


December 1, 2021

To: Mayor and Members of City Council

From: Paula Boggs Muething, City Manager  202103157

Subject: **Emergency Ordinance – DCED: Findlay Market Capital Improvements**

Attached is an Emergency Ordinance captioned:

AUTHORIZING the establishment of capital improvement program project account no. 980x164x221619, “Findlay Market Improvements – TIF,” for the purpose of providing tax increment financing resources for necessary permanent improvements at city-owned Findlay Market; **AUTHORIZING** the transfer and appropriation of the sum of \$500,000 from the unappropriated surplus of the Downtown/OTR West Equivalent Fund 482 to newly established capital improvement program project account no. 980x164x221619, “Findlay Market Improvements – TIF,” for the purpose of providing resources for permanent improvements for the renovation and equipping of Findlay Market; **AUTHORIZING** the establishment of capital improvement program project account no. 980x164x221620, “Findlay Market Renovations,” for the purpose of providing resources for permanent improvements to Findlay Market; **AUTHORIZING** the transfer and return to source of \$500,000 from existing capital improvement program project no. 980x255x212508, “Obsolete Air Conditioning Systems Replacement,” to the unappropriated surplus of Public Building Improvement Bond Fund 861; **AUTHORIZING** the transfer and appropriation of \$500,000 from the unappropriated surplus of Public Building Improvement Bond Fund 861 to newly established capital improvement program project account no. 980x164x221620, “Findlay Market Renovations” for the purpose of providing resources for necessary permanent improvements for the renovation and equipping of Findlay Market; and **DECLARING** expenditures from capital improvement program project account nos. 980x164x221619, “Findlay Market Improvements – TIF,” and 980x164x221620, “Findlay Market Renovations,” to be for a public purpose because they will provide improvements to city-owned historic Findlay Market and enable it to stay open to the public.

Approval of this Emergency Ordinance authorizes the establishment of new capital improvement program project account no. 980x164x221619, “Findlay Market Improvements – TIF,” for the purpose of providing tax increment financing resources for necessary permanent improvements at city-owned Findlay Market. It will

authorize the transfer and appropriation of \$500,000 from Downtown/OTR West Equivalent Fund 482 to newly created capital improvement program project account no. 980x164x221619, "Findlay Market Improvements – TIF."

Approval of this Emergency Ordinance also establishes new capital improvement program project account no. 980x164x221620, "Findlay Market Renovations," for the purpose of providing resources for permanent improvements of Findlay Market. It will also authorize the transfer and return to source of \$500,000 from existing capital improvement program project no. 980x255x212508, "Obsolete Air Conditioning Systems Replacement," to the unappropriated surplus of Public Building Improvement Bond Fund 861. It will then authorize the transfer and appropriation of \$500,000 from the unappropriated surplus of Public Building Improvement Bond Fund 861 to newly established capital improvement program project account no. 980x164x221620, "Findlay Market Renovations."

Finally, the Emergency Ordinance will declare that expenditures from capital improvement program project account nos. 980x164x221619, "Findlay Market Improvements – TIF" and 980x164x221620 "Findlay Market Renovations" will serve a public purpose because they will provide improvements to city-owned historic Findlay Market. It will also declare the permanent improvements for renovating and equipping of the Findlay Market constitute a public infrastructure improvement as defined by the Ohio Revised Code (ORC).

Findlay Market is a city-owned, vibrant, and historic asset in the community. The Corporation for Findlay Market is the private non-profit organization responsible for the day-to-day operations of Findlay Market pursuant to a Lease and Management agreement with the City. They have made this request for capital funding as it is necessary to keep it operational and open to the public. These improvements are anticipated to include refrigeration replacements, walk-in refrigeration condenser units, Heating/Ventilation/Air Conditioning (HVAC) replacement, automatic doors, and market signage replacements.

Improvements to Findlay Market are in accordance with the "Compete" goal to "Cultivate our position as the most vibrant and economically healthiest part of our region" as described on pages 114-117 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to start Findlay Market improvements as soon as possible and enable it to stay open to the public.

The Administration recommends passage of this Emergency Ordinance.

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

Attachment

