I. Applications Subject to Review:**

The following applications shall be reviewed by the City Planning Commission during the pendency of Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”:

(a) Building permits for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(b) Certificates of compliance for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(c) Certificates of appropriateness for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

Notwithstanding the foregoing subsections (a), (b), and (c), applications for building permits, certificates of compliance, and certificates of appropriate to make the following alterations, modifications, or improvements to existing surface parking facilities shall not be subject to review by the City Planning Commission:

- i. Resurfacing that does not increase or expand the existing surface area;
- ii. Restriping;
- iii. New lighting;
- iv. New fencing; and
- v. New landscaping.

## **Section II. Designated Administrative Reviewer:**

Council designates the Department of City Planning and Engagement as the staff reviewing authority for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District.”

## **Section III. Application Review Guidelines:**

In addition to any other necessary reviews and approvals as required by the Cincinnati Municipal Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

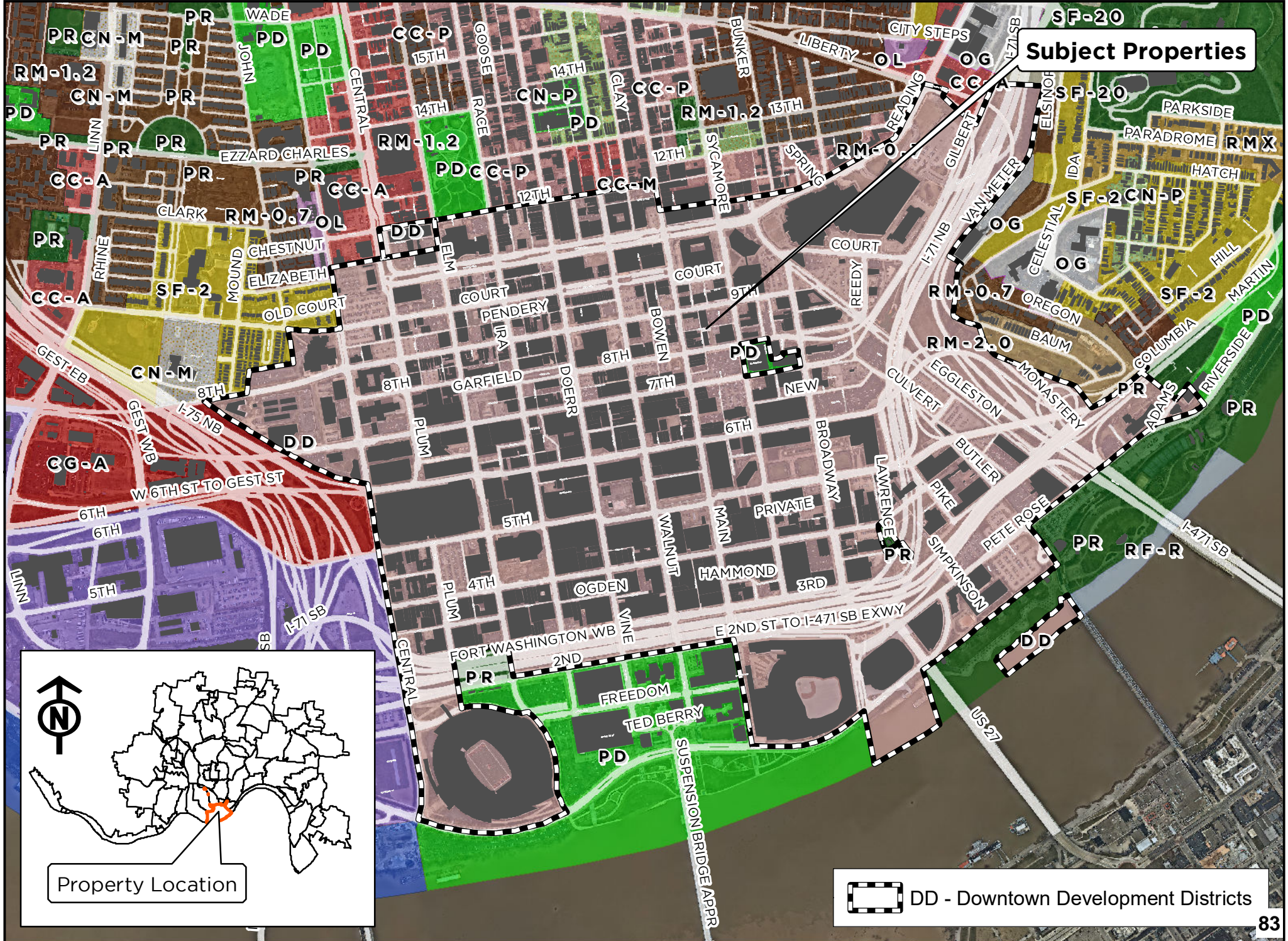
In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application’s failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Community Character.* The proposal has a density, scale, size, location, programmatic configuration or function, and use that is compatible with, and designed to activate and enhance, the downtown streetscape.
- b) *Placement.* The proposed siting, setbacks, and orientation is designed to maximize multi-modal mobility that emphasizes pedestrian safety, participation, circulation, and connectivity.
- c) *Integration.* The proposal is designed to provide seamless transitions and connections, promoting interconnectivity between adjoining and abutting land uses to avoid disharmonious development patterns.
- d) *Accessibility.* The proposal is designed to promote public and private interactions and accessibility through multi-modal connections to existing or planned street grids or pedestrian-oriented pathways.
- e) *Stormwater Management.* The proposal is designed to address and minimize potential adverse effects relating to off-site stormwater runoff owing to any relative increase in impervious surface area or decrease in vegetative land cover related to the proposed development.
- f) *Zoning.* The proposal conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the zoning code.
- g) *Guidelines.* The proposal conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

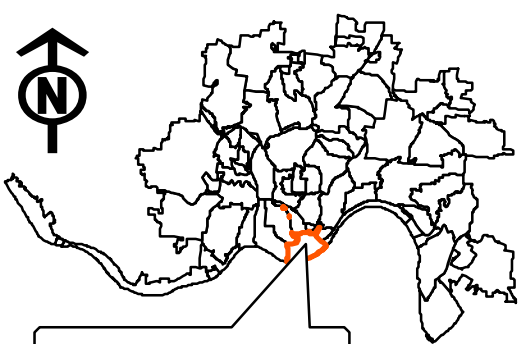
- h) *Plans*. The proposal conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- i) *Proposed Zoning Amendments*. The proposal is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects*. Whether the proposal is likely to impose any adverse effect on the access to the property by fire, police, or other public services; traffic conditions; or the development, usefulness or value of neighboring land and buildings.



# No. 88 Interim Development Control in Downtown Development Districts in Downtown.



**Subject Properties**



Property Location

 DD - Downtown Development Districts



## EXHIBIT B

### **Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District,” and Designation of Administrative Reviewer**

#### **Section I. Applications Subject to Review:**

The following applications shall be reviewed by the City Planning Commission during the pendency of Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”:

(a) Building permits for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(b) Certificates of compliance for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(c) Certificates of appropriateness for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

Notwithstanding the foregoing subsections (a), (b), and (c), applications for building permits, certificates of compliance, and certificates of appropriateness to make the following alterations, modifications, or improvements to existing surface parking facilities shall not be subject to review by the City Planning Commission:

- i. Resurfacing that does not increase or expand the existing surface area;
- ii. Restriping;
- iii. New lighting;
- iv. New fencing; and
- v. New landscaping.



## **Section II. Designated Administrative Reviewer:**

Council designates the Department of City Planning and Engagement as the staff reviewing authority for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District.”

## **Section III. Application Review Guidelines:**

In addition to any other necessary reviews and approvals as required by the Cincinnati Municipal Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application’s failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Community Character.* The proposal has a density, scale, size, location, programmatic configuration or function, and use that is compatible with, and designed to activate and enhance, the downtown streetscape.
- b) *Placement.* The proposed siting, setbacks, and orientation is designed to maximize multi-modal mobility that emphasizes pedestrian safety, participation, circulation, and connectivity.
- c) *Integration.* The proposal is designed to provide seamless transitions and connections, promoting interconnectivity between adjoining and abutting land uses to avoid disharmonious development patterns.
- d) *Accessibility.* The proposal is designed to promote public and private interactions and accessibility through multi-modal connections to existing or planned street grids or pedestrian-oriented pathways.
- e) *Stormwater Management.* The proposal is designed to address and minimize potential adverse effects relating to off-site stormwater runoff owing to any relative increase in impervious surface area or decrease in vegetative land cover related to the proposed development.
- f) *Zoning.* The proposal conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the zoning code.
- g) *Guidelines.* The proposal conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

- h) *Plans.* The proposal conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- i) *Proposed Zoning Amendments.* The proposal is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects.* Whether the proposal is likely to impose any adverse effect on the access to the property by fire, police, or other public services; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

**SUBJECT:** A report and recommendation on the establishment of Interim Development Control (IDC) Overlay District No. 88 “Surface Parking in the Downtown Development Zoning District” in the Central Business District, for a period of three months.

**ATTACHMENTS:**

Provided in addition to this report are:

- Exhibit A - Location Map
- Exhibit B - IDC Review Criteria
- Exhibit C – IDC Directive

**BACKGROUND:**

In September 2022, Council Member Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, “Downtown Development,” zoning district to study the potential impacts of surface parking lots and make recommendations for potential zoning code text amendments. On September 15, 2022, City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study and propose an Interim Development Control (IDC) Overlay District over the Downtown Development zoning district for the duration of the study.

The subject area for the IDC Overlay District is for all properties zoned Downtown Development (DD), encompassing most of Downtown and parts of East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and West End neighborhoods.

Pursuant to Section 1431-01 of the Cincinnati Zoning Code, the purpose of the Interim Development Control (IDC) Overlay District is to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in areas where potential development could be detrimental or have adverse impacts on the implementation of approved amendments to the Cincinnati Zoning Code, approved or adopted plans, or current planning, land use or zoning studies.

**CRITERIA FOR AN IDC DISTRICT:**

According to Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts*, City Council may establish an IDC Overlay District if the City Planning Commission gives them an affirmative recommendation on the finding that:

- I. *Proposed Amendments.* Amendments to the Cincinnati Zoning Code have been approved or are under consideration through the following actions:
  - a. The City Planning Commission has approved amendments to the Cincinnati Zoning Code; or
  - b. The City Planning Commission has approved or adopted a comprehensive plan, community plan, urban design, urban renewal plan or other planning document which contains recommendations to amend the Cincinnati Zoning Code; or
  - c. The City Planning Commission, City Council or the City Manager has directed City Administration to study planning, land use or zoning issues in the proposed IDC Overlay District boundary.

*The criteria in Section Ic above have been met because the City Manager has directed the Department of City Planning and Engagement to study land use issues in the Downtown Development Zoning District.*

- II. *Study and Review.* The proposed amendments may substantially affect permitted uses in the area of consideration and will require the study and review by the City Planning Commission, City Administration and Council prior to adoption; and

*The study could result in proposed amendments to the City's Zoning Code and/or Zoning Map; these amendments may affect permitted uses and will require the study and review by the City Planning Commission, City Administration, and City Council prior to their adoption.*

- III. *Public Interest.* The protection of the public interest requires that interim development controls be imposed during the period of study and review by the City Planning Commission.

*The additional review of permits by the City Planning Commission will protect the public interest by ensuring that development is not significantly impacted during the course of the study. Additionally, the study may result in proposed amendments to the City's Zoning Code and/or Zoning Map.*

#### *Section 1431-09 – Three-Month IDC Overlay Districts*

Council may establish IDC Overlay Districts to remain in effect for three months without prior notice, advertisement or public hearing. The Director of City Planning has the duty to give notice of the establishment of the district and the time and place of a public hearing on the extension of the district for an additional nine-month period within ten business days of the establishment of an IDC Overlay District, by placing an advertisement in a newspaper of general circulation and, if less than 100 parcels of property are within the district, by sending the notice to all owners of record.

#### **REGULATIONS AND GUIDELINES FOR THE IDC:**

The area proposed for the boundary of IDC Overlay District No. 88 would be the officially recognized boundary of the zoning study in Downtown as shown on the attached map in Exhibit A.

According to §1431-15, the City Planning Commission has the duty to review applications in the established IDC Overlay District No. 88.

- (a) *Applications Subject to Review.* Specify which of the following permit applications are to be reviewed by the City Planning Commission.
- The Department of City Planning and Engagement recommends that the following permits be reviewed:
    - Building permits, certificates of compliance, and certificates of appropriateness for new construction of surface parking lots; alterations, modification, or expansion of existing surface parking facilities; and changes in use to a surface parking facility; and site improvements associated with surface parking facilities.
  - The Department of City Planning and Engagement recommends that the following shall not be subject to review:

- Resurfacing that does not increase or expand the existing surface area, restriping, new lighting, new fencing, and new landscaping.

(b) *Application Review Guidelines.* Adopt application review guidelines for each application subject to review specified in § 1431-15 for the purposes of providing the City Planning Commission with criteria for the exercise of its authority, as granted in this chapter.

- The Department of City Planning and Engagement recommends application review guidelines as written in Exhibit B.

(c) *Administrative Review.* Designate the city department, division, or official responsible for conducting the administrative review of these applications.

- The Department of City Planning and Engagement recommends that it be designated as the administrative reviewer for IDC Overlay District No. 88.

### **ANALYSIS:**

If the City Planning Commission affirmatively recommends a zoning study of the properties within the proposed IDC Overlay District boundary, as directed by the City Manager, an IDC Overlay District could help to ensure the compatibility of any proposed surface parking facilities while the Department of City Planning and Engagement studies the appropriate land uses for Downtown Development zoning districts.

The proposed IDC Overlay District could be established for an initial three months, with a future option to extend an additional nine months if City Council so desires. In order to establish the IDC Overlay District, City Council must receive an affirmative recommendation from the City Planning Commission.

If the three-month IDC is established, a notice of the establishment of the district and the time and place of a public hearing on the extension of the district for an additional nine-month period will need to be sent within ten business days of the establishment. All owners of record within the IDC boundary will receive that notice for the public hearing before the City Planning Commission.

### **CONSISTENCY WITH PLANS:**

*Plan Cincinnati* (2012)

*Plan Cincinnati* does not specifically address the concerns related to the establishment of IDC Overlay District No. 88, Surface Parking in the Downtown Development Zoning District, however conducting a zoning study in this scenario is consistent with three Initiatives Areas. It is consistent with the Compete Initiative Area in the Strategy to “target investment to geographic areas where there is already economic activity” (page 115) and the Action Step to “continue development of existing growth opportunity areas” (page 116), which specifically identifies the “Central Business District (CBD), Over-the-Rhine (OTR), and the Uptown neighborhoods as the primary sources of City tax revenue”, which surface parking lots do little to support. Secondly, there is consistency with the Live Initiative Area to “become more walkable” (page 157) because large expanses of surface parking along street fronting properties discourage pedestrians activity. Lastly, this is consistent with the Connect Initiative Area Goal to “Develop an efficient multi-modal transportation system that supports neighborhood livability” (page 129) and more specifically with the Strategy to “expand options for non-automotive travel” (page 130) in that it could encourage people to walk instead of use cars to access and move around Downtown.

*Cincinnati 2000 Comprehensive Development Plan for Downtown* (1986)

The proposal is also consistent with *Cincinnati 2000 Comprehensive Development Plan for Downtown* (1986) which calls for “preservation of the City’s historic and architecturally significant buildings” (p. 2).

**RECOMMENDATION:**

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

- 1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the DD zone as shown in Exhibit A; and,
- 2) **ADOPT** the Department of City Planning and Engagement staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts*, as discussed on pages 1 – 3 of this report; and,
- 3) **RECOMMEND** that City Council establish Interim Development Control (IDC) Overlay District No. 88, Surface Parking in the Downtown Development Zoning District, for a period of three months, finding it to be in the interest of the general public’s health, safety, and welfare during the course of the Department of City Planning and Engagement study, which recommendation includes:
  - a. Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and
  - b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled “Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District,” and Designation of Administrative Reviewer.”

Respectfully submitted:



Maria Dienger, City Planner  
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement

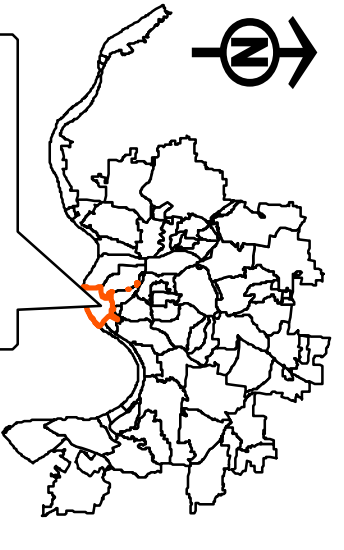


No. 88 Interim Development Control in Downtown Development Zoning Districts in the Central Business District

Subject Properties

Property Location

DD - Downtown Development Zoning Districts





**EXHIBIT B**

**Regulations and Application Review Guidelines for  
Interim Development Control Overlay District No. 88,  
“Surface Parking in the Downtown Development Zoning District,” and  
Designation of Administrative Reviewer**

**Section I. Applications Subject to Review:**

The following applications shall be reviewed by the City Planning Commission during the pendency of Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”:

(a) Building permits for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(b) Certificates of compliance for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(c) Certificates of appropriateness for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

Notwithstanding the foregoing subsections (a), (b), and (c), applications for building permits, certificates of compliance, and certificates of appropriateness to make the following alterations, modifications, or improvements to existing surface parking facilities shall not be subject to review by the City Planning Commission:

- i. Resurfacing that does not increase or expand the existing surface area;
- ii. Restriping;
- iii. New lighting;
- iv. New fencing; and
- v. New landscaping.



## **Section II. Designated Administrative Reviewer:**

Council designates the Department of City Planning and Engagement as the staff reviewing authority for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District.”

## **Section III. Application Review Guidelines:**

In addition to any other necessary reviews and approvals as required by the Cincinnati Municipal Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application’s failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Community Character.* The proposal has a density, scale, size, location, programmatic configuration or function, and use that is compatible with, and designed to activate and enhance, the downtown streetscape.
- b) *Placement.* The proposed siting, setbacks, and orientation is designed to maximize multi-modal mobility that emphasizes pedestrian safety, participation, circulation, and connectivity.
- c) *Integration.* The proposal is designed to provide seamless transitions and connections, promoting interconnectivity between adjoining and abutting land uses to avoid disharmonious development patterns.
- d) *Accessibility.* The proposal is designed to promote public and private interactions and accessibility through multi-modal connections to existing or planned street grids or pedestrian-oriented pathways.
- e) *Stormwater Management.* The proposal is designed to address and minimize potential adverse effects relating to off-site stormwater runoff owing to any relative increase in impervious surface area or decrease in vegetative land cover related to the proposed development.
- f) *Zoning.* The proposal conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the zoning code.
- g) *Guidelines.* The proposal conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

- h) *Plans.* The proposal conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- i) *Proposed Zoning Amendments.* The proposal is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects.* Whether the proposal is likely to impose any adverse effect on the access to the property by fire, police, or other public services; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

**Dienger, Maria**

---

**From:** Keough-Jurs, Katherine  
**Sent:** Thursday, September 15, 2022 3:41 PM  
**To:** Peppers, Alex; Dienger, Maria  
**Subject:** Fwd: DD Parking Zoning Text Amendment & IDC  
**Attachments:** image001.png; Signed ORD & TRANS - Modifying Zoning Code Surface Parking.pdf

Alex and Maria,

Please proceed with the request below.

Thanks,  
 Katherine

Sent from my iPhone

Begin forwarded message:

**From:** "Long, Sheryl" <Sheryl.Long@cincinnati-oh.gov>  
**Date:** September 15, 2022 at 3:11:15 PM EDT  
**To:** "Keough-Jurs, Katherine" <Katherine.Keough-Jurs@cincinnati-oh.gov>  
**Cc:** "Rocco, Giovanni" <Giovanni.Rocco@cincinnati-oh.gov>, "Weber, William" <William.Weber@cincinnati-oh.gov>  
**Subject:** FW: DD Parking Zoning Text Amendment & IDC

Hello Katherine,  
 Please see the request from CM Jefferies office. Please proceed with execution of the request.

Thank you,  
 Sheryl

---

**From:** Rocco, Giovanni <Giovanni.Rocco@cincinnati-oh.gov>  
**Sent:** Wednesday, September 14, 2022 2:30 PM  
**To:** Long, Sheryl <Sheryl.Long@cincinnati-oh.gov>  
**Cc:** Weber, William <William.Weber@cincinnati-oh.gov>  
**Subject:** DD Parking Zoning Text Amendment & IDC

CM Long,

This afternoon, our office transmitted the attached ordinance to the Clerk's office to be placed on the Council Calendar for next week. Given the nature of this zoning change, we would like the Administration to pursue an IDC in the DD District as it relates to surface parking while this proposal goes through the zoning process. Given the sensitive nature of this proposal, we would like the CPC to consider the IDC this Friday.

Thank you, and feel free to reach out with any questions.

Gio Rocco | Chief of Staff

Councilmember Mark Jeffreys  
801 Plum Street, Room 346-A | Cincinnati, OH 45202  
(O) 513-352-3464  
[Giovanni.Rocco@cincinnati-oh.gov](mailto:Giovanni.Rocco@cincinnati-oh.gov)  
<https://www.cincinnati-oh.gov>

September 19, 2022

Cincinnati City Council  
Council Chambers, City Hall  
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**ESTABLISHING** Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District” as an overlay district for a period of three months, pursuant to Chapter 1431, “Interim Development Control Overlay District Regulations,” of the Cincinnati Municipal Code.

The City Planning Commission recommended approval of the IDC 88, Surface Parking in the Downtown Development Zoning District, at its September 16, 2022 meeting.

**Summary:**

In September 2022, Council Member Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, “Downtown Development,” zoning district to study the potential impacts of surface parking lots and make recommendations for potential zoning code text amendments. On September 15, 2022, City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study and propose an Interim Development Control (IDC) Overlay District over the Downtown Development zoning district for the duration of the study.

The City Planning Commission recommended the following on September 16, 2022, to City Council:

- 1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the DD zone as shown in Exhibit A; and,
- 2) **ADOPT** the Department of City Planning and Engagement Findings that proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts*, as discussed on pages 1 – 3 of the staff report; and,
- 3) **RECOMMEND** that the City Council establish Interim Development Control (IDC) Overlay District No. 88 “Surface Parking in the Downtown Development Zoning District” in the Central Business District, for a period of three months, finding it to be in the interest of the general public’s health, safety, and welfare during the course of the Department of City Planning and Engagement study which recommendations include:
  - a. Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and,
  - b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled “Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”, and Designation of Administrative Reviewer.”

On September 16, 2022, the City Planning Commission voted unanimously to recommend approval of the proposed zone change from Commercial General-Auto to Planned Development (PD) for Jared Ellis Drive in Oakley to City Council.

Motion to Approve the  
Administration's recommendation: Ms. Kearney

Ayes:

Mr. Weber  
Mr. Eby  
Ms. Kearney  
Mr. Stallworth  
Ms. Sessler  
Mr. Samad

Seconded: Mr. Eby

THE CITY PLANNING COMMISSION



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Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement