

March 24, 2020

To: Mayor and Members of City Council 202101191

From: Paula Boggs Muething, City Manager

Subject: **ORDINANCE – DETERMINING TO PROCEED WALWORTH
SPECIAL ASSESSMENT**

Attached is an Emergency Ordinance captioned as follows:

DETERMINING to proceed with improving Walworth Avenue in the East End neighborhood of Cincinnati by constructing an extension thereto, together with curbs, street lighting, streetscaping, sidewalks, water mains, and storm and sanitary sewer; necessary remediation of soil in the related right-of-way; installing retaining walls; acquiring land necessary to construct and install the foregoing; and acquiring, constructing, and installing other related improvements, and of assessing certain lots adjacent to Walworth Avenue, as extended, for costs of those improvements, in accordance with Chapter 727 of the Ohio Revised Code.

BACKGROUND/CURRENT CONDITIONS

The project site is located at 3100 Walworth Avenue, Cincinnati in the East End neighborhood of Cincinnati. In total, the site includes 7.1410 acres of vacant, unimproved land where 39 single family lots have been created and construction has commenced on a number of the lots. The whole assembled site comprises the Homearama Development proposed by East End Developers LLC.

DEVELOPER INFORMATION

East End Developers, LLC, an affiliate of Meierjohan Building Group – led by Thomas J. Ackermann and Ralph Meierjohan, will be the developing entity of the site. T.J. Ackermann and Ralph Meierjohan have each been developing and building communities in the Greater Cincinnati area for the past 30 years. Together they have a large wealth of knowledge and experience in the field of real estate development, construction, and project management. Upon completion of public improvements and site preparation, third party home builders will purchase parcels for single-family home development from East End Developers, LLC.

PROJECT DESCRIPTION

Developer has remediated a contaminated brownfield site at 3101 Walworth Avenue in the East End neighborhood and prepared the site for the construction of 39 single family homes. This is the site of Homearama @ Walworth Junction in partnership with the Greater Cincinnati Home Builders Association. Developer will cause construction of the 39 single family homes; each home will consist of approximately 3,000 square feet of living space and range in sales price from \$800,000 to \$1,600,000. In addition, the Developer will be seeking LEED Neighborhood Development – a first in the City of Cincinnati – requiring all homes built in the subdivision to meet LEED Gold standards.

Developer will also construct several public infrastructure improvements. This includes sidewalks, extension of the Walworth Avenue Street, stormwater, sewer, public signage, remediation of certain environmental conditions and other related improvements to the Walworth Junction housing sub-division.

SPECIAL ASSESSMENT

This Ordinance is the second of three pieces of legislation being submitted in response to a petition received from owners comprising 33 lots within the Homearama site to assess the costs of the public infrastructure against the lots. The assessment will assess an estimated \$3,073,661.83 of eligible public infrastructure costs and associated financing costs over a 15-year period. The estimated per lot assessment is \$10,000 per year per lot. The remaining 6 lots have prefunded their associated public infrastructure costs.

City Council previously approved Legislative Resolution 23-2021 declaring the necessity of the assessment on March 15, 2021. Upon passage of this ordinance and the corresponding assessment ordinance, the legislative process for the Special Assessment will be completed. There will be additional legislation forthcoming regarding the public infrastructure financing legislation in cooperation with the Port Authority for this project

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance. The reason for the emergency clause is to facilitate the completion of the project and construction of all of the homes at the earliest possible time.

Attachment: A. Proposed Site Plan

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

Attachment A: Site Plan

