

May 12, 2021

To: Mayor and Members of City Council

From: Paula Boggs Muething, City Manager *UB for PBM*

202101664

Subject: Emergency Ordinance – Avondale Town Center Improvements

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x164x211649, “Avondale Town Center Improvements,” for the purpose of providing resources to facilitate tenant improvements at Avondale Town Center, including the Avondale grocery store and the Urban League Social Justice Center; and **AUTHORIZING** the transfer and return to source of the sum of \$500,619.20 from capital improvement program project account no. 980x164x181650, “Avondale Infrastructure & Streetscape Improvements,” to the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757; and **AUTHORIZING** the transfer and appropriation of the sum of \$500,000 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to newly established capital improvement program project account no. 980x164x211649, “Avondale Town Center Improvements,” for tenant improvements at Avondale Town Center, including improvements for the Avondale grocery store and the Urban League Social Justice Center; and **DECLARING** expenditures from capital improvement program project account no. 980x164x211649, “Avondale Town Center Improvements,” to be for a public purpose because the project will facilitate development of the Avondale Town Center and provide suitable space for the Urban League Social Justice Center and the Avondale grocery store.

Approval of this Emergency Ordinance authorizes the establishment of new capital improvement program project account no. 980x164x211649, “Avondale Town Center Improvements,” for the purpose of providing resources to facilitate tenant improvements at Avondale Town Center, including the Avondale grocery store and the Urban League Social Justice Center. Approval of this Emergency Ordinance also authorizes the transfer and return to source the sum of \$500,619.20 from capital improvement program project account no. 980x164x181650, “Avondale Infrastructure & Streetscape Improvements” to the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757. The Emergency Ordinance further authorizes the transfer and appropriation of the sum of \$500,000.00 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to newly established capital improvement program project account no.

980x164x211649, "Avondale Town Center Improvements" for tenant improvements at Avondale Town Center, including improvements for the Avondale grocery store and the Urban League Social Justice Center. Finally, the Emergency Ordinance will declare expenditures from capital improvement program project account no. 980x164x211649, "Avondale Town Center Improvements" to be for a public purpose because the project will facilitate development of the Avondale Town Center and provide suitable space for the Urban League Social Justice Center and the Avondale grocery store.

On September 2, 2020, City Council adopted Council Motion #202001164 which committed \$500,000.00 from the City Operating or Capital Budget to help promote the Avondale grocery store project.

The Urban League Social Justice Center will share a significant portion of the space originally designated for the Avondale grocery store and intends to occupy its portion of the space in fall 2021. The shared tenant arrangement with the Urban League Social Justice Center will allow the grocery to operate with a smaller, more sustainable footprint while still addressing the community's critical need for a grocery store.

This Emergency Ordinance is in accordance with the "Compete" strategy to "Foster a climate conducive to growth, investment, stability, and opportunity" as described on pages 103-113 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to allow the developer to start construction so the tenant improvements can be completed prior to tenant occupation, which is expected in fall 2021.

The Administration recommends passage of this Emergency Ordinance.

cc: Christopher A. Bigham, Assistant City Manager
Karen Alder, Finance Director

Attachment

