

PETITION FOR CREATION OF THE OVER-THE-RHINE SOUTH SPECIAL IMPROVEMENT DISTRICT OF CINCINNATI, APPROVAL OF THE ARTICLES OF INCORPORATION OF OVER-THE-RHINE SOUTH SPECIAL IMPROVEMENT DISTRICT OF CINCINNATI, INC., AND THE ADOPTION OF THE 2021-2024 OVER-THE-RHINE SOUTH SPECIAL IMPROVEMENT DISTRICT OF CINCINNATI SERVICES PLAN AND BUDGET

The undersigned, being an owner of real property that abuts upon a street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement within the area described herein, and collectively with other owners making up at least sixty percent (60%) of the front footage or real property in such area, hereby petition to Cincinnati City Council pursuant to Ohio Rev. Code Ch. 1710 (the "Code") for the creation of the Over-the-Rhine South Special Improvement District of Cincinnati, approval of the Articles of Incorporation of Over-the-Rhine South Special Improvement District of Cincinnati, Inc., and the adoption of the 2021-2024 Over-the-Rhine South Improvement District of Cincinnati Services Plan and Budget (the "Plan"). In support of this petition, the petitioners show the following:

1. Creation of District & Corporate Entity.

Upon adoption of a resolution by the Cincinnati City Council, the Over-the-Rhine South Special Improvement District of Cincinnati (the "District") shall be created and shall be administered by Over-the Rhine South Special Improvement District of Cincinnati, Inc., an Ohio not-for-profit corporation that shall be formed and governed by its Articles of Incorporation and Code of Regulations. The Articles of Incorporation of Over-the-Rhine South Special Improvement District of Cincinnati, Inc. shall be approved by the Cincinnati City Council together with this Petition.

2. Mission.

To develop and implement plans for public improvements and services that benefit the District and enhance the value of office, retail, residential and other diversified properties within the District.

3. Authority.

The District shall be authorized to provide services and improvements pursuant to the

Code that benefits property within the boundaries of the District. The City shall be authorized to levy a special assessment on property within the District based on benefits conferred by the services and improvements. The cost of such services are to be paid by the assessment.

4. Services Plan.

The District shall be administered in accordance with the Plan attached hereto designating the nature of the services to be provided and the anticipated outcome. The Board of Trustees of the District recommends the Plan to the property owners for adoption. The period of time the services set forth in the Plan are to remain in effect is four years.

5. Assessment.

The cost of the services in each of the four years of the Plan are included in the Plan. An annual detailed budget shall be prepared and approved by the Board of Trustees of the District each year and reported to the property owners.

Assessments for the services provided in the District shall be equitably apportioned among the owners of property within the District, based on the assessed value of individual properties as determined by the County Auditor's Office, in relation to the assessed value of all assessed property located within the District as a whole and on the front footage of individual properties in relation to the total front footage of all assessed property located within the District as a whole.

6. Duration.

The proposed special assessment for implementation of the Plan shall be levied against the owners of property within the District on an annual basis for a period of four years.

7. Boundaries.

A description of the boundaries of the District is included in the Plan. A definitive list of the properties included in the District, identified by the Auditor's parcel number, shall also be submitted to the Cincinnati City Council together with this petition. This list of properties shall govern in the case of any discrepancies between the list and the District boundary description in the Plan.

8. Board of Trustees.

The District shall be governed by a Board of Trustees, which shall manage the fiscal affairs and operations of the District, and which shall consist of twelve (12) individuals that represent the interest of property owners in the District including:

- (i) an individual appointed by the Mayor of the City, and confirmed by City Council
- (ii) a second individual appointed by the Mayor of the City, and confirmed by City Council,
- (iii) an individual appointed by the Board of Commissioners of the County,
- (iv) a resident of the District who owns a single-family residence or residential condo unit within the District,
- (v) an owner, or an employee, officer or principal of the owner, of retail-zoned real property located within the District,
- (vi) an employee or officer of a nonprofit organization that owns real property within the District,
- (vii) an owner, or an employee, officer or principal of the owner, of real property within the District with more than 500 feet of front footage within the District,
- (viii) an owner, or an employee, officer or principal of the owner, of real property within the District with 100 to 500 feet of front footage within the District, and
- (ix) an owner, or an employee, officer or principal of the owner, of real property within the District with less than 100 feet of front footage within the District,
- (x) any other individual who is an owner, or an employee, officer or principal of the owner, of real property within the District,
- (xi) any other individual who is an owner, or an employee, officer or principal of the owner, of real property within the District,
- (xii) a renter of a single-family residence, apartment or residential condo unit in the District, who shall have no voting rights.

Cincinnati City Council is hereby requested to take the following action:

Approve, by Resolution, the Petition to Create the Over-the-Rhine South Special Improvement District of Cincinnati, Adopt the Articles of Incorporation of the Over-th-Rhine South Special Improvement of Cincinnati, Inc. and Adopt the Over-the-Rhine South Improvement District of Cincinnati Services Plan and Budget within sixty (60) days of said Petition being filed with the City.

Please return this petition in the enclosed envelope to:

Roetzel & Andress, LPA  
250 East Fifth Street  
Suite 310  
Cincinnati, OH 45202

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By signing this Petition, the undersigned hereby represents that he/she is the owner of the property incorporated herein by reference, or is authorized to sign this Petition on behalf of the owner.

SIGNATURE OF OWNER(S)  
[Individual Owner 1]

Signature

Print Name

Email

Date

[Individual Owner 2]

Signature

Print Name

Email

Date

SIGNATURE OF OWNER  
[Entity Owner]

Print Name of Entity Owner/s

Additional Names of Entity Owners

Signature of Representative

Print Name of Representative

Title

Email

Date