



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final

Budget and Finance Committee

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

Monday, October 9, 2023

1:00 PM

Council Chambers, Room 300

AGENDA

REPORTS

1. [202302046](#) **REPORT**, dated 10/2/2023, submitted Sheryl M. M. Long, City Manager, regarding the Tax Incentive Review Council Status of Property Tax Exemptions for Year E 2022.

Sponsors: City Manager

Attachments: [Transmittal](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

TIF EXEMPTION

2. [202302091](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/4/2023, **DECLARING** improvements to certain real property located at 7 West 7th Street in the Central Business District of Cincinnati, to be constructed pursuant to a *Development Agreement* between the City of Cincinnati and 7 West 7th Property LLC, to be a public purpose and exempt from real property taxation for a period of 30 years pursuant to R.C. Section 5709.41; and **AMENDING** Ordinance No. 413-2002, passed on December 18, 2002, as amended, to remove such real property from the operation of that ordinance.

Sponsors: City Manager

Attachments: [Transmittal](#)

[Ordinance](#)

[Exhibit A](#)

PROPERTY TRANSFER AGREEMENT

3. [202302093](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/4/2023, **AUTHORIZING** the City Manager to execute a Property Transfer Agreement with Riverside Lots LLC, pursuant to which the City will sell certain real property located at 256 Wenner Street and 248 Watson Street and acquire a portion of real property located at 260 Wenner Street to facilitate the development of a public parking lot in the East End neighborhood.

Sponsors: City Manager

Attachments: [Transmittal](#)

[Ordinance](#)

[Exhibit A](#)

GRANTS AND DONATIONS

4. [202302097](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 10/4/2023, **AUTHORIZING** the City Manager to apply for a Reconnecting Communities grant and a Neighborhoods Equity Program grant (ALN 20.940) awarded by the U.S. Department of Transportation in an amount up to \$149,812,300 to construct cap structures above Fort Washington Way.

Sponsors: City Manager

Attachments: [Transmittal](#)

[Ordinance](#)

5. [202302092](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/4/2023, **AUTHORIZING** the City Manager to accept an in-kind donation of seven used concrete barriers valued at up to \$500 each from Nicholas Hollan to be used by the Department of Public Services Traffic and Road Operations Division.

Sponsors: City Manager

Attachments: [Transmittal](#)

[Ordinance](#)

MOTIONS

6. [202302108](#) **MOTION**, submitted by Councilmember Harris, **WE MOVE** that the administration produces a report within thirty (30) days on program recommendations for the \$2,125,000 set aside to implement the Cities for Financial Empowerment's "Financial Freedom" blueprint. This should include any relevant updates on partnerships or other work being done to prepare implementation of the program(s). (STATEMENT ATTACHED)

Sponsors: Harris

Attachments: [202302108](#)

7. [202302101](#) **MOTION**, submitted by Councilmembers Harris and Parks, **WE MOVE** that the administration transfer \$87,350 from the project "Highspeed/Broadband Access - GF" to be allocated to Cincinnati Works to operate their Digital Literacy "D-Lit" program. (STATEMENT ATTACHED)

Sponsors: Harris and Parks

Attachments: [202302101](#)

RULE 7.14- SUNSET OF PRIOR LEGISLATIVE MATTERS

8. [202201639](#) **MOTION**, submitted by Councilmember Cramerding and Vice Mayor Kearney, **WE MOVE** that the Administration prepare a comprehensive and prioritized list of Deferred Maintenance projects, categorized by department and neighborhood, with specific cost associated with each project. This report should be produced before the closeout recommendation.

Sponsors: Cramerding and Kearney

Attachments: [Motion](#)

9. [202201480](#) **MOTION**, submitted by Councilmember Cramerding, **WE MOVE** that the City of Cincinnati offer a \$50,000 reward for information leading to the safe return of the historic Romulus and Remus Statue (aka Capitoline Wolf) statue in Eden Park. This statue was a gift from the City of Rome in 1932 and holds historic and artistic value. This was a crime against art, a crime against Parks, and a crime against all the citizens of Cincinnati. We hope to see it safely returned to its original place in Eden Park.

Sponsors: Cramerding

Attachments: [Motion](#)

10. [202200777](#) **MOTION**, submitted by Councilmembers Landsman, Harris and Owens, **WE HEREBY MOVE** that the Administration provide a report on the impact of additional litigators on increasing the number of successful cases against problem properties. (STATEMENT ATTACHED)

Sponsors: Landsman, Harris and Owens

Attachments: [Motion 202200777](#)

11. [202200746](#) **MOTION**, submitted by Councilmembers Harris and Owens, To continue initiatives to restore public trust in City government, **WE MOVE** that the Administration provide a report within forty-five days regarding the status of the implementation of Item #202103025, passed on October 22, 2021, which enacted Chapter 119 of the Cincinnati Municipal Code. The report should include two public lists: first, the "Temporary Prohibition List" mandated by C.M.C. Sec. 119-1-T, identifying developers currently doing business with the City and second, the "City Business List" mandated by C.M.C. Sec. 119-1-C3, identifying companies and individuals with financial interest in city business. The report should also include a plan for the continued implementation and maintenance of the list.

Sponsors: Harris and Owens

Attachments: [MOTION](#)

ADJOURNMENT

October 2, 2023

To: Members of the Budget and Finance Committee

202302046

From: Sheryl M.M. Long, City Manager

Subject: **Report - Tax Incentive Review Council Status of Property Tax Exemptions for Year End 2022**

BACKGROUND

The Tax Incentive Review Council (TIRC) held its annual meeting on July 27, 2023 to review the 2022 period performance of companies granted property tax exemptions under Sections 5709.85, 725, and 3735.671 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 Tax Increment Financing (TIF) exemptions and Community Reinvestment Area (CRA) agreements. It is important to note that the majority of tax exemption agreements executed by the City in recent years have been CRA agreements. 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 2023 Meeting Minutes and Summary Report*) reflects the minutes of the TIRC's 2023 Annual Meeting and the Summary Report.
- Attachment II (*2023 TIRC Report – TIF and ORC 725 Exemptions*) represents details of the 2022 year-end status of TIF Projects (General Information and Revenues and Expenditures), TIF Districts, and ORC 725 Exemptions.
- Attachment III (*2023 TIRC Report – CRA Agreements*) reflects details of the 2022 CRA Tax Abatements in four sections: General Information, Construction Issues, Jobs & Payroll Issues, and Reporting Issues.

PERFORMANCE OF TIF DISTRICTS AND TIF PROJECTS

The TIRC is required to review TIF exemptions created after 1994 including TIF Projects and TIF Districts. Attachment II provides detailed information on the 52 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 2022 period there were 363 active commercial CRA agreements. A breakdown of the 2022 review and performance is summarized below and is also detailed in Attachment III:

- There are 310 agreements recommended for **continuation**.
- There are 37 agreements recommended for **modification**. In seven cases there is a completion application pending. In 30 cases there is an extension request pending the processing of an amendment. Similar to last year, most of the construction delays are related to employment and supply issues as a result of the pandemic and economic factors. Amendments are being drafted for agreements where a letter from the Department Director is not sufficient.
- Six companies are recommended for **termination**. Five of these companies were in default on their CRA Agreement and will be terminated should the default not be remedied. One of the six terminations is a project where the development plans have changed.
- Ten agreements have expired and the projects have been closed.

Termination as a Result of Default

- Children United, LLC (Youthland Academy)
- E Barg, LLC/Swewat, LLC (1738-40 Queen City Avenue)
- 1737 Vine, LLC
- Supreme Bright Cincinnati, LLC (First National Bank)
 - Note this firm has responded and begun to work out their defaults as of September 2023.
- Traction Partners, LLC (Traction Company Building)
 - Note this firm has responded and begun to work out their defaults as of September 2023

Termination due to Change in Development Plans

- The Fortus Group, LLC (W. Liberty & Elm-Residential Portion)

Agreements that Expired in 2022

- Salvation Army Catherine Booth Residence
- 1415 Vine (Gateway IV)
- Eagle Realty Group (Phelps Apartment Conversion to Marriott Hotel)
- Beasley Place
- Hale-Justis Lofts
- FH Row 1 (McMillan Firehouse Row-Phase I)
- La Caisse, Inc. (KZF Design Relocation to 700 Broadway)
- RD America (Restaurant Depot)
- KMS Realty, LTD (Skyline Chili-Walnut Hills)
- Wooster Park Office Condominiums

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 2023 TIRC Minutes (Attachment I). The Administration recommends approval of these minutes and the recommendations therein.

Attachments: I. TIRC 2023 Meeting Minutes and Summary Report
II. 2023 TIRC Report – TIF and ORC 725 Exemptions
III. 2023 TIRC Report – CRA Agreements

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

Tax Incentive Review Council

2023 Annual Meeting
 July 27, 2023 at 3:00 p.m.
 Two Centennial Plaza, 805 Central Avenue, 7th Floor
 Griesel Conference Room
 Cincinnati, Ohio 45202

Members & Designees (Attendees are checked)

| Member | Designation | Affiliation |
|---|-----------------------------------|------------------------------|
| ✓ Auditor Brigid Kelly | County Auditor, TIRC Chair | Hamilton County Auditor |
| ✓ Greg Jarvis | Deputy Director | Hamilton County Auditor |
| ✓ Markiea L. Carter | For City Manager Sheryl M.M. Long | City of Cincinnati (Manager) |
| ✓ Councilmember Jan-Michele Lemon Kearney | Councilmember | City of Cincinnati (Council) |
| ✓ Christine Noone | For Karen Alder, Finance Director | City of Cincinnati (Finance) |
| ✓ Benjamin Heckert | For Jennifer Wagner, Treasurer | Cincinnati Public Schools |

| Other Attendees | Affiliation |
|-----------------|-----------------------------------|
| Michael Banish | City Staff-DCED |
| Dan Bower | City Staff-DCED |
| Kaitlyn Geiger | City Staff-Law |
| Emily Kujawa | City Staff-Law |
| Laura Schack | City Staff-Law |
| Linus Beatty | City Staff-Budget Office |
| Justin Halter | City Staff-DCED |
| Kira Palmer | City Staff-DCED |
| Morgan Smith | City Staff-DCED |
| Sedrick Denson | Cincinnati Federation of Teachers |

MINUTES OF THE 2023 TIRC MEETING

Mr. Jarvis called the meeting to order on behalf of Auditor Brigid Kelly at 3:05pm and invited everyone to introduce themselves.

Michael Banish reviewed the Purpose of the Tax Incentive Review Council.

Dan Bower, Deputy Director, Department of Community and Economic Development, reviewed the Tax Increment Financing exemptions, both Projects and Districts. He presented staff recommendations to continue all exemptions.

TIRC Recommendation – Motion by Councilmember Kearney, second by Mr. Heckert, to continue both the Project and District TIF exemptions. Motion carried unanimously.

Dan Bower reviewed the ORC 725 Urban Renewal Exemptions. He presented staff recommendations to continue all ORC 725 Exemptions.

TIRC Recommendation – Motion by Councilmember Kearney, second by Ms. Carter, to continue all ORC 725 Exemptions. Motion carried unanimously.

Michael Banish reviewed the summary of the Community Reinvestment Area (CRA) Property Tax Abatements. He reported on results of the actions taken at the 2022 TIRC last year. He then presented staff recommendations for the 2022 CRA Agreements and reviewed the CRA Agreements that expired in 2022.

TIRC Recommendation – Motion by Mr. Heckert, second by Mr. Jarvis, to accept staff recommendations for the CRA Agreements. Motion carried unanimously.

Mr. Heckert reported that Cincinnati Public Schools is working on a revision to the systems that manage their School Board PILOT Agreements and the collection of PILOTS related to the CRAs. CPS expects the new system to improve efficiency and effectiveness of the payment mechanisms for these PILOTS.

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

Councilmember Kearney made a motion to adjourn the meeting, second by Mr. Jarvis. Motion carried unanimously.

Meeting adjourned at 3:41pm.

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 2022, the City of Cincinnati had a total of 35 TIF Districts. The 35 Districts received a total of \$51,347,590 in Statutory Service Payments in 2022 and made expenditures in 2022 totaling \$32,646,280.

The City had 52 Project TIFs at various stages at the end of 2022. For the 26 Project TIFs receiving and distributing payments, there was a total of \$21,738,149 in revenue and \$18,315,956 in expenditure.

For the 39 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 2022, the City has received reports and estimates for 39 Project TIFs with an actual real estate investment of \$1,864,299,101 and a total number of jobs retained of 843 and a total number of jobs created of 9,366. (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 2022, 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

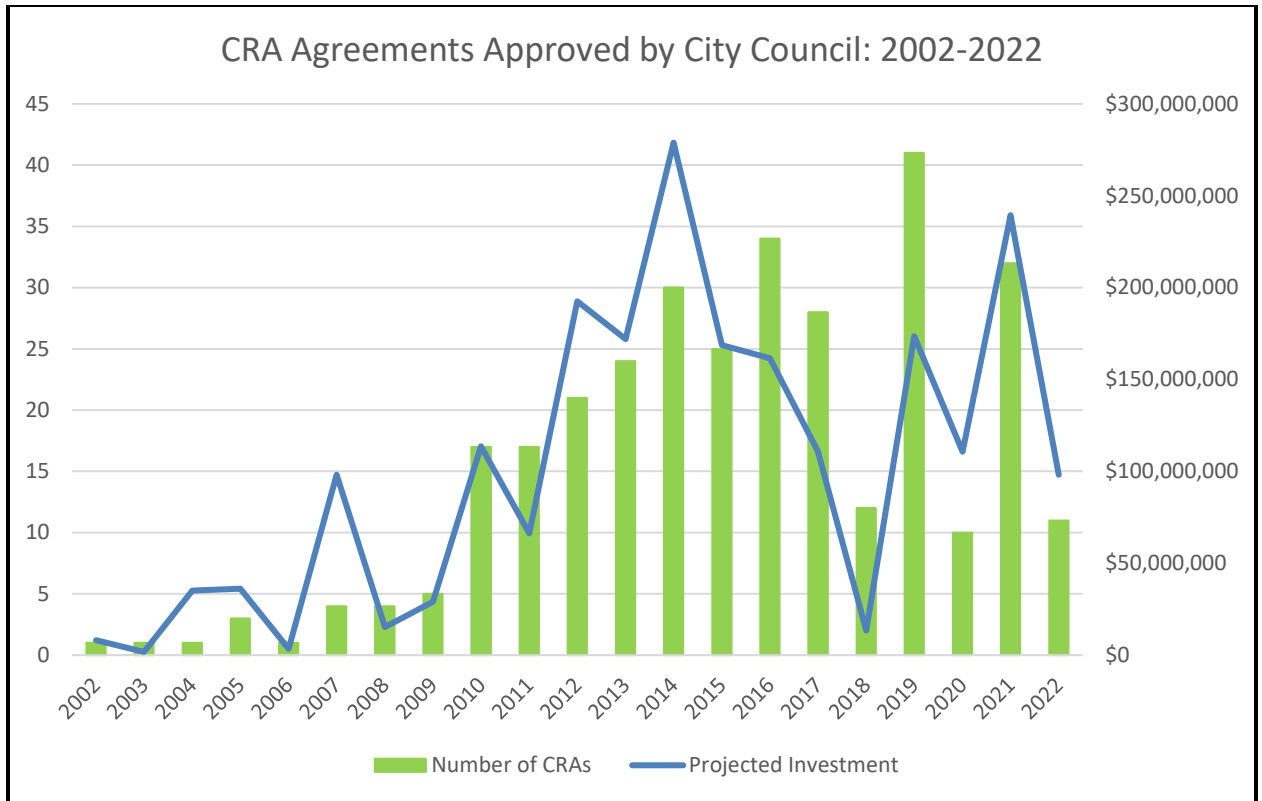
A. Program Overview

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.
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 to the City 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 reports to City Council in September.

At the end of 2022, the City of Cincinnati had 363 active Commercial CRA agreements that had been approved by City Council, including 17 new agreements that were executed in 2022 (some of these were approved by Council as early as 2020). There were six additional CRA agreements approved by City Council in 2022 that did not have executed agreements until 2023 and are not included on this list.

The following chart reflects the 363 CRA Agreements that are currently active and approved by City Council. These CRA Agreements reflect over \$2.5 billion in Projected Investment.



There have been 15 CRAs approved by City Council in 2023 so far; and seven of these have an executed CRA Agreement.

B. Actions Taken on 2022 TIRC Recommendations

The following tables reflect actions taken by the City Administration based on TIRC recommendations from its 2022 meeting.

Table: 2022 TIRC Modifications Recommended and Actions Taken

| Organization Legal Name | Project: Project Name | Issues Pending | Resolution |
|--|--|--------------------------------------|--|
| 1725 Elm Street, LLC | 1725 Elm CRA | Pending 2021 Annual Fee | Fee Received |
| 1733 Elm St, LLC | 1733 Elm Street | Pending 2021 Annual Fee | Fee Received |
| The Fortus Group | W Liberty & Elm | Pending 2021 Annual Report and Fee | Scheduled for Termination |
| 423 East 13th Street, LLC | 423 E. 13th Street | Pending 2021 Annual Report and Fee | Report and Fee Received |
| Cincy Downtown Lodging Associates, LLC | 299 E. Sixth Street | Pending 2021 Annual Report and Fee | Report and Fee Received |
| Kauffman Vine LLC | 1725 Vine Street | Pending Extension Amendment | Amendment Executed |
| Custom Pro Logistics | Custom Pro Logistics - JCTC & CRA | Pending Extension Amendment | Amendment Executed |
| 2347 Reading Road, LLC | 2347 Reading Road, LLC | Pending Extension Amendment | Amendment Executed |
| Condominium Holdings, LLC | 1505 Race | Pending Extension Amendment | Amendment in Process |
| Condominium Holdings, LLC | 116 W 15th Street | Pending Extension Amendment | Amendment in Process |
| 233 Gilman, LLC | 225 Gilman | Pending extension amendment | Amendment in Process |
| Building #1, LLC | 100 E. Clifton, 101 & 105 Peete Renovation | Pending Extension Amendment | Amendment in Process |
| Azeotropic Partners, LLC | 1301 Walnut St Commercial | Pending extension amendment | Amendment in Process |
| Cincy Downtown Lodging Associates, LLC | 299 E. Sixth Street | Pending Extension Amendment | Amendment on Hold - Construction Delayed |
| Ingalls Hotel, LLC | Ingalls Building | Pending Extension Amendment | Amendment Executed |
| Seitz, LLC | 303 Seitz St | Pending Extension Amendment | Amendment in Process |
| The Fortus Group | W Liberty & Elm | Pending extension amendment | Scheduled for Termination |
| 423 East 13th Street, LLC | 423 E. 13th Street | Pending Extension Amendment | Amendment on Hold - Construction Delayed |
| 1725 Elm Street, LLC | 1725 Elm CRA | Pending Extension Amendment | Amendment Executed |
| 100 Findlay, LLC | 100 Findlay | Pending extension amendment | Amendment Executed |
| 222 Mohawk LLC | 222-226 Mohawk CRA | Pending extension amendment | Amendment in Process |
| 2330 VP Apartments, LLC | Eden Enclaves | Pending extension amendment | Amendment Executed |
| 1733 Elm St, LLC | 1733 Elm Street | Pending extension amendment | Amendment in Process |
| Court Street Condos, LLC | Court Street Commons | Pending extension amendment | Amendment in Process |
| E.M.A. Freeman, LLC | Freeman Apartments | Pending extension amendment | Amendment Executed |
| Supreme Bright Cincinnati | First National Bank | Pending extension amendment | Amendment on Hold - Construction Delayed |
| Northcrown Property, LLC | 1614 Walnut Street LEED CRA | Pending extension amendment | Amendment in Process |
| Perseverance Commercial, LLC | Perseverance Commercial CRA | Pending extension amendment | Amendment in Process |
| Northcrown 56 McMicken, LLC | 56 E. McMicken CRA | Pending extension amendment | Amendment on Hold - Construction Delayed |
| 12 E Court Street, LLC | 12 E. Court CRA | Pending extension amendment | Amendment Executed |
| Traction Partners, LLC | Traction Company Building | Pending extension amendment | Amendment on Hold - Construction Delayed |
| 1629 Citadel LLC | 2346 Boone CRA | Pending extension Amendment #2 | Amendment in Process |
| OTR Market Properties, LLC | 1635 Race | Pending Extension Amendment 2020 | Amendment in Process |
| Neyer Holdings, Inc. | 130-132 E. 6th Street | Pending Extension Request by Company | Amendment in Process |

Table: 2022 TIRC Terminations Recommended and Actions Taken

| Organization Legal Name | Project Name | Action Taken |
|--------------------------|---|------------------------|
| JRS Interests I, LLC | 2315 Park Ave. | Issues Resolved |
| Azeotropic Partners, LLC | 1301 Walnut St_ Residential | Termination in Process |
| E Barg LLC | 1738-40 Queen City CRA | Termination in Process |
| Youthland Academy | Children United, LLC LEED CRA Tax Exemption | Termination in Process |
| 1526 Blair, LLC | 1526 Blair Ave | Issues Resolved |
| The Fortus Group | W Liberty & Elm | Termination Complete |

C. 2023 TIRC – 2022 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 363 active agreements, 322 annual reports have been submitted (88%), and 41 have not been submitted. One of these missing reports is for an historical (pre-1994) CRA with no Agreement; four of these missing reports have agreements

pending termination and no report is required (see below). The remaining 36 missing reports continue to be requested by the Department.

UPDATE: As of July 31, 2023, 338 (93%) Annual Reports had been received.

The Department has contacted the companies representing the remaining 35 agreements about submitting the annual reports. A few have requested report deadline extensions, and others have simply not responded. Staff will continue to attempt to collect these reports for the remainder of the year.

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, 292 (80%) 2022 Annual Fee payments have been made totaling \$265,390.77 (81%). Of the remaining 71 outstanding, several have requested deadline extensions, one is historical and no fee is required; four are being terminated and no fee is expected due to termination recommendation (see below).

UPDATE: As of July 31, 2023, 329 (91%) Annual Fees totaling \$290,762.51 had been remitted to the City.

As with the annual reports, the Department will continue to attempt to collect the remaining 66 annual fees due.

Three terminations are recommended this year as a result of outstanding 2022 and earlier Annual Reports or Annual Fees: 1737 Vine, LLC; E Barg, LLC; and Youthland Academy. These recommendations are a result of multiple attempts to request reports and fees without a response from the company. The complete list of termination recommendations is below.

D. 2023 TIRC – Staff Review of Agreement Statutes for 2022

There were 290 completed projects representing a total Projected Investment of \$1,846,986,472 and a Total Company-reported Investment of \$2,129,844,793, or 115% of the projection. Of the 18 projects completed in 2022, 14 reported project expenditures at or above the amounts projected.

UPDATE: As of July 31, 2023, there were 293 completed projects.

There are 73 projects that are not completed as of this writing, representing a total Projected Investment of \$647,398,050. Of these, 21 projects were expected to be completed before December 31, 2022. Four of these are recommended for termination, 16 have requested extensions that are in process, seven are working on their completion applications, and one is in

the process of selling the property. Six of these developers have delayed the start of their construction due to supply chain and labor market factors. All 73 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 363 active CRA Agreements is 10,677 jobs created. Companies with active CRA Agreements reported approximately 10,178 jobs created in 2022, with the largest jobs created figures reported by Medpace (1,017) and General Electric (954). (Note: The Administration and General Electric are still working to reconcile the information reported.)

There were approximately 54 companies in 2022 that were past their job creation ramp-up period and have not met their job creation commitments by at least 75%. Most companies suggest that labor force factors in the restaurant and hospitality industries were the major cause of their job issues. Many companies cannot find workers to hire. Market factors resulting from the latest economic conditions include slowed or halted business operations, internal reorganizations, and a lack of tenants. Many of these factors will continue to impact companies in 2023 as some industries have been slow to recover from the pandemic.

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. 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 (2023 TIRC)

The following table represents the staff recommendations for the 363 active CRA Agreements as of the end of 2022.

| Recommendation | Status | Agreements |
|-----------------------------|--------------------------------|-------------------|
| Continue-Compliant | Pending Completion | 30 |
| | Complete | 191 |
| Continue-Non-Compliant | Pending Completion | 75 |
| | Complete | 14 |
| Modify | Extension Request Pending | 30 |
| | Pending Completion Application | 7 |
| Terminate | In default | 6 |
| Expired in 2022 (Terminate) | Expired in 2022 | 10 |
| TOTAL | | 363 |

Continuations

Recommendations to continue include 221 active agreements with companies that are compliant with the CRA Agreement. Of these, 30 are pending completion. There are 89 agreements that are recommended to continue despite non-compliance issues related to delayed construction, labor shortages, and reporting issues.

Modifications

Recommendations to Modify agreements (37) 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. The high number of modifications this year appears to be due to supply chain issues that impact construction timelines.

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.

Given the current state of the economy, the City continues to be flexible with those companies that are responsive even if there are compliance issues related to payment of annual fees, submission of annual reports, or job creation and retention under the Agreement.

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 was recommended for termination last year and terminated at the request of the company. The CRA for the residential portion has also been requested for termination by the company.
- **1737 Vine, LLC** – 1737 Vine Street has not submitted a 2022 Annual Report and has been consistently late over the past few years. Several requests for the 2022 Annual Report have gone unanswered (the Company did pay the 2022 Annual Fee). The company has also not made the 2021 or 2022 VTICA Payments for Streetcar Operations that are part of the Agreement.
- **E Barg, LLC (1738-1740 Queen City)** – This company has not submitted annual reports for 2020, 2021, or 2022 and has not remitted its 2021 or 2022 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. This Agreement was on the list last year for termination, and it is in process.
- **Children United, LLC (Youthland Academy)** – This company has not submitted Annual Reports or Fees for 2019, 2020, 2021, or 2022. They also have not submitted their LEED

documentation, and therefore are not eligible for an abatement. Multiple attempts to contact the company have failed. This Agreement was on the list last year for termination, and it is in process.

- **Supreme Bright Cincinnati, LLC (First National Bank)** – This company has not met its obligation to complete the project by December 31, 2021. The developer has requested an extension, but the project has not yet started construction and the developer has not provided evidence satisfactory to the City that they are ready to commence construction on the hotel project should they be granted an extension. Additionally, the developer has suggested that there may be a change in development plans to convert it to a multi-family project and the company also tried to sell the property at auction earlier this year.
- **Traction Partners, LLC (Traction Company Building)** – This company has not met its obligation to complete the project by April 30, 2022. The developer has requested an extension, but the project has not yet started construction and the developer has not provided evidence satisfactory to the City that they are ready to commence construction on the hotel project should they be granted an extension.

The City will continue to work with these companies on these issues prior to termination to see if the issues can be remedied.

Expirations

The following ten CRA Agreements expired at the end of 2022. No action from the TIRC is needed.

- Salvation Army Catherine Booth Residence
- 1415 Vine (Gateway IV)
- Eagle Realty Group (Phelps Apartment Conversion to Marriott Hotel)
- Beasley Place
- Hale-Justis Lofts
- FH Row 1 (McMillan Firehouse Row-Phase I)
- La Caisse, Inc. (KZF Design Relocation to 700 Broadway)
- RD America (Restaurant Depot)
- KMS Realty, LTD (Skyline Chili-Walnut Hills)
- Wooster Park Office Condominiums

2023 TIRC Report
Project TIF - General Information (Complete Listing)

| 4. TIF Type | 7. Project Name | Organization Legal Name | 8. Type of Project | 9. Type of Public Improvements | 10. Exemption Term | 11. Project Investment Projected | 11. Project Investment Actual | 12. Employment Information-Projected-Total Jobs | 12. Employment Information-Actual Retained | 12. Employment information-Actual Created |
|-------------|--|---|--------------------|---|--------------------|----------------------------------|-------------------------------|---|--|---|
| Parcel TIF | 12th and Sycamore (1118 Sycamore Street) | CSP 1118 Sycamore Street, LLC | Mixed use | 155 Apartment Units, 12,500 commercial space, 134 structured parking spaces | 30 Years | \$40,110,000 | \$37,497,290 | 5 | 0 | 200 |
| Parcel TIF | 303 Broadway | The Port | Commercial | Public Improvements: 680 space parking garage and associated improvements Private Improvements: 180,000 sf office building | 30 Years | | \$38,000,000 | | 0 | 300 |
| Parcel TIF | 309 Vine - Union Central Life Annex Building | CCA CBD Cincinnati, LLC | Mixed use | Renovation of historic office building to mixed use multifamily | 30 Years | \$70,000,000 | \$81,002,442 | 7 | 12 | 12 |
| Parcel TIF | 5311 Hetzel-Holiday Inn | Red Bank Hetzel, LP | Commercial | | 30 Years | | | | | |
| Parcel TIF | 601 Pete Rose Way (Artistry) | Milhaus | Mixed use | 344 residential units, 400 structured garage parking spaces, 7,750 SF retail space | 30 Years | \$77,268,679 | \$69,626,766 | 20 | 0 | 420 |
| Parcel TIF | Alumni Lofts | CSCPA Renaissance, LLC | Commercial | Over \$21 million in building and site improvements, creating 142 apartments and 4 full-time jobs | 30 Years | \$21,508,000 | \$22,020,890 | 4 | 0 | 4 |
| Parcel TIF | Anthem Site Redevelopment | 1351 WHT Land, LLC | Mixed use | Private: apartments, parking garage, retail | 30 Years | \$48,355,000 | \$40,000,000 | 5 | 0 | 0 |
| Parcel TIF | Baldwin 200 (Building and Garage) | 625 Eden Park Drive, LLC | Commercial | Office building and parking garage. | 30 Years | | \$22,461,864 | | 0 | 200 |
| Parcel TIF | Baldwin 300 | Corporex Companies, LLC | Mixed use | The development is a private 250,000 SF single tenant office and a private 123 room hotel located on Eden Park Drive. The project includes a 4-story 1,100 space parking garage. | 30 Years | \$19,950,000 | \$72,753,450 | 0 | 0 | 21.45 |
| Parcel TIF | Cast-Fab Site Redevelopment | None | Commercial | Public infrastructure improvements | 30 Years | | | | | |
| Parcel TIF | Centennial | None | | | 30 Years | | | | | |
| Parcel TIF | Center of Cincinnati (Milicron) | None | Industrial | | 30 Years | | | | | |
| Parcel TIF | Center of Cincinnati (Oakley N.) | None | Commercial | Public infrastructure improvements | 30 Years | | | | | |
| Parcel TIF | Central Trust Tower (PNC Tower) | CCA CBD Cincinnati II, LLC | Mixed use | Redevelopment of historic 31 story Central Trust Tower into approximately 281 apartments and penthouses, commercial space, and approximately 41 parking spaces. | 30 Years | \$103,500,000 | \$26,761,000 | 6 | 0 | 0 |
| Parcel TIF | College Hill Station | College Hill Station, LLC | Mixed use | Public Improvements = Certain Streetscape improvements, Private Improvements = To be developed: approx. 170 residential units and approx. 11,000sf of street level retail commercial space and an approx. 240-space parking lot | 30 Years | \$29,775,355 | \$13,798,110 | 22 | 0 | 48.3 |
| Parcel TIF | Columbia Square | Columbia Square 2, LLC | Commercial | Mixed-Use Development with three neighborhood service-oriented retail buildings, one three story office building and public parking lot. Additional public improvements include signalization of Hogue Street and Columbia Parkway, land acquisition cost and certain site improvements in the public right of way. | 30 Years | \$18,656,000 | \$11,725,880 | 160 | | 500 |
| Parcel TIF | Court & Walnut | Kroger Limited Partnership I | Mixed use | Completed project including a parking garage with Kroger store on ground floor and residential apartments above | 30 Years | \$90,560,000 | \$37,700,119 | 65 | 0 | 7 |
| Parcel TIF | DeSales Flats II (3001 Woodburn) | Towne Properties, Inc. | Commercial | 116 Multifamily residential rental apartments | 30 Years | \$17,345,000 | \$13,471,715 | 3 | 0 | 3 |
| Parcel TIF | Eighth and Main | NAP 8 & Main, LLC | Mixed use | 125 apartments and street level commercial space | 30 Years | \$28,106,564 | \$24,482,997 | 2 | 0 | 1.5 |
| Parcel TIF | Fifth and Race (dunnHumby USA) | dunnHumby HQ Building Company, LLC | Mixed use | Completed project including a parking garage, office space, and retail space | 30 Years | \$88,759,000 | \$73,185,221 | 100 | | 897 |
| Parcel TIF | Firehouse Row | 739 Poste, LLC | Mixed use | 4,420 SF Retail space, 124 residential units, 120 parking spaces/garages | 30 Years | \$18,218,351 | \$18,115,421 | 3 | 2 | 115 |
| Parcel TIF | Fountain Place | Fountain Place, LLC | Mixed use | By the end of 2021, construction had been completed on one upper level tenant space and construction continues on the other levels with the full project expected to be completed by the end of 2022, Existing public parking garage was fully operational for the entirety of 2021 | 30 Years | \$65,000,000 | \$31,701,912 | 0 | 0 | 438 |
| Parcel TIF | Fourth and Race Redevelopment | Fourth and Race Redevelopment, LLC | Mixed use | The Garage portion of the project began its first full-year of public use in 2021 (Completed 11/24/2020). During 2021, the residential portion of the project was completed and the apartment units began leasing to the public in 2021. The Commercial spaces are currently in the commercial tenant build out phase, which entails preparing the units on the ground floor for commercial with specifications of the tenants taking each specific unit (4 total units). Expected to be fully complete by July 2022. | 30 Years | \$73,621,460 | \$44,084,977 | 61 | 0 | 8 |
| Parcel TIF | Gateway West Redevelopment | Linn Street Holdings LLC | Commercial | Public infrastructure improvements | 30 Years | | | | | |
| Parcel TIF | Gershom Grove (CITRAMA 2016) | Gershom Grove, LLC | Residential | | 30 Years | \$8,060,000 | | | | |
| Parcel TIF | Grand Baldwin (655 Eden Park Drive) | The Baldwin, LLC | Residential | Private Improvements - Remodeled building into 189 market-rate apartments and renovated parking garage adjacent to the building | 30 Years | \$29,300,000 | \$43,174,687 | | 0 | 5.5 |
| Parcel TIF | Kao Headquarters Acquisition and Expansion | Kao USA, Inc. | Industrial | Demo and remediation of Powell Valve site and our own site to prepare for New Factory. | 30 Years | \$92,348,493 | \$769,909 | 45 | 521 | 78 |
| Parcel TIF | Keystone Park Phase I | Neyer Properties, Inc. | Commercial | Office building with parking. | 30 Years | | \$9,788,700 | | 0 | 211 |
| Parcel TIF | Keystone Park Phase III | Neyer Properties, Inc. | Commercial | Hilton Hotel and parking garage (public) | 30 Years | \$20,845,920 | \$5,082,160 | 49 | 0 | 35 |
| Parcel TIF | Keystone Parke Phase II | Neyer Properties, Inc. | Commercial | Rehabilitation hospital and public garage | 30 Years | | \$1,208,935 | | 0 | 100 |
| Parcel TIF | Liberty and Elm | KEAN/Buckingham | | | 30 Years | \$77,000,000 | | 3 | | |
| Parcel TIF | Madison & Whetsel Phase I | Ackermann Enterprises, Inc. | Mixed Use | Residential, commercial and parking spaces | 30 Years | \$36,000,000 | | | | |
| Parcel TIF | Madison & Whetsel Phase IIA | Ackermann Enterprises, Inc. | Mixed Use | Residential, commercial and parking spaces | 30 Years | \$20,240,000 | | | | |
| Parcel TIF | Madison & Whetsel Redevelopment - Phase IIB | Ackermann Enterprises, Inc. | Mixed Use | Residential, commercial and parking spaces | 30 Years | \$24,388,828 | | 0 | | |
| Parcel TIF | Mercy Health - 1788 Tennessee | Mercy Health | Commercial | Construction of Mercy Health's new headquarter building | 30 Years | \$70,750,000 | \$73,668,774 | | 0 | 0 |
| Parcel TIF | Messer HQ Relocation | Messer Realty XII, LLC | Commercial | 2-story, approximately 50,000 square foot office building to serve as the headquarters of Messer Construction Co. and certain related entities | 30 Years | \$12,000,000 | \$14,427,160 | 156 | 116 | 23 |
| Parcel TIF | Oakley North Redevelopment (Oakley Station) | USS Realty, LC | Mixed use | Public: Streets, landscaping and utility infrastructure associated with Disney St. Vandercar Way, Marburg Ave, and Factory Colony Ln. Private: multiple commercial projects including Cinemark Theater, Kroger Marketplace, Anthem Office, Homewood Suites as well as smaller commercial projects (multi-tenant retail, restaurants, car wash, etc.) and residential development of The Boulevard at Oakley Station Phases 1 and 2. | 30 Years | \$93,000,000 | \$250,000,000 | | 0 | 1400 |
| Parcel TIF | Powell Global Headquarters | The William Powell Company | Industrial | Office and industrial space | 30 Years | \$4,250,000 | | 27 | | |
| Parcel TIF | Queen City Square/Great American Tower | The Western and Southern Life Insurance Co. | Commercial | Public Improvements: 11 level, 1,700 space parking garage and lobby Outdoor plaza at 4th & Sycamore Transformer vaults Pedestrian entry rotunda and arcade connection to the office tower elevator lobbies Private Improvements: 800,000 SF office tower and interior TI Approx. 20,000 SF street-level retail space and interior TI | 30 Years | \$73,267,966 | \$333,000,000 | | 0 | 1200 |
| Parcel TIF | RBM Development Phase 2A | The Port, 100 Medpace Way, LLC | Commercial | We created a Hotel and Parking Garage | 30 Years | \$126,000,000 | \$86,000,000 | 700 | 0 | 115 |
| Parcel TIF | RBM Medpace Phase 2B | 400 Medpace Way, LLC, 600 Medpace Way, LLC, The Port | Mixed use | Developed a parking garage and Office tower with retail space on the first floor | 30 Years | \$126,000,000 | \$119,493,721 | 700 | 0 | 800 |
| Parcel TIF | Riverbanks - GE Offices | Riverbanks Phase II-A Owner, LLC and Riverbanks Phase II-B Owner, LLC | Commercial | 12-story office building at 191 Rosa Parks St. leased to General Electric | 30 Years | | \$57,103 | 1800 | | 954 |
| Parcel TIF | Riverbanks - Residential | Nicol Investment Company | Residential | 292 Apartment Units | 30 Years | | \$69,200,000 | | 8 | 8 |
| Parcel TIF | Riverside Yard | Allegra Cincinnati, LLC | Industrial | none in 2021. Existing Private Building | 30 Years | \$7,250,000 | \$0 | 50 | 0 | 0 |
| Parcel TIF | The District at Clifton Heights | Trinitas | Mixed use | Developer currently anticipates redeveloping the Project Site in two phases, as depicted on Exhibit A-2 (Concept Plan) hereto, and as more particularly described on Exhibit C-1 (Description of Private improvements) and Exhibit C-2 (Description of Public Infrastructure Improvements) hereto: (i) The first phase will consist of two sub-phases: (a) Developer's design and | 30 Years | \$395,310,000 | \$8,617,000 | 700 | 0 | 0 |

2023 TIRC Report
Project TIF - General Information (Complete Listing)

| | | | | | | | | | | |
|------------|------------------------------------|---|-------------|--|----------|---------------|---------------|------|-----|-----|
| Parcel TIF | Third and Main | Fort Wash Hills, LLC | Commercial | No public improvements. Private development of a hotel | 30 Years | \$16,830,000 | \$3,000,000 | 15 | 0 | 0 |
| Parcel TIF | Three Oaks | Oakley Yards Land, LLC | Residential | Demo/ Infrastructure 2A Complete | 30 Years | \$148,825,000 | \$6,481,968 | 80 | 184 | 0 |
| Parcel TIF | TriHealth Headquarters Relocation | Trihealth, Inc. | Commercial | Private improvements include expansion of headquarters office space. | 30 Years | \$13,000,000 | \$17,356,256 | 310 | 0 | 340 |
| Parcel TIF | Uptown Gateway - Phase IA | Uptown SEQ Holdings, LLC | Commercial | Phase IA includes the construction, equipping, furnishing and development of (i) an estimated 1,328-space public parking | 30 Years | \$66,033,283 | \$121,728,407 | 1625 | 0 | 76 |
| Parcel TIF | Vernon Manor Phase II | Vernon Manor Offices II, LLC | Commercial | Parking Garages | 30 Years | \$30,293,525 | \$10,638,000 | 650 | 0 | 843 |
| Parcel TIF | Walworth Junction | East End Development, LLC | Residential | Single-family home subdivision; public infrastructure | 30 Years | | | 0 | | |
| Parcel TIF | Windsor Flats (937 Windsor Street) | Windsor Renaissance, LLC and New Windsor, LLC | Residential | \$11,157,800 in building and site improvements for 91 apartments and created two full time jobs | 30 Years | \$10,588,408 | \$12,216,267 | | 0 | 2 |

2023 TIRC Report
Project TIF - Revenues and Expenditures (Complete Listing)

| 4. TIF Type | 7. Project Name | Organization Legal Name | 13. Service Payments Deposited-2022 | 13. Service Payments Deposited-Cumulative | 13. First Payment Year | 14. Expenditures-2022 | 14. Expenditures-Cumulative | 14. First Expense Year | 16. TIRC Recommendation |
|-------------|--|------------------------------------|-------------------------------------|---|------------------------|-----------------------|-----------------------------|------------------------|-------------------------|
| Parcel TIF | 12th and Sycamore (1118 Sycamore Street) | CSP 1118 Sycamore Street, LLC | \$0 | | n/a | \$0 | | n/a | Compliance |
| Parcel TIF | 303 Broadway | The Port | \$1,375,105 | \$16,372,224 | 2005 | \$1,836,994 | \$21,499,368 | 2005 | Compliance |
| Parcel TIF | 309 Vine - Union Central Life Annex Building | CCA CBD Cincinnati, LLC | \$1,291,974 | \$4,294,787 | 2019 | \$1,423,945 | \$4,426,757 | 2019 | Compliance |
| Parcel TIF | 5311 Hetzel-Holiday Inn | Red Bank Hetzel, LP | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | 601 Pete Rose Way (Artistry) | Milhaus | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Alumni Lofts | CSCPA Renaissance, LLC | \$267,417 | \$2,636,698 | 2016 | \$354,024 | \$2,723,305 | 2018 | Compliance |
| Parcel TIF | Anthem Site Redevelopment | 1351 WHT Land, LLC | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Baldwin 200 (Building and Garage) | 625 Eden Park Drive, LLC | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Baldwin 300 | Corporex Companies, LLC | \$121,538 | \$18,083,183 | 2009 | -\$418,973 | \$18,059,530 | 2009 | Compliance |
| Parcel TIF | Cast-Fab Site Redevelopment | None | \$0 | \$0 | n/a | | | 2018 | Compliance |
| Parcel TIF | Centennial | None | \$207,569 | \$739,548 | 2016 | \$53,552 | \$190,845 | 2003 | Compliance |
| Parcel TIF | Center of Cincinnati (Millicron) | None | \$920,188 | \$18,049,724 | 2003 | \$397,657 | \$11,027,523 | 2004 | Compliance |
| Parcel TIF | Center of Cincinnati (Oakley N.) | None | \$442,792 | \$9,374,708 | 2004 | \$188,358 | \$7,617,831 | n/a | Compliance |
| Parcel TIF | Central Trust Tower (PNC Tower) | CCA CBD Cincinnati II, LLC | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | College Hill Station | College Hill Station, LLC | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Columbia Square | Columbia Square 2, LLC | \$333,271 | \$3,816,108 | 2008 | \$282,107 | \$3,156,167 | 2007 | Compliance |
| Parcel TIF | Court & Walnut | Kroger Limited Partnership I | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | DeSales Flats II (3001 Woodburn) | Towne Properties, Inc. | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Eighth and Main | NAP 8 & Main, LLC | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Fifth and Race (dunnHumby USA) | dunnHumby HQ Building Company, LLC | \$211,772 | \$3,219,971 | 2016 | \$222,574 | \$2,031,091 | 2014 | Compliance |
| Parcel TIF | Firehouse Row | 739 Poste, LLC | \$465,964 | \$465,964 | 2022 | \$465,964 | \$465,964 | 2022 | Compliance |
| Parcel TIF | Fountain Place | Fountain Place, LLC | | \$0 | n/a | | #N/A | n/a | Compliance |
| Parcel TIF | Fourth and Race Redevelopment | Fourth and Race Redevelopment, LLC | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Gateway West Redevelopment | Linn Street Holdings LLC | \$566 | \$1,133 | 2016 | \$216 | \$432 | 2021 | Compliance |
| Parcel TIF | Gershom Grove (CiTIRAMA 2016) | Gershom Grove, LLC | \$0 | \$0 | n/a | | | n/a | Compliance |
| Parcel TIF | Grand Baldwin (655 Eden Park Drive) | The Baldwin, LLC | \$815,996 | \$815,996 | 2019 | \$696,991 | \$696,991 | n/a | Compliance |
| Parcel TIF | Kao Headquarters Acquisition and Expansion | Kao USA, Inc. | \$0 | \$0 | n/a | | | 2010 | Compliance |
| Parcel TIF | Keystone Park Phase I | Neyer Properties, Inc. | \$266,175 | \$4,218,583 | 2009 | \$293,471 | \$4,091,478 | 2019 | Compliance |
| Parcel TIF | Keystone Park Phase III | Neyer Properties, Inc. | \$293,325 | \$1,899,209 | 2019 | \$392,365 | \$1,410,361 | 2017 | Compliance |
| Parcel TIF | Keystone Parke Phase II | Neyer Properties, Inc. | \$691,734 | \$4,300,986 | 2017 | \$520,332 | \$3,000,088 | n/a | Compliance |
| Parcel TIF | Liberty and Elm | KEAN/Buckingham | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Madison & Whetsel Phase I | Ackermann Enterprises, Inc. | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Madison & Whetsel Phase IIA | Ackermann Enterprises, Inc. | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Madison & Whetsel Redevelopment - Phase IIB | Ackermann Enterprises, Inc. | | | | \$0 | \$0 | | Compliance |
| Parcel TIF | Mercy Health - 1788 Tennessee | Mercy Health | \$0 | \$0 | n/a | | | 2018 | Compliance |
| Parcel TIF | Messer HQ Relocation | Messer Realty XII, LLC | \$272,590 | \$1,009,418 | 2018 | \$70,327 | \$782,122 | 2015 | Compliance |

2023 TIRC Report
Project TIF - Revenues and Expenditures (Complete Listing)

| | | | | | | | | | |
|------------|---|---|-------------|--------------|------|-------------|--------------|------|------------|
| Parcel TIF | Oakley North Redevelopment (Oakley Station) | USS Realty, LC | \$1,852,063 | \$8,681,295 | 2014 | \$1,139,162 | \$7,383,658 | 2010 | Compliance |
| Parcel TIF | Powell Global Headquarters | The William Powell Company | | | | | | | Compliance |
| Parcel TIF | Queen City Square/Great American Tower | The Western and Southern Life Insurance Co. | \$7,961,841 | \$71,686,630 | 2010 | \$7,147,721 | \$56,210,821 | 2019 | Compliance |
| Parcel TIF | RBM Development Phase 2A | The Port, 100 Medpace Way, LLC | \$1,331,853 | \$4,247,668 | 2018 | \$1,331,853 | \$4,247,668 | n/a | Compliance |
| Parcel TIF | RBM Medpace Phase 2B | 400 Medpace Way, LLC, 600 Medpace Way, LLC, The Port | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Riverbanks - GE Offices | Riverbanks Phase II-A Owner, LLC and Riverbanks Phase II-B Owner, LLC | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Riverbanks - Residential | Nicol Investment Company | \$0 | \$0 | n/a | | | 2021 | Compliance |
| Parcel TIF | Riverside Yard | Allegra Cincinnati, LLC | \$613,800 | \$892,126 | 2020 | \$690,297 | \$926,874 | n/a | Compliance |
| Parcel TIF | The District at Clifton Heights | Trinitas | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Third and Main | Fort Wash Hills, LLC | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Three Oaks | Oakley Yards Land, LLC | | | | | | | Compliance |
| Parcel TIF | TriHealth Headquarters Relocation | Trihealth, Inc. | \$254,324 | \$2,920,980 | 2020 | \$226,647 | \$2,893,303 | 2019 | Compliance |
| Parcel TIF | Uptown Gateway - Phase IA | Uptown SEQ Holdings, LLC | \$0 | \$0 | n/a | \$0 | \$0 | n/a | Compliance |
| Parcel TIF | Vernon Manor Phase II | Vernon Manor Offices II, LLC | \$1,504,730 | \$4,181,262 | 2019 | \$761,201 | \$3,398,108 | 2019 | Compliance |
| Parcel TIF | Walworth Junction | East End Development, LLC | | | | | | | Compliance |
| Parcel TIF | Windsor Flats (937 Windsor Street) | Windsor Renaissance, LLC and New Windsor, LLC | \$241,562 | \$950,906 | 2018 | \$239,169 | \$948,513 | 2018 | Compliance |

2023 TIRC Report
District TIF - General Information (Complete Listing)

| 4. TIF Type | 7. Project Name | Organization Legal Name | 8. Type of Project | 9. Type of Public Improvements | 10. Exemption % | 10. Exemption Term | 11. Project Investment Projected | 11. Project Investment Actual | 12. Employment Information-Projected-Total Jobs | 12. Employment Information-Actual Retained | 12. Employment Information-Actual Created |
|--------------|---------------------------------------|-------------------------|--------------------|--------------------------------|-----------------|--------------------|----------------------------------|-------------------------------|---|--|---|
| District TIF | District 1-Queensgate | Multiple Projects | NA | Multiple Projects | | 30 | \$0 | | 0 | | |
| District TIF | District 2-Downtown South/Riverfront | Multiple Projects | NA | Multiple Projects | | 30 | \$136,458,000 | | 0 | | |
| District TIF | District 3-Downtown/OTR West | Multiple Projects | NA | Multiple Projects | | 30 | \$118,931,554 | | 0 | | |
| District TIF | District 4-Downtown/OTR East | Multiple Projects | NA | Multiple Projects | | 30 | \$295,613,919 | | 0 | | |
| District TIF | District 5-Center Hill - Carthage | Multiple Projects | NA | Multiple Projects | | 30 | \$0 | | 0 | | |
| District TIF | District 6-Walnut Hills | Multiple Projects | NA | Multiple Projects | | 30 | \$27,491,761 | | 0 | | |
| District TIF | District 7-East Walnut Hills | Multiple Projects | NA | Multiple Projects | | 30 | \$10,500,000 | | 50 | | |
| District TIF | District 8-Clifton/University Heights | Multiple Projects | NA | Multiple Projects | | 30 | \$33,660,000 | | 0 | | |
| District TIF | District 9-Corryville | Multiple Projects | NA | Multiple Projects | | 30 | \$36,000,000 | | 1,000 | | |
| District TIF | District 10-Bond Hill | Multiple Projects | NA | Multiple Projects | | 30 | \$10,000,000 | | 100 | | |
| District TIF | District 11-Evanston | Multiple Projects | NA | Multiple Projects | | 30 | \$0 | | 0 | | |
| District TIF | District 13-West Price Hill | Multiple Projects | NA | Multiple Projects | | 30 | \$0 | | 0 | | |
| District TIF | District 14-Price Hill | Multiple Projects | NA | Multiple Projects | | 30 | \$170,000 | | 0 | | |
| District TIF | District 15-East Price Hill | Multiple Projects | NA | Multiple Projects | | 30 | \$10,000,000 | | 0 | | |
| District TIF | District 16-Lower Price Hill | Multiple Projects | NA | Multiple Projects | | 30 | \$0 | | 0 | | |
| District TIF | District 17-Westwood 1 | Multiple Projects | NA | Multiple Projects | | 30 | \$390,000 | | 0 | | |
| District TIF | District 18-Westwood 2 | Multiple Projects | NA | Multiple Projects | | 30 | \$0 | | 0 | | |
| District TIF | District 19-Madisonville | Multiple Projects | NA | Multiple Projects | | 30 | \$94,600,000 | | 600 | | |
| District TIF | District 20-Oakley | Multiple Projects | NA | Multiple Projects | | 30 | \$15,400,000 | | 91 | | |
| District TIF | District 21-Avondale | Multiple Projects | NA | Multiple Projects | | 30 | \$0 | | 0 | | |
| District TIF | District 22-West End | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 23-Pleasant Ridge | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 24-Mt. Auburn | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 25-Northside | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 26-Eastern River | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 27-College Hill | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 28-Roselawn | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 29-Westwood Boudinot | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 30-Mt. Airy | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 31-Camp Washington | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 32-Spring Grove Village | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 33-South Fairmount | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 34-South Cumminsville | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 35-Riverside | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |
| District TIF | District 36-North Fairmount | Multiple Projects | NA | Multiple Projects | | 30 | | | | | |

2023 TIRC Report
District TIF - Revenues and Expenditures (Complete Listing)

| 4. TIF Type | 7. Project Name | Organization Legal Name | 13. Service Payments Deposited-2022 | 13. Service Payments Deposited-Cumulative | 13. First Payment Year | 14. Expenditures-2022 | 14. Expenditures-Cumulative | 14. First Expense Year | 16. TIRC Recommendation |
|--------------|---------------------------------------|-------------------------|-------------------------------------|---|------------------------|-----------------------|-----------------------------|------------------------|-------------------------|
| District TIF | District 1-Queensgate | Multiple Projects | \$610,806.57 | \$4,423,353.39 | 2004 | \$275,086.94 | \$3,385,248 | 2004 | Compliance |
| District TIF | District 2-Downtown South/Riverfront | Multiple Projects | \$7,670,680.11 | \$59,522,790.17 | 2004 | \$6,291,132.41 | \$51,523,890 | 2004 | Compliance |
| District TIF | District 3-Downtown/OTR West | Multiple Projects | \$7,314,693.97 | \$47,582,582.40 | 2004 | \$3,741,228.58 | \$36,064,620 | 2004 | Compliance |
| District TIF | District 4-Downtown/OTR East | Multiple Projects | \$12,968,287.87 | \$99,738,160.96 | 2004 | \$9,343,172.10 | \$92,271,956 | 2004 | Compliance |
| District TIF | District 5-Center Hill - Carthage | Multiple Projects | \$33,470.02 | \$538,239.01 | 2006 | \$9,722.99 | \$281,173 | 2006 | Compliance |
| District TIF | District 6-Walnut Hills | Multiple Projects | -\$840,482.24 | \$10,539,382.64 | 2004 | \$1,184,936.99 | \$12,343,023 | 2005 | Compliance |
| District TIF | District 7-East Walnut Hills | Multiple Projects | \$1,932,229.97 | \$17,000,564.14 | 2005 | \$865,506.18 | \$13,517,259 | 2005 | Compliance |
| District TIF | District 8-Clifton/University Heights | Multiple Projects | \$3,862,457.81 | \$30,868,658.94 | 2004 | \$3,007,210.85 | \$26,864,215 | 2004 | Compliance |
| District TIF | District 9-Corryville | Multiple Projects | \$5,303,773.52 | \$32,214,575.40 | 2005 | \$2,789,625.44 | \$24,074,781.64 | 2005 | Compliance |
| District TIF | District 10-Bond Hill | Multiple Projects | \$356,622.88 | \$3,206,994.15 | 2006 | \$103,729.13 | \$1,987,007.67 | 2006 | Compliance |
| District TIF | District 11-Evanston | Multiple Projects | \$662,744.22 | \$5,407,061.79 | 2005 | \$301,367.14 | \$4,307,932.36 | 2005 | Compliance |
| District TIF | District 13-West Price Hill | Multiple Projects | \$121,523.14 | \$693,430.14 | 2008 | \$88,987.63 | \$634,989.83 | 2008 | Compliance |
| District TIF | District 14-Price Hill | Multiple Projects | \$83,855.44 | \$900,302.87 | 2008 | \$25,347.66 | \$786,859.42 | 2008 | Compliance |
| District TIF | District 15-East Price Hill | Multiple Projects | \$410,855.43 | \$2,890,406.60 | 2008 | \$263,221.27 | \$2,169,010.44 | 2008 | Compliance |
| District TIF | District 16-Lower Price Hill | Multiple Projects | \$134,538.97 | \$852,770.14 | 2009 | \$40,768.40 | \$331,096.29 | 2009 | Compliance |
| District TIF | District 17-Westwood 1 | Multiple Projects | \$16,543.69 | \$528,228.07 | 2009 | \$6,776.14 | \$376,105.00 | 2009 | Compliance |
| District TIF | District 18-Westwood 2 | Multiple Projects | \$103,604.75 | \$700,576.43 | 2008 | \$85,061.18 | \$635,618.27 | 2008 | Compliance |
| District TIF | District 19-Madisonville | Multiple Projects | \$4,358,760.45 | \$24,312,051.15 | 2009 | \$2,158,151.67 | \$21,015,147.69 | 2009 | Compliance |
| District TIF | District 20-Oakley | Multiple Projects | \$1,721,358.13 | \$11,566,086.05 | 2009 | \$681,262.06 | \$7,435,461.66 | 2009 | Compliance |
| District TIF | District 21-Avondale | Multiple Projects | \$3,961,990.18 | \$10,156,729.49 | 2009 | \$1,228,738.38 | \$5,599,531.99 | 2009 | Compliance |
| District TIF | District 22-West End | Multiple Projects | \$0.00 | \$0.00 | n/a | \$0.00 | \$0.00 | n/a | Compliance |
| District TIF | District 23-Pleasant Ridge | Multiple Projects | \$4,328.72 | \$4,328.72 | 2022 | \$1,199.40 | \$1,199.40 | 2022 | Compliance |
| District TIF | District 24-Mt. Auburn | Multiple Projects | \$51,270.72 | \$51,270.72 | 2022 | \$14,212.23 | \$14,212.23 | 2022 | Compliance |
| District TIF | District 25-Northside | Multiple Projects | \$0.00 | \$0.00 | n/a | \$0.00 | \$0.00 | n/a | Compliance |
| District TIF | District 26-Eastern River | Multiple Projects | \$0.00 | \$0.00 | n/a | \$0.00 | \$0.00 | n/a | Compliance |
| District TIF | District 27-College Hill | Multiple Projects | \$72.09 | \$72.09 | 2022 | \$20.03 | \$20.03 | 2022 | Compliance |
| District TIF | District 28-Roselawn | Multiple Projects | \$2,277.66 | \$2,277.66 | 2022 | \$632.77 | \$632.77 | 2022 | Compliance |
| District TIF | District 29-Westwood Boudinot | Multiple Projects | \$164,395.35 | \$164,395.35 | 2022 | \$45,620.63 | \$45,620.63 | 2022 | Compliance |
| District TIF | District 30-Mt. Airy | Multiple Projects | \$0.00 | \$0.00 | n/a | \$0.00 | \$0.00 | n/a | Compliance |
| District TIF | District 31-Camp Washington | Multiple Projects | \$228,432.81 | \$228,432.81 | 2022 | \$63,456.14 | \$63,456.14 | 2022 | Compliance |
| District TIF | District 32-Spring Grove Village | Multiple Projects | \$0.00 | \$0.00 | n/a | \$0.00 | \$0.00 | n/a | Compliance |
| District TIF | District 33-South Fairmount | Multiple Projects | \$0.00 | \$0.00 | n/a | \$0.00 | \$0.00 | n/a | Compliance |
| District TIF | District 34-South Cumminsville | Multiple Projects | \$344.08 | \$344.08 | 2022 | \$95.40 | \$95.40 | 2022 | Compliance |
| District TIF | District 35-Riverside | Multiple Projects | \$108,153.84 | \$108,153.84 | 2022 | \$30,010.01 | \$30,010.01 | 2022 | Compliance |
| District TIF | District 36-North Fairmount | Multiple Projects | \$0.00 | \$0.00 | n/a | \$0.00 | \$0.00 | n/a | Compliance |

2023 TIRC Report ORC 725 Exemptions

| Project | Date Created | Expiration Date | Construction Completed (Yes/No) | Compliant with Agreement Terms | Notes |
|--------------------------|--------------|-----------------|---------------------------------|--------------------------------|--------------------|
| Adams Landing | 10/24/91 | 12/31/22 | Yes | Yes | Compliant for 2022 |
| 312 Elm | 10/24/91 | 12/31/22 | Yes | Yes | Compliant for 2022 |
| Race Street Development | 1/26/01 | 12/31/32 | Yes | Yes | Compliant for 2022 |
| City West (366-2001) | 8/15/01 | 12/31/32 | Yes | Yes | Compliant for 2022 |
| 21C Hotel Project | 4/13/02 | 12/31/33 | Yes | Yes | Compliant for 2022 |
| Adams Landing- Village D | 12/4/03 | 12/31/34 | Yes | Yes | Compliant for 2022 |
| Adams Landing- Village A | 10/13/05 | 12/31/36 | Yes | Yes | Compliant for 2022 |
| Adams Landing- Village B | 1/10/06 | 12/31/37 | Yes | Yes | Compliant for 2022 |
| Shillito Lofts | 10/27/09 | 12/31/40 | Yes | Yes | Compliant for 2022 |

2023 TIRC Report
CRA Report - General Information
(Complete Listing)

| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project Name | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement No. | ODSA Individual Agreement Number | Rate | Term Years | Start Year | Reporting End Date |
|-----------------|----------------|------------|---|---|--------------|--------------------------|-------------------------|---------------------------|----------------------------------|------|------------|------------|--------------------|
| 25x2022-182 | CONTINUE | Yes | KeyMark QALICB LLC | Mergard/Ruthellen | CRA | 314-2021 | 12/9/2021 | 061-15000-09 | | 100% | 15 | | |
| 25x2022-064 | CONTINUE | Yes | Oakley Yards Land, LLC | Oakley Yard Senior Living Development | CRA | 192-2021 | 11/29/2021 | 061-15000-09 | 21-037 | 45% | 15 | | |
| 25x2022-063 | CONTINUE | Yes | Oakley Yards Land, LLC | Oakley Yard Multi-family Development | CRA | 191-2021 | 11/29/2021 | 061-15000-09 | 21-038 | 90% | 15 | | |
| 25x2022-040 | CONTINUE | Yes | Gest Street Distributions, LLC | 2100 Gest Street Development | CRA | 0287-2021 | 11/12/2021 | 061-15000-09 | 21-021 | 100% | 15 | | |
| 25x2022-057 | CONTINUE | Yes | Bleh Property Holdings, LLC | Avril Bleh Meat Market | CRA | 309-2021 | 11/1/2021 | 061-15000-09 | 21-031 | 100% | 10 | | |
| 25x2022-048 | 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 | | |
| 25x2022-037 | CONTINUE | Yes | SLD Enterprises, LLC | Center Hill & Highland Ridge | CRA | 315-2021 | 9/20/2021 | 061-15000-09 | 21-020 | 100% | 12 | | |
| 25x2022-032 | CONTINUE | Yes | LPH Thrives, LLC | LPH Thrives CRA | LEED CRA | 218-2021 | 8/23/2021 | 061-15000-09 | 21-012 | 100% | 15 | | |
| 25x2022-025 | CONTINUE | Yes | Pendleton Housing Partners, LP | Pendleton III Apartments CRA | CRA | 188-2021 | 8/20/2021 | 061-15000-09 | 21-007 | 100% | 15 | | |
| 25x2022-023 | CONTINUE | Yes | Blair Lofts I, Ltd. | Blair Lofts I CRA | LEED CRA | 225-2021 | 8/16/2021 | 061-15000-09 | 21-017 | 100% | 15 | | |
| 25x2022-016 | CONTINUE | Yes | Melrose IHNGC Limited Partnership | Melrose Place CRA | LEED CRA | 139-2021 | 8/6/2021 | 061-15000-09 | 21-019 | 100% | 15 | | |
| 25x2022-009 | CONTINUE | Yes | 64 E. McMicken, LLC | 64 E. McMicken CRA | CRA | 102-2021 | 7/26/2021 | 061-15000-09 | 21-022 | 100% | 15 | | |
| 25x2022-003 | CONTINUE | Yes | Broadway Square IV, LLC | Broadway Square IV CRA Agreement | CRA | 223-2021 | 7/15/2021 | 061-15000-09 | 21-010 | 100% | 15 | | |
| 15x2021-260 | CONTINUE | Yes | Robel 1, LLC | Robel 1 LLC | LEED CRA | 100-2021 | 7/12/2021 | 061-15000-09 | 21-026 | 100% | 15 | 2022 | 12/31/2036 |
| 25x2022-172 | CONTINUE | Yes | Textile Partners, LLC | Textile Building (205 W. 4th Street) CRA | CRA | 275-2021 | 7/8/2021 | 061-15000-09 | 21-036 | 100% | 15 | | |
| 15x2021-298 | CONTINUE | Yes | Curtis Street Investments, LLC | Curtis Street Redevelopment | CRA | 267-2021 | 6/29/2021 | 061-15000-09 | 21-009 | 100% | 15 | 2022 | 12/31/2036 |
| 15x2021-294 | CONTINUE | Yes | Apple Street Senior LLC | Apple Street Senior CRA | LEED CRA | 105-2020 | 6/28/2021 | 061-15000-09 | 21-006 | 100% | 15 | | |
| 15x2021-291 | CONTINUE | Yes | 1410 Vine, LLC | Boss Cox Renovation | LEED CRA | 220-2021 | 6/17/2021 | 061-15000-09 | 22-002 | 100% | 15 | 2022 | 12/31/2036 |
| 25x2021-021 | CONTINUE | Yes | 60 East, LLC | 60 East McMicken CRA | CRA | 222-2021 | 6/16/2021 | 061-15000-09 | 21-016 | 100% | 12 | | |
| 15x2021-275 | CONTINUE | Yes | MKRB1, LLC | MKRB1 LLC CRA | CRA | 140-2021 | 5/27/2021 | 061-15000-09 | 21-027 | 100% | 15 | | |
| 15x2021-238 | CONTINUE | Yes | Zeta House Corporation of Delta Delta Delta | Tri Delta House | LEED CRA | 331-2020 | 2/23/2021 | 061-15000-09 | 21-028 | 100% | 14 | 2022 | 12/31/2035 |
| 15x2021-228 | CONTINUE | Yes | BH New Arts, LP | The Arts Apartments at Music Hall | CRA | 372-2020 | 12/18/2020 | 061-15000-09 | 21-001 | 100% | 15 | | |
| 15x2021-196 | CONTINUE | Yes | Bigelow Land, LLC | Bigelow | LEED CRA | 526-2019 | 9/25/2020 | 061-15000-09 | 20-032 | 100% | 15 | | |
| 15x2021-194 | CONTINUE | Yes | 2600 Apartments, LLC | 2600 Short Vine CRA | LEED CRA | 267-2020 | 9/17/2020 | 061-15000-09 | 20-046 | 100% | 15 | 2022 | 12/31/2036 |
| 05x2020-340 | CONTINUE | Yes | Cincinnati Bulk Terminals | CBT Intermodal | CRA | 517-2019 | 8/27/2020 | 061-15000-09 | 20-031 | 100% | 15 | | |
| 05x2020-332 | CONTINUE | Yes | Willkommen Holding, LLC | Willkommen REHAB | CRA | 522-2019 | 7/2/2020 | 061-15000-09 | 20-025 | 100% | 15 | 2021 | 12/31/2036 |
| 05x2020-333 | CONTINUE | Yes | Willkommen Holding, LLC | Willkommen NEW | LEED CRA | 523-2018 | 6/29/2020 | 061-15000-09 | 20-024 | 100% | 15 | 2022 | 12/31/2036 |
| 05x2020-317 | CONTINUE | Yes | Campus Management LTD | Park Avenue Square | LEED CRA | 487-2019 | 4/20/2020 | 061-15000-09 | 20-018 | 100% | 15 | | |
| 05x2020-292 | CONTINUE | Yes | OTR Holdings, Inc. | 1221-1233 Main CRA | LEED CRA | 541-2019 | 3/10/2020 | 061-15000-09 | 20-028 | 100% | 15 | 2022 | 12/31/2036 |
| 05x2020-290 | CONTINUE | Yes | Perseverance Residential, LLC | Perseverance Residential CRA | CRA | 440-2019 | 2/12/2020 | 061-15000-09 | 20-044 | 100% | 10 | 2022 | 12/31/2036 |
| 05x2020-285 | CONTINUE | Yes | Madison and Stewart, LLC | Madison and Stewart CRA | CRA | 530-2019 | 2/12/2020 | 061-15000-09 | 20-040 | 100% | 12 | 2022 | 12/31/2033 |
| 05x2020-254 | CONTINUE | Yes | 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 |
| 05x2020-232 | CONTINUE | Yes | 12 E Court Street, LLC | 12 E. Court CRA | LEED CRA | 396-2019 | 11/10/2019 | 061-15000-09 | 20-002 | 100% | 15 | | |
| 05x2020-227 | 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 |
| 05x2020-194 | 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 |
| 05x2020-190 | 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 |
| 05x2020-182 | 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 |
| 05x2020-185 | 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 |
| 95x2019-338 | CONTINUE | Yes | Nation Enterprise 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 |
| 05x2020-168 | CONTINUE | Yes | OTR Dispensaries, LLC | 1902 Colerain - CRA | CRA | 263-2019 | 7/27/2019 | 061-15000-09 | 19-037 | 100% | 9 | 2021 | 12/31/2029 |
| 05x2020-146 | 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 |
| 95x2019-319 | 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 |
| 95x2019-314 | 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 |
| 95x2019-302 | CONTINUE | Yes | Alto Properties, LLC | 6087 Montgomery Road | LEED CRA | 377-2018 | 5/31/2019 | 061-15000-09 | 19-032 | 100% | 12 | 2021 | 12/31/2032 |
| 95x2019-312 | 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 |
| 95x2019-277 | 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 |
| 95x2019-149 | 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 |
| 95x2019-264 | CONTINUE | Yes | UA5 LLC | Eden University | LEED CRA | 389-2018 | 2/25/2019 | 061-15000-09 | 19-027 | 100% | 15 | 2021 | 12/31/2035 |
| 95x2019-268 | 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 |
| 95x2019-249 | 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 |
| 95x2019-248 | CONTINUE | Yes | 57 East, LLC | 57 East | CRA | 384-2018 | 1/18/2019 | 061-15000-09 | 19-011 | 100% | 12 | 2020 | 12/31/2031 |
| 95x2019-240 | CONTINUE | Yes | 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 |
| 95x2019-143 | 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 |

2023 TIRC Report
CRA Report - General Information
(Complete Listing)

| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project Name | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement No. | ODSA Individual Agreement Number | Rate | Term Years | Start Year | Reporting End Date |
|-----------------|----------------|------------|--------------------------------------|---|---------------|--------------------------|-------------------------|---------------------------|----------------------------------|------|------------|------------|--------------------|
| 95x2019-227 | CONTINUE | Yes | 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 |
| 95x2019-205 | CONTINUE | Yes | Ingalls Hotel, LLC | Ingalls Building | LEED CRA | 286-2018 | 11/2/2018 | 061-15000-09 | 19-051 | 100% | 15 | 2021 | 12/31/2035 |
| 95x2019-211 | 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 | | |
| 95x2019-190 | 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 |
| 95x2019-178 | CONTINUE | Yes | Findlaomi, LLC | 1706 Central Parkway | CRA | 204-2018 | 8/14/2018 | 061-15000-09 | 19-000 | 80% | 10 | 2021 | 12/31/2030 |
| 95x2019-171 | 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 |
| 95x2019-242 | 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 |
| 85x2018-315 | 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 |
| 85x2018-314 | 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 |
| 85x2018-308 | 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 |
| 85x2018-301 | 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 |
| 85x2018-302 | CONTINUE | Yes | Midnight Oil Company | 1536, 1538, 1540 Race | CRA | 111-2017 | 6/7/2018 | 061-15000-09 | 19-020 | 84% | 12 | 2019 | 12/31/2030 |
| 85x2018-200 | CONTINUE | Yes | Shihasi West 7, LLP | 106 W. 7th Street | LEED CRA | 7-2017 | 4/19/2018 | 061-15000-09 | 18-022 | 100% | 12 | 2021 | 12/31/2032 |
| 85x2018-260 | CONTINUE | Yes | Custom Pro Logistics | Custom Pro Logistics - JCTC & CRA | CRA | 0047-2017 | 4/12/2018 | 061-15000-09 | 18-021 | 100% | 12 | 2020 | 12/31/2031 |
| 85x2018-252 | 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 |
| 85x2018-244 | 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 |
| 85x2018-243 | CONTINUE | Yes | Dutton South LLC | McAndrews Glass | CRA | 24-2018 | 3/7/2018 | 061-15000-09 | 18-020 | 100% | 12 | 2019 | 12/31/2030 |
| 85x2018-198 | 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 |
| 85x2018-189 | 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 |
| 85x2018-186 | 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 |
| 85x2018-187 | 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 |
| 85x2018-183 | 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 |
| 85x2018-175 | CONTINUE | Yes | 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 |
| 0355-2017 | CONTINUE | Yes | GSRC Power, LLC | Power Building CRA | RA - HISTORIC | 355-2017 | 12/20/2017 | | | 100% | 10 | 2019 | 12/31/2023 |
| 85x2018-078 | CONTINUE | Yes | Kauffman Vine LLC | 1725 Vine Street | LEED CRA | 0202-2017 | 11/16/2017 | 061-15000-09 | 19-049 | 100% | 12 | | |
| 85x2018-126 | 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 |
| 85x2018-114 | CONTINUE | Yes | Morgan Apartments LLC | Morgan Apartments | CRA | 293-2017 | 10/20/2017 | 061-15000-09 | 18-030 | 100% | 12 | 2019 | 12/31/2031 |
| 85x2018-079 | 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 |
| 85x2018-069 | 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 |
| 85x2018-054 | 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 |
| 85x2018-053 | 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 |
| 85x2018-049 | CONTINUE | Yes | 1415 Republic LLC | 1415 Republic | CRA | 145-2016 | 7/21/2017 | 061-15000-09 | 18-002 | 100% | 12 | 2019 | 12/31/2030 |
| 85x2018-042 | CONTINUE | Yes | Broadway Building Investors | 824 Broadway | CRA | 0127-2017 | 7/11/2017 | 061-15000-09 | 19-034 | 100% | 12 | 2019 | 12/31/2030 |
| 85x2018-051 | 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 |
| 85x2018-043 | CONTINUE | Yes | 1526 Blair Avenue, LLC | 1526 Blair Ave | CRA | 193-2017 | 7/2/2017 | 061-15000-09 | 18-005 | 100% | 12 | 2019 | 12/31/2030 |
| 75x2017-275 | 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 |
| 75x2017-273 | CONTINUE | Yes | 205WM, LLC | 205 W. McMicken | CRA | 10-2017 | 6/19/2017 | 061-15000-09 | 18-006 | 100% | 8 | 2019 | 12/31/2026 |
| 75x2017-272 | 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 |
| 75x2017-261 | 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 |
| 75x2017-258 | 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 |
| 75x2017-248 | 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 |
| 75x2017-187 | CONTINUE | Yes | OTR Holdings, Inc. | 1233 Walnut | CRA | 0402-2016 | 2/1/2017 | 061-15000-09 | 19-058 | 100% | 12 | 2018 | 12/31/2029 |
| 75x2017-186 | CONTINUE | Yes | 3044 Harrison Ave Holdings, LLC | West Side Brewing Commercial CRA | CRA | 0366-2016 | 1/27/2017 | 061-15000-09 | 17-017 | 100% | 12 | 2018 | 12/31/2029 |
| 75x2017-179 | CONTINUE | Yes | 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 |
| 75x2017-181 | CONTINUE | Yes | Film Center, LLC | Film Center | CRA | 398-2016 | 1/23/2017 | 061-15000-09 | 18-012 | 100% | 12 | 2019 | 12/31/2030 |
| 75x2017-168 | 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 |
| 75x2017-163 | 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 |
| 75x2017-151 | 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 |
| 75x2017-131 | 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 |
| 75x2017-033 | 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 |
| 75x2017-028 | 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 |
| 75x2017-025 | 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 |
| 75x2017-014 | CONTINUE | Yes | 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 |

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| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project Name | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement No. | ODSA Individual Agreement Number | Rate | Term Years | Start Year | Reporting End Date |
|-----------------|----------------|------------|---|--|--------------|--------------------------|-------------------------|---------------------------|----------------------------------|------|------------|------------|--------------------|
| 75x2017-008 | 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 |
| 65x2016-336 | 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 |
| 65x2016-331 | 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 |
| 65x2016-304 | 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 |
| 65x2016-291 | 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 |
| 65x2016-286 | 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 |
| 65x2016-285 | 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 |
| 65x2016-281 | 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 |
| 65x2016-267 | 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 |
| 65x2016-272 | 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 |
| 65x2016-269 | 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 |
| 65x2016-268 | 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 |
| 65x2016-256 | 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 |
| 65x2016-247 | CONTINUE | Yes | Xanadu Ventures, LLC | 1121 Walnut | CRA | 51-2016 | 3/17/2016 | 061-15000-09 | 16-030 | 100% | 12 | 2017 | 12/31/2028 |
| 65x2016-255 | 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 |
| 65x2016-236 | CONTINUE | Yes | Lytle Park Inn, LLC | Cincinnati Autograph Hotel | CRA | 365-2015 | 2/24/2016 | 061-15000-09 | 17-002 | 100% | 12 | 2019 | 12/31/2030 |
| 65x2016-187 | 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 |
| 65x2016-119 | 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 |
| 65x2016-089 | 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 |
| 65x2016-012 | 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 |
| 65x2016-013 | CONTINUE | Yes | Abigail Flats, LLC | 512 E 12th Street | CRA | 0250-2015 | 8/4/2015 | 061-15000-09 | 17-000 | 100% | 8 | 2017 | 12/31/2024 |
| 55x2015-303 | CONTINUE | Yes | 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 |
| 65x2016-006 | CONTINUE | Yes | 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 |
| 55x2015-356 | 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 |
| 55x2015-332 | 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 |
| 55x2015-310 | 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 |
| 55x2015-288 | CONTINUE | Yes | VP4, LLC | VP4, LLC | LEED CRA | 35-2015 | 3/20/2015 | 061-15000-09 | 15-114 | 100% | 15 | 2016 | 12/31/2030 |
| 65x2016-228 | 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 |
| 55x2015-251 | CONTINUE | Yes | Gaslight Gardens LLC | Gaslight Whitfield, Ltd | LEED CRA | 2-2015 | 2/12/2015 | 061-15000-09 | 15-100 | 100% | 15 | 2017 | 12/31/2031 |
| 55x2015-215 | 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 |
| 55x2015-219 | 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 |
| 55x2015-214 | CONTINUE | Yes | Rhinegeist | Rhinegeist Expansion | CRA | 355-2014 | 1/9/2015 | 061-15000-09 | 15-107 | 100% | 10 | 2016 | 12/31/2025 |
| 55x2015-313 | 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 |
| 55x2015-345 | 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 |
| 55x2015-114 | 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 |
| 55x2015-115 | 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 |
| 55x2015-116 | 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 |
| 55x2015-113 | 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 |
| 55x2015-094 | 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 |
| 55x2015-105 | 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 |
| 55x2015-088 | 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 |
| 55x2015-089 | CONTINUE | Yes | 1201 Walnut, LLC | 1201 Walnut | CRA | 215-2014 | 9/15/2014 | 061-15000-09 | 15-105 | 100% | 12 | 2015 | 12/31/2026 |
| 55x2015-85 | CONTINUE | Yes | Kirby Lofts, LLC | Kirby Lofts | CRA | 141-2014 | 9/12/2014 | 061-15000-09 | 14-108 | 100% | 8 | 2017 | 12/31/2024 |
| 55x2015-072 | CONTINUE | Yes | Cintrifuse Innovation Hub, LLC | Cintrifuse | LEED CRA | 225-2013 | 8/8/2014 | 061-15000-09 | 13-101 | 100% | 12 | 2016 | 12/31/2027 |
| 55x2015-066 | 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 |
| 55x2015-067 | 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 |
| 55x2015-063 | 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 |
| 55x2015-054 | 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 |
| 55x2015-064 | 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 |
| 45x2014-251 | 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 |
| 45x2014-218 | CONTINUE | Yes | Gantry Apartments, LLC | Gantry | LEED CRA | 0242-2013 | 4/30/2014 | 061-15000-09 | 14-006 | 100% | 15 | 2014 | 12/31/2028 |
| 45x2014-207 | 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 |
| 45x2014-154 | 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 |

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| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project Name | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement No. | ODSA Individual Agreement Number | Rate | Term Years | Start Year | Reporting End Date |
|-----------------|----------------|------------|--|---|----------------|--------------------------|-------------------------|---------------------------|----------------------------------|------|------------|------------|--------------------|
| 65x2016-080 | 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 |
| 45x2014-206 | 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 |
| 45x2014-108 | 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 |
| 45x2014-114 | 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 |
| 45x2014-110 | 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 |
| 45x2014-103 | 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 |
| 45x2014-102 | 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 |
| 45x2014-084 | 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 |
| 45x2014-070 | 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 |
| 45x2014-034 | 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 |
| 45x2014-013 | 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 |
| 45x2014-006 | 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 |
| 35x008-2013 | 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 |
| 35x007-2013 | 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 |
| 25x2012-153 | 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 |
| 25x045-2012A | 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 |
| 25x2012-146 | 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 |
| 25x2012-136 | 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 |
| 25x038-2012 | 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 |
| 25x2012-099 | CONTINUE | Yes | 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 |
| 25x023-2012 | 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 |
| 35x011-2013 | 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 |
| 25x020-2012 | 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 |
| 15x2011-032 | CONTINUE | Yes | Jefferson Ventures, LLC | Jefferson Ventures | CRA | 3-2011 | 12/31/2011 | 061-15000-09 | 11-009 | 100% | 15 | 2012 | 12/31/2026 |
| 15x2011-165 | 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 |
| 15x2011-159 | 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 |
| 15x2011-149 | 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 |
| 15x2011-128 | 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 |
| 15x2011-127 | 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 |
| 15x2011-097 | 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 |
| 15x0008 | 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 |
| 15x0007 | 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 |
| 15x0010 | 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 |
| 15x2011-063 | CONTINUE | Yes | Elberon Senior Apartments | Elberon | LEED CRA | 72-2011 | 4/8/2011 | 061-15000-09 | 16-002 | 100% | 12 | 2013 | 12/31/2024 |
| 15x2011-062 | 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 |
| 15x2011-061 | 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 |
| 05x0015 | 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 |
| 05x0013 | 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 |
| 05x2010-294 | 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 |
| 05x2010-276 | 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 |
| 05x2010-263 | 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 |
| 05x2010-259 | 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 |
| 65x2016-222 | 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 |
| 65x2016-223 | 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 |
| 05x2010-082 | 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 |
| 95x0026 | 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 |
| 85x0190 | 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 |
| 85x0133 | 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 |
| 55x009 | CONTINUE | Yes | Machine Flats, LLC | 3301 Colerain - Middle Earth | RA - HISTORIC/ | 109-2005 | 4/18/2005 | 061-15000-06 | 05-001 | 100% | 8 | 2015 | 12/31/2023 |
| 35x2023-184 | CONTINUE | Yes | 2378 Park Owner, LLC | Park Avenue Apartments | CRA | 336-2022 | 12/28/2022 | 061-15000-09 | | 100% | 15 | | |
| 35x2023-181 | CONTINUE | Yes | Four Corners Cincinnati, LLC | Marshall & Central CRA | LEED CRA | 223-2022 | 12/23/2022 | 061-15000-09 | | 100% | 13 | | |
| 35x2023-182 | CONTINUE | Yes | Lincoln & Gilbert Family, LLC | Lincoln & Gilbert Family | LEED CRA | 24-2022 | 12/20/2022 | 061-15000-09 | | 100% | 15 | | |
| 35x2023-178 | CONTINUE | Yes | EK Brown Properties, LLC | 810 Plum Street | CRA | 140-2022 | 11/17/2022 | 061-15000-09 | | 100% | 12 | | |

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| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project Name | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement No. | ODSA Individual Agreement Number | Rate | Term Years | Start Year | Reporting End Date |
|-----------------|----------------|------------|-----------------------------------|--|--------------|--------------------------|-------------------------|---------------------------|----------------------------------|------|------------|------------|--------------------|
| 35x2023-172 | CONTINUE | Yes | Barrister Apartments, LLC | The Barrister | CRA | 24-2022 | 9/16/2022 | 061-15000-09 | 22-003 | 100% | 15 | | |
| 35x2023-168 | CONTINUE | Yes | August Flats, LLC | August Flats (1701-1705 Race) | CRA | 222-2022 | 8/18/2022 | 061-15000-09 | 22-005 | 100% | 12 | | |
| 35x2023-167 | CONTINUE | Yes | 1401 Main, LLC | 2022 OTR Mixed-income Housing | CRA | 222-2022 | 8/18/2022 | 061-15000-09 | | 100% | 12 | | |
| 25x2022-264 | CONTINUE | Yes | 2001 Vine, LLC | Smithall CRA | CRA | 513-2021 | 7/11/2022 | 061-15000-09 | | 100% | 12 | | |
| 35x2023-164 | CONTINUE | Yes | 123 E. McMicken Avenue, LLC | The Volkshaus | CRA | 141-2022 | 7/11/2022 | 061-15000-09 | | 100% | 15 | | |
| 25x2022-255 | CONTINUE | Yes | Griffon Apartments, LLC | Griffon Apartments | LEED CRA | 437-2021 | 6/15/2022 | 061-15000-09 | 21-035 | 100% | 15 | | |
| 25x2022-244 | CONTINUE | Yes | Fourth and Pike Apartments, LLC | 550 E. Fourth Street | LEED CRA | 103-2022 | 5/23/2022 | 061-15000-09 | | 100% | 15 | | |
| 25x2022-223 | CONTINUE | Yes | The Farmers Hotel LLC | The Farmers Hotel | CRA | 465-2021 | 3/25/2022 | 061-15000-09 | 22-004 | 100% | 12 | | |
| 25x2022-213 | CONTINUE | Yes | Warsaw Creative, LLC | Warsaw Creative Campus | CRA | 512-2021 | 2/11/2022 | 061-15000-09 | 22-001 | 100% | 15 | | |
| 25x2022-054 | CONTINUE | No | Roost Properties, LLC | 3244 Fairfield | LEED CRA | 266-2020 | 10/11/2021 | 061-15000-09 | 21-018 | 100% | 15 | | |
| 25x2022-052 | CONTINUE | No | 254 Mohawk, LLC | 254 Mohawk CRA | CRA | 313-2021 | 9/30/2021 | 061-15000-09 | 21-014 | 100% | 12 | | |
| 25x2022-044 | CONTINUE | No | CLC 300 Main Street, LLC | Pure Romance LEED CRA | LEED CRA | 274-2021 | 9/15/2021 | 061-15000-09 | 21-039 | 100% | 15 | | |
| 15x2021-292 | CONTINUE | No | 1623 Pleasant Street, LLC | 1623 Pleasant CRA | CRA | 224-2021 | 6/23/2021 | 061-15000-09 | 21-008 | 100% | 8 | | |
| 15x2021-262 | CONTINUE | No | 17E-Fifteen LLC | 17 E Fifteen St | CRA | 111-2021 | 4/26/2021 | 061-15000-09 | 21-013 | 100% | 8 | | |
| 15x2021-249 | CONTINUE | No | NHC - Flat Iron, LLC | Flat Iron Building Renovation | CRA | 278-2019 | 2/23/2021 | 061-15000-09 | 21-011 | 100% | 12 | | |
| 15x2021-224 | CONTINUE | No | Graphite Oakley, LLC | Graphite Oakley | LEED CRA | 364-2020 | 12/30/2020 | 061-15000-09 | 20-045 | 100% | 12 | | |
| 15x2021-220 | CONTINUE | No | SS Mamnoh, LLC | Madisonville Smart Storage | LEED CRA | 0272-2017 | 12/7/2020 | 061-15000-09 | 20-035 | 100% | 15 | 2019 | 12/31/2033 |
| 15x2021-208 | CONTINUE | No | 2330 VP Apartments, LLC | Eden Enclaves | LEED CRA | 330-2020 | 11/10/2020 | 061-15000-09 | 20-047 | 100% | 15 | | |
| 05x2020-295 | CONTINUE | No | Liberty Modern, LLC | JB Schmitt Garage CRA | CRA | 525-2019 | 3/10/2020 | 061-15000-09 | 20-026 | 100% | 12 | | |
| 05x2020-289 | CONTINUE | No | Linwood Real Estate Holdings, LLC | 3152 Linnwood CRA | CRA | 527-2019 | 2/19/2020 | 061-15000-09 | 20-019 | 100% | 8 | | |
| 05x2020-277 | CONTINUE | No | 313 West 5th, LLC | 313 W 5th CRA | CRA | 474-2019 | 1/10/2020 | 061-15000-09 | 20-038 | 100% | 12 | | |
| 05x2020-256 | CONTINUE | No | 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 |
| 05x2020-222 | CONTINUE | No | Solica Construction | 722 E McMillan | CRA | 281-2019 | 10/22/2019 | 061-15000-09 | 20-009 | 100% | 12 | 2021 | 12/31/2032 |
| 05x2020-211 | 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 |
| 05x2020-184 | 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 |
| 05x2020-181 | CONTINUE | No | 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 |
| 05x2020-175 | CONTINUE | No | JRS Interests I, LLC | 2315 Park Ave. | LEED CRA | 280-2019 | 8/13/2019 | 061-15000-09 | 19-065 | 100% | 14 | | |
| 05x2020-178 | 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 |
| 95x2019-246 | CONTINUE | No | 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 |
| 95x2019-146 | 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 |
| 95x2019-225 | 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 |
| 95x2019-222 | 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 |
| 95x2019-168 | CONTINUE | No | 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 |
| 85x2018-307 | 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 |
| 85x2018-313 | CONTINUE | No | 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 |
| 85x2018-184 | CONTINUE | No | TLAAT9, LLC | Neyer Management | CRA | 322-2017 | 1/5/2018 | 061-15000-09 | 18-015 | 100% | 12 | 2019 | 12/31/2030 |
| 85x2018-171 | CONTINUE | No | 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 |
| 85x2018-120 | CONTINUE | No | 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 |
| 85x2018-121 | CONTINUE | No | 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 |
| 85x2018-122 | CONTINUE | No | 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 |
| 85x2018-115 | 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 |
| 85x2018-105 | CONTINUE | No | Maplewood & Kinsey, LLC | 2415 Maplewood | LEED CRA | 254-2017 | 10/20/2017 | 061-15000-09 | 18-007 | 100% | 12 | 2021 | 12/31/2032 |
| 85x2018-097 | 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 |
| 85x2018-048 | CONTINUE | No | Allston Place LLC | 4016 Allston Place Commercial CRA | CRA | 139-2017 | 7/21/2017 | 061-15000-09 | 19-023 | 67% | 12 | 2019 | 12/31/2030 |
| 75x2017-278 | 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 |
| 75x2017-229 | CONTINUE | No | 1207 Elm, LLC | 1207 Elm | LEED CRA | 0036-2017 | 4/5/2017 | 061-15000-09 | 17-015 | 100% | 12 | 2018 | 12/31/2029 |
| 75x2017-178 | CONTINUE | No | KAAPS 7364, LLC | Roselawn Center Renovation | CRA | 0399-2016 | 1/23/2017 | 061-15000-09 | 17-009 | 100% | 12 | 2018 | 12/31/2029 |
| 75x2017-162 | CONTINUE | No | 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 |
| 75x2017-090 | 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 |
| 75x2017-077 | CONTINUE | No | 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 |
| 75x2017-073 | CONTINUE | No | Wulfeck Family Partnership, LLC | Jet Machine Expansion | CRA | 142-2016 | 9/9/2016 | 061-15000-09 | 16-050 | 75% | 15 | 2019 | 12/31/2033 |
| 75x2017-029 | CONTINUE | No | 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 |
| 75x2017-021 | CONTINUE | No | Wellington APT LLC | 111 Wellington Place | LEED CRA | 232-2016 | 8/1/2016 | 061-15000-09 | 16-042 | 100% | 15 | 2019 | 12/31/2033 |

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| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project Name | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement No. | ODSA Individual Agreement Number | Rate | Term Years | Start Year | Reporting End Date |
|-----------------|----------------|------------|--|--|--------------|--------------------------|-------------------------|---------------------------|----------------------------------|------|------------|------------|--------------------|
| 75x2017-020 | CONTINUE | No | 3MG Properties LTD | 1607 Main | CRA | 234-2016 | 8/1/2016 | 061-15000-09 | 16-047 | 100% | 12 | 2020 | 12/31/2031 |
| 75x2017-002 | CONTINUE | No | 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 |
| 65x2016-323 | CONTINUE | No | Marlowe Court Limited Partnership | Marlowe Court | LEED CRA | 117-2016 | 6/9/2016 | 061-15000-09 | 16-038 | 100% | 15 | 2018 | 12/31/2032 |
| 65x2016-229 | CONTINUE | No | Lyjaad LLC | Clifton Market - CRA Tax Abatement | CRA | 380-2015 | 2/22/2016 | 061-15000-09 | 16-023 | 100% | 12 | 2017 | 12/31/2028 |
| 65x2016-137 | 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 |
| 65x2016-132 | 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 |
| 65x2016-118 | CONTINUE | No | 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 |
| 65x2016-090 | CONTINUE | No | Cutter Historic Apartments, LLC | Cutter Historic Apartments | CRA | 282-2015 | 9/2/2015 | 061-15000-09 | 16-043 | 100% | 8 | 2017 | 12/31/2024 |
| 65x2016-004 | 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 |
| 65x2016-054 | 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 | | |
| 55x2015-324 | CONTINUE | No | 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 |
| 55x2015-273 | 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 |
| 55x2015-253 | CONTINUE | No | SOLI Interests LLC | 1405 Clay | CRA | 10-2015 | 2/18/2015 | 061-15000-09 | 15-101 | 100% | 12 | 2016 | 12/31/2027 |
| 65x2016-227 | CONTINUE | No | 100 Findlay, LLC | 100 Findlay | CRA | 348-2015 | 2/16/2015 | 061-15000-09 | 20-033 | 100% | 8 | | |
| 55x2015-216 | CONTINUE | No | BarbAurora, LLC | BarbAurora, LLC | CRA | 342-2014 | 1/9/2015 | 061-15000-09 | 15-108 | 100% | 12 | 2018 | 12/31/2029 |
| 55x2015-165 | CONTINUE | No | Avondale Housing LP | Avondale Revitalization Phase 1B | CRA | 304-2014 | 11/13/2014 | 061-15000-09 | 14-109 | 100% | 8 | 2017 | 12/31/2024 |
| 55x2015-164 | CONTINUE | No | 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 |
| 55x2015-160 | CONTINUE | No | Transept Property, LLC | 1205 Elm St | CRA | 310-2014 | 10/31/2014 | 061-15000-09 | 19-017 | 100% | 10 | 2016 | 12/31/2025 |
| 55x2015-117 | CONTINUE | No | General Electric | GE Operations Center | CRA | 164-2014 | 10/2/2014 | 061-15000-09 | 14-112 | 100% | 15 | 2016 | 12/31/2030 |
| 55x2015-090 | CONTINUE | No | 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 |
| 45x2014-104 | CONTINUE | No | BSG2, LLC | BSG2, LLC (24 E 15th) | CRA | 23-2013 | 12/10/2013 | 061-15000-09 | 13-100 | 100% | 12 | 2016 | 12/31/2027 |
| 45x2014-076 | CONTINUE | No | 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 |
| 45x2014-029A | CONTINUE | No | 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 |
| 45x2014-024 | CONTINUE | No | Grandin Company LTD | 1308 Race Street | CRA | 025-2013 | 9/6/2013 | 061-15000-09 | 13-006 | 100% | 10 | 2014 | 12/31/2023 |
| 35x2013-170 | CONTINUE | No | 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 |
| 45x2014-146 | CONTINUE | No | 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 |
| 55x2015-125 | CONTINUE | No | 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 |
| 25x008-2012 | CONTINUE | No | 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 |
| 25x2012-057 | CONTINUE | No | 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 |
| 25x007-2012 | CONTINUE | No | Spring Grove Holdings, LLC | Mercer Supply Relocation | CRA | 4-2012 | 2/12/2012 | 061-15000-09 | 19-046 | 75% | 12 | 2014 | 12/31/2025 |
| 25x0002 | CONTINUE | No | HCI-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 |
| 15x2011-164 | CONTINUE | No | 5011 Kenwood, LLC | Camargo Capital Renovation | LEED CRA | 296-2011 | 11/8/2011 | 061-15000-09 | 11-012 | 100% | 12 | 2013 | 3/1/2024 |
| 15x0011 | CONTINUE | No | CBD Holdings | 122 E 6th Street | LEED CRA | 163-2011 | 5/24/2011 | 061-15000-09 | 11-008 | 100% | 12 | 2013 | 12/31/2024 |
| 15x2011-064 | CONTINUE | No | Electronic Ark, LLC | 222 East 14th Street | CRA | 60-2011 | 4/12/2011 | 061-15000-09 | 16-012 | 100% | 12 | 2014 | 12/31/2025 |
| 15x2011-047 | CONTINUE | No | NBDC I, LLC | Hildebrant/Hilmon Child Care Center | CRA | 21-2011 | 3/7/2011 | 061-15000-09 | 11-002 | 100% | 12 | 2012 | 12/31/2023 |
| 15x2011-003 | CONTINUE | No | 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 |
| 05-0010 | 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 |
| 05x2010-285 | CONTINUE | No | 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 |
| 75x0124 | CONTINUE | No | 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 |
| 75x0085 | CONTINUE | No | 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 |
| 65x2016-056 | CONTINUE | No | Towne Properties | Holy Cross Chapel Conversion | LEED CRA | 224-2015 | 6/24/2005 | 061-15000-09 | 16-009 | 100% | 12 | 2018 | 12/31/2029 |
| 35x2023-183 | CONTINUE | No | Lester and Montgomery Apartments, LLC | Lester and Montgomery Apartments | LEED CRA | 380-2022 | 12/28/2022 | 061-15000-09 | | 100% | 15 | | |
| 35x2023-177 | CONTINUE | No | Kaladin, LLC | 1923 Elm Street | CRA | 309-2022 | 11/10/2022 | 061-15000-09 | | 100% | 15 | | |
| 25x2022-259 | CONTINUE | No | 6121-23 Madison Rd Opportunity Fund, LLC | The Mannino Building | LEED CRA | 318-2021 | 6/24/2022 | 061-15000-09 | | 100% | 15 | | |
| 25x2022-248 | CONTINUE | No | 726 E McMillan, LLC | 726 McMillan | CRA | 477-2021 | 5/25/2022 | 061-15000-09 | | 100% | 12 | | |
| 05x2020-306 | MODIFY | Yes | Este Investors, LTD | Este Building LEED CRA | LEED CRA | 543-2019 | 3/17/2020 | 061-15000-09 | 20-042 | 100% | 15 | | |
| 25x2022-012 | MODIFY | No | 116 E. McMicken, LLC | 116 E. McMicken CRA | CRA | 104-2021 | 7/29/2021 | 061-15000-09 | 21-029 | 100% | 15 | | |
| 25x2022-010 | MODIFY | No | 100 E. McMicken, LLC | 100 E. McMicken CRA | LEED CRA | 84-2021 | 7/28/2021 | 061-15000-09 | 21-025 | 100% | 15 | | |
| 25x2022-008 | MODIFY | No | Northcrown 56 McMicken, LLC | 56 E. McMicken CRA | CRA | 105-2021 | 7/26/2021 | 061-15000-09 | 21-024 | 100% | 15 | | |
| 15x2021-280 | MODIFY | No | Court and Vine Holdings, LLC | 915 Vine Street CRA | CRA | 292-2020 | 6/10/2021 | 061-15000-09 | 21-034 | 100% | 12 | | |
| 15x2021-279 | MODIFY | No | Court and Vine Holdings, LLC | 31 E Court CRA | CRA | 294-2020 | 6/4/2021 | 061-15000-09 | 12-032 | 100% | 12 | | |
| 15x2021-281 | MODIFY | No | Court and Vine Holdings, LLC | 7-11 E Court Street CRA | CRA | 291-2020 | 6/4/2021 | 061-15000-09 | 21-033 | 100% | 12 | | |
| 15x2021-254 | MODIFY | No | CH Keymark LLC | The Furniture Store | CRA | 134-2021 | 5/6/2021 | 061-15000-09 | 21-030 | 100% | 15 | | |

2023 TIRC Report
CRA Report - General Information
(Complete Listing)

| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project Name | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement No. | ODSA Individual Agreement Number | Rate | Term Years | Start Year | Reporting End Date |
|-----------------|----------------|------------|---|--|---------------|--------------------------|-------------------------|---------------------------|----------------------------------|------|------------|------------|--------------------|
| 15x2021-258 | MODIFY | No | 119 E. McMicken, LLC | 119 E. McMicken | CRA | 59-2021 | 2/24/2021 | 061-15000-09 | 21-023 | 100% | 15 | | |
| 15x2021-187 | MODIFY | No | 830 Main Street, LLC | 830 Main Street | LEED CRA | 285-2019 | 11/2/2020 | 061-15000-09 | 21-005 | 100% | 15 | | |
| 15x2021-182 | MODIFY | No | 1735 Vine, LLC | 1735 Vine Street CRA | CRA | 529-2019 | 10/21/2020 | 061-15000-09 | 21-003 | 100% | 12 | | |
| 05x2020-318 | MODIFY | No | 161 McMicken, LLC | 161 E McMicken | CRA | 483-2019 | 9/17/2020 | 061-15000-09 | 20-030 | 100% | 10 | | |
| 15x2021-181 | MODIFY | No | Acanthus Properties V, LLC | 1704 Elm Street CRA | CRA | 537-2019 | 8/18/2020 | 061-15000-09 | 21-002 | 100% | 12 | | |
| 15x2021-176 | MODIFY | No | 421 Hoge Street, LLC | 421 Hoge Street | LEED CRA | 264-2019 | 7/24/2020 | 061-15000-09 | 20-027 | 100% | 11 | | |
| 05x2020-322 | MODIFY | No | 1814 Central, LLC | OTR Stillhouse | CRA | 470-2019 | 5/14/2020 | 061-15000-09 | 20-020 | 100% | 10 | | |
| 05x2020-309 | MODIFY | No | Northcrown Property, LLC | 1614 Walnut Street LEED CRA | LEED CRA | 456-2019 | 3/17/2020 | 061-15000-09 | 20-041 | 100% | 15 | | |
| 05x2020-288 | MODIFY | No | Perseverance Commercial, LLC | Perseverance Commercial CRA | LEED CRA | 439-2019 | 2/10/2020 | 061-15000-09 | 20-022 | 100% | 15 | 2022 | 12/31/2036 |
| 05x2020-276 | MODIFY | No | 6558 Gracely, LLC | Gracely Event Centre CRA | CRA | 429-2019 | 1/23/2020 | 061-15000-09 | 21-004 | 100% | 12 | | |
| 05x2020-279 | MODIFY | No | E.M.A. Freeman, LLC | Freeman Apartments | LEED CRA | 524-2019 | 1/14/2020 | 061-15000-09 | 20-037 | 100% | 12 | | |
| 05x2020-278 | MODIFY | No | 1725 Elm Street, LLC | 1725 Elm CRA | CRA | 468-2019 | 1/10/2020 | 061-15000-09 | 20-039 | 100% | 12 | | |
| 05x2020-269 | MODIFY | No | 509 E12 ST, LLC | 509 E12 ST CRA | CRA | 467-2019 | 12/31/2019 | 061-15000-09 | 20-017 | 100% | 12 | | |
| 05x2020-271 | MODIFY | No | 222 Mohawk LLC | 222-226 Mohawk CRA | CRA | 463-2019 | 12/31/2019 | 061-15000-09 | 20-016 | 100% | 12 | | |
| 05x2020-273 | MODIFY | No | Fountain Place, LLC | Fountain Place (TIF like a CRA) | CRA | 538-2019 | 12/23/2019 | 061-15000-09 | | 100% | 10 | | |
| 05x2020-183 | MODIFY | No | Seitz, LLC | 303 Seitz St | CRA | 322-2019 | 8/15/2019 | 061-15000-09 | 19-054 | 100% | 12 | | |
| 05x2020-167 | MODIFY | No | 1733 Elm St, LLC | 1733 Elm Street | CRA | 196-2019 | 7/12/2019 | 061-15000-09 | 19-035 | 100% | 12 | 2021 | 12/31/2032 |
| 95x2019-304 | MODIFY | No | 423 East 13th Street, LLC | 423 E. 13th Street | CRA | 99-2019 | 4/25/2019 | 061-15000-09 | 19-022 | 100% | 10 | | |
| 95x2019-148 | MODIFY | No | 1629 Citadel LLC | 2346 Boone CRA | CRA | 59-2019 | 3/1/2019 | 061-15000-09 | 19-025 | 100% | 8 | | |
| 95x2019-251 | 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 | | |
| 95x2019-244 | 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 | 12/31/2033 |
| 95x2019-230 | MODIFY | No | Court Street Condos, LLC | Court Street Commons | LEED CRA | 346-2018 | 11/30/2018 | 061-15000-09 | 19-040 | 100% | 15 | | |
| 95x2019-141 | MODIFY | No | OTR Market Properties, LLC | 1635 Race | CRA | 317-2018 | 11/9/2018 | 061-15000-09 | 19-002 | 95% | 9 | | |
| 95x2019-177 | MODIFY | No | Cincinnati Brewery District Apartments, LLC | 1906 Elm Street | CRA | 206-2018 | 9/11/2018 | 061-15000-09 | 19-063 | 100% | 12 | 2020 | 12/31/2031 |
| 85x2018-231 | 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 |
| 85x2018-106 | MODIFY | No | 233 Gilman, LLC | 225 Gilman | LEED CRA | 253-2017 | 10/20/2017 | 061-15000-09 | 18-009 | 100% | 12 | | |
| 85x2018-052 | MODIFY | No | Neyer Holdings, Inc. | 130-132 E. 6th Street | LEED CRA | 146-2017 | 8/2/2017 | 061-15000-09 | 20-015 | 100% | 12 | | |
| 85x2018-045 | MODIFY | No | Condominium Holdings, LLC | 1505 Race | CRA | 0113-2017 | 7/21/2017 | 061-15000-09 | 19-045 | 100% | 10 | 2020 | 12/31/2029 |
| 85x2018-044 | MODIFY | No | Condominium Holdings, LLC | 116 W 15th Street | CRA | 0112-2017 | 7/21/2017 | 061-15000-09 | 19-044 | 100% | 12 | 2020 | 12/31/2031 |
| 45x2014-058 | TERMINATE | Yes | FH Row 1, LLC | McMillan Firehouse Row - Phase I | CRA | 292-2013 | 11/5/2013 | 061-15000-09 | 13-009 | 100% | 8 | 2015 | 12/31/2022 |
| 45x2014-066 | TERMINATE | Yes | Beasley Place LLC | Beasley Place - RRP | CRA | 0249-2013 | 10/22/2013 | 061-15000-09 | 13-011 | 100% | 8 | 2015 | 12/31/2022 |
| N/A | TERMINATE | Yes | Hale-Justis Lofts, LP | Hale-Justis Lofts, LP | RA - HISTORIC | 161-2013 | 6/12/2013 | 061-15000-09 | 18-028 | 100% | 22 | 2001 | 12/31/2022 |
| 35x2013-060 | TERMINATE | Yes | Salvation Army Catherine Booth Residence L.P. | Salvation Army Catherine Booth Residence LP | CRA | 492-2012 | 2/5/2013 | 061-15000-09 | 13-002 | 100% | 8 | 2015 | 12/31/2022 |
| 05x2010-293 | TERMINATE | Yes | 1415 Vine, LLC | Gateway IV | CRA | 17-2010 | 8/20/2010 | 061-15000-09 | 10-006 | 100% | 12 | 2011 | 12/31/2022 |
| 05x0001 | TERMINATE | 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 |
| 95x0313 | TERMINATE | Yes | 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 |
| 2008-9999 | TERMINATE | 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 |
| 75x0027 | TERMINATE | Yes | RD America Inc. | Restaurant Depot CRA | CRA | 40-2007 | 3/23/2007 | 061-15000-06 | 07-001 | 100% | 15 | 2008 | 12/31/2022 |
| 65x0122 | TERMINATE | 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 |
| 15x2021-177 | TERMINATE | No | Traction Partners, LLC | Traction Company Building | LEED CRA | 459-2019 | 7/28/2020 | 061-15000-09 | 20-023 | 100% | 15 | | |
| 95x2019-265 | TERMINATE | No | Supreme Bright Cincinnati | First National Bank | LEED CRA | 23-2019 | 3/1/2019 | 061-15000-09 | 19-039 | 100% | 15 | | |
| 95x2019-219 | TERMINATE | No | E Barg LLC | 1738-40 Queen City CRA | CRA | 284-2018 | 11/8/2018 | 061-15000-09 | 19-004 | 100% | 12 | | |
| 85x2018-274 | TERMINATE | 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 |
| 85x2018-202 | TERMINATE | No | The Fortus Group | W Liberty & Elm | CRA | 86-2017 | 3/12/2018 | 061-15000-09 | 18-026 | 100% | 12 | | |
| 55x2015-363 | 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 | | |

2023 TIRC Report
CRA Report - Construction Issues (Partial Listing)

| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project: Project Name | Construction End Date (Estimated) | Projected Investment | Status of Completion |
|-----------------|----------------|------------|---|--|-----------------------------------|----------------------|---|
| 15x2021-262 | CONTINUE | No | 17E-Fifteen LLC | 17 E Fifteen St | 12/31/2022 | \$300,000 | Pending completion app issues |
| 05x2020-175 | CONTINUE | No | JRS Interests I, LLC | 2315 Park Ave. | 9/30/2020 | \$3,278,499 | Pending Extension Amendment |
| 05x2020-183 | MODIFY | No | Seitz, LLC | 303 Seitz St | 11/30/2020 | \$477,150 | Pending Extension Amendment |
| 05x2020-318 | MODIFY | No | 161 McMicken, LLC | 161 E McMicken | 8/30/2021 | \$592,026 | Pending Completion App |
| 95x2019-177 | MODIFY | No | Cincinnati Brewery District Apartments, LLC | 1906 Elm Street | 6/30/2021 | \$1,582,000 | Pending extension amendment |
| 05x2020-309 | MODIFY | No | Northcrown Property, LLC | 1614 Walnut Street LEED CRA | 3/31/2023 | \$1,340,000 | Pending extension amendment |
| 05x2020-273 | MODIFY | No | Fountain Place, LLC | Fountain Place (TIF like a CRA) | 12/31/2022 | \$65,000,000 | Pending completion application |
| 15x2021-187 | MODIFY | No | 830 Main Street, LLC | 830 Main Street | 12/31/2022 | \$7,325,000 | Pending extension amendment |
| 15x2021-182 | MODIFY | No | 1735 Vine, LLC | 1735 Vine Street CRA | 12/31/2022 | \$1,044,555 | Pending extension amendment |
| 15x2021-181 | MODIFY | No | Acanthus Properties V, LLC | 1704 Elm Street CRA | 12/31/2022 | \$966,627 | Pending extension amendment |
| 25x2022-010 | MODIFY | No | 100 E. McMicken, LLC | 100 E. McMicken CRA | 1/1/2023 | \$841,650 | Pending extension amendment |
| 85x2018-045 | MODIFY | No | Condominium Holdings, LLC | 1505 Race | 12/31/2019 | \$630,544 | Pending Extension Amendment |
| 85x2018-044 | MODIFY | No | Condominium Holdings, LLC | 116 W 15th Street | 12/31/2019 | \$660,428 | Pending Extension Amendment |
| 85x2018-052 | MODIFY | No | Neyer Holdings, Inc. | 130-132 E. 6th Street | 12/31/2018 | \$3,500,000 | Pending Extension Amendment |
| 05x2020-167 | MODIFY | No | 1733 Elm St, LLC | 1733 Elm Street | 9/30/2021 | \$1,087,250 | Pending extension amendment |
| 15x2021-258 | MODIFY | No | 119 E. McMicken, LLC | 119 E. McMicken | 9/1/2022 | \$822,500 | Pending extension amendment |
| 25x2022-012 | MODIFY | No | 116 E. McMicken, LLC | 116 E. McMicken CRA | 1/1/2023 | \$869,325 | Pending extension amendment |
| 25x2022-008 | MODIFY | No | Northcrown 56 McMicken, LLC | 56 E. McMicken CRA | 4/1/2022 | \$1,501,184 | Pending extension amendment |
| 15x2021-176 | MODIFY | No | 421 Hoge Street, LLC | 421 Hoge Street | 4/30/2023 | \$12,320,000 | Pending Completion App |
| 05x2020-276 | MODIFY | No | 6558 Gracely, LLC | Gracely Event Centre CRA | 11/30/2021 | \$235,000 | Pending extension amendment |
| 85x2018-231 | MODIFY | No | Azeotropic Partners, LLC | 1301 Walnut St_ Commercial | 5/31/2020 | \$1,878,979 | Pending extension amendment |
| 05x2020-278 | MODIFY | No | 1725 Elm Street, LLC | 1725 Elm CRA | 3/31/2023 | \$1,234,442 | Pending extension amendment |
| 05x2020-288 | MODIFY | No | Perseverance Commercial, LLC | Perseverance Commercial CRA | 12/31/2021 | \$1,927,262 | Pending extension amendment |
| 95x2019-230 | MODIFY | No | Court Street Condos, LLC | Court Street Commons | 10/15/2021 | \$1,135,679 | Pending extension amendment |
| 95x2019-251 | MODIFY | No | Cincy Downtown Lodging Associates, LLC | 299 E. Sixth Street | 6/30/2020 | \$10,400,000 | Pending Construction start, then Extension Amendment |
| 95x2019-244 | MODIFY | No | Building #1, LLC | 100 E. Clifton, 101 & 105 Peete Renovation | 4/30/2020 | \$2,645,500 | Pending Extension Amendment |
| 85x2018-106 | MODIFY | No | 233 Gilman, LLC | 225 Gilman | 3/31/2020 | \$350,000 | Pending extension amendment |
| 05x2020-322 | MODIFY | No | 1814 Central, LLC | OTR Stillhouse | 10/30/2021 | \$2,236,000 | Pending Completion App |
| 95x2019-148 | MODIFY | No | 1629 Citadel LLC | 2346 Boone CRA | 6/30/2021 | \$552,261 | Pending extension amendment |
| 15x2021-280 | MODIFY | No | Court and Vine Holdings, LLC | 915 Vine Street CRA | 2/28/2023 | \$390,512 | Pending extension amendment |
| 15x2021-279 | MODIFY | No | Court and Vine Holdings, LLC | 31 E Court CRA | 2/28/2023 | \$248,919 | Pending extension amendment |
| 15x2021-281 | MODIFY | No | Court and Vine Holdings, LLC | 7-11 E Court Street CRA | 2/28/2023 | \$1,098,288 | Pending extension amendment |
| 05x2020-269 | MODIFY | No | 509 E12 ST, LLC | 509 E12 ST CRA | 12/31/2022 | \$839,434 | Pending extension amendment |
| 95x2019-141 | MODIFY | No | OTR Market Properties, LLC | 1635 Race | 8/23/2020 | \$511,000 | Pending Extension Amendment |
| 95x2019-304 | MODIFY | No | 423 East 13th Street, LLC | 423 E. 13th Street | 3/31/2021 | \$1,090,000 | Pending Extension Amendment |
| 95x2019-219 | TERMINATE | No | E Barg LLC | 1738-40 Queen City CRA | 12/1/2020 | \$198,294 | Pending Default and Termination; Pending Completion App |
| 15x2021-177 | TERMINATE | No | Traction Partners, LLC | Traction Company Building | 4/30/2022 | \$32,000,000 | Pending Construction start, then Extension Amendment |
| 95x2019-265 | TERMINATE | No | Supreme Bright Cincinnati | First National Bank | 12/31/2021 | \$48,500,000 | Pending extension amendment |

2023 TIRC Report
CRA Report - Job Commitment Issues (Partial Listing)

| Contract Number | Recommendations | Compliant? | Organization Legal Name | Project: Project Name | End Date-Job Creation Period | Jobs Created Commitment | Jobs Created in 2022 | Jobs Created Payroll Commitment | Jobs Created Payroll in 2022 | Created Jobs Compliance Rate | Approval Notes |
|-----------------|-----------------|------------|-------------------------------|--|------------------------------|-------------------------|----------------------|---------------------------------|------------------------------|------------------------------|---|
| 15x2011-064 | CONTINUE | No | Electronic Ark, LLC | 222 East 14th Street | 3/1/2019 | 14 | 0 | \$420,000 | \$0 | 0.0 | No created jobs; 14 required. |
| 05x2010-285 | CONTINUE | No | Keidel Supply Company Inc. | Keidel Supply Company, Inc. Relocation | 3/1/2014 | 45 | 0 | \$2,000,000 | \$0 | 0.0 | 2022: no created jobs; 45 required. difficulty finding people i.e. market conditions. |
| 75x0124 | CONTINUE | No | Stratford Companies | Stratford Companies/ Senior Star - Assisted Living | 3/1/2014 | 108 | 0 | \$3,500,000 | \$0 | 0.0 | No created jobs; 108 required. |
| 55x2015-090 | CONTINUE | No | SOLI Interests LLC | 1200 and 1208 Main St | 3/1/2019 | 10 | 2 | \$125,000 | \$50,000 | 20.0 | 2022: 2 jobs created; 10 required |
| 75x2017-029 | CONTINUE | No | Urban Legacy VIII, LLC | 15 W. 14th St | 3/1/2018 | 26 | 6 | \$1,090,000 | \$192,857 | 21.2 | 2022: 5 created jobs; 26 required. Tenant operations limited due to COVID-19 |
| 95x2019-246 | CONTINUE | No | Black Forest Holdings IV Ltd. | Sims-Lohman Expansion | 3/1/2022 | 30 | 9 | \$1,500,000 | \$2,500,000 | 30.0 | 9 created jobs; 30 required |
| 65x2016-132 | CONTINUE | No | South Block Phase IV, LLC | 3936 Spring Grove | 3/1/2019 | 19 | 6 | \$285,000 | \$75,000 | 31.6 | 2022: 6 created jobs; 19 required; COVID-19 issues. |
| 55x2015-253 | CONTINUE | No | SOLI Interests LLC | 1405 Clay | 3/1/2019 | 5 | 2 | \$60,000 | \$60,000 | 40.0 | 2 jobs created; 5 required |
| 25x007-2012 | CONTINUE | No | Spring Grove Holdings, LLC | Mercer Supply Relocation | 3/1/2021 | 12 | 5 | \$360,000 | \$180,000 | 41.7 | 5 jobs created; 12 required |
| 75x0085 | CONTINUE | No | 2718 Observatory Partners LLC | 2718 Observatory Avenue CRA | 3/1/2011 | 50 | 22 | \$1,750,000 | \$3,469,578 | 44.0 | 2022: 22 out of 50 required higher payroll makes them compliant. |
| 75x2017-077 | CONTINUE | No | The Kroger Co | Kroger Culinary Training & Education Center | 3/1/2021 | 15 | 7 | \$1,280,000 | \$629,859 | 46.7 | 7 created jobs; 15 required |
| 55x2015-117 | CONTINUE | No | General Electric | GE Operations Center | 3/1/2019 | 1,800 | 954 | \$140,000,000 | \$111,820,168 | 53.0 | Notice of Default pending |
| 55x2015-160 | CONTINUE | No | Transept Property, LLC | 1205 Elm St | 3/1/2019 | 33 | 18 | \$740,000 | \$540,000 | 54.5 | 18 created jobs; 33 required |
| 85x2018-048 | CONTINUE | No | Allston Place LLC | 4016 Allston Place Commercial CRA | 3/1/2021 | 18 | 11 | \$720,000 | \$1,350,000 | 61.1 | 11 created jobs; 18 required |
| 15x0011 | CONTINUE | No | CBD Holdings | 122 E 6th Street | 3/1/2016 | 35 | 24 | \$500,000 | \$437,612 | 68.6 | 24 jobs created; 35 required |
| 55x2015-324 | CONTINUE | No | 3117 Southside Realty LLC | Southside Realty-Industrial | 3/1/2019 | 150 | 111 | \$4,500,000 | \$6,692,053 | 74.0 | Initial position plans changed, job figures decreased |

2023 TIRC Report
CRA Report - Reports and Fees Issues (Partial Listing)

| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project: Project Name | Annual Report Received | Current Year Annual Fee | Fee Payment Date | Annual Fee Paid | Reporting and Fee Status |
|-----------------|----------------|------------|---|--|------------------------|-------------------------|------------------|-----------------|---|
| 55x2015-273 | CONTINUE | No | Sands Senior Apartments, LLC | CRA - Sands Senior Apartments | 6/12/2023 | \$500.00 | | | Pending 2022 annual fee |
| 05x2020-222 | CONTINUE | No | Solica Construction | 722 E McMillan | 6/9/2023 | \$500.00 | | | Pending 2022 annual fee |
| 65x2016-090 | CONTINUE | No | Cutter Historic Apartments, LLC | Cutter Historic Apartments | 6/7/2023 | \$500.00 | | | Pending 2022 annual fee |
| 95x2019-146 | CONTINUE | No | Paramount Redevelopment LLC | 731 E McMillan Renovation | 4/21/2023 | \$500.00 | | | Pending 2022 annual fee |
| 85x2018-115 | CONTINUE | No | Paramount Redevelopment LLC | Gateway at McMillan | 4/21/2023 | \$500.00 | | | Pending 2022 annual fee |
| 75x2017-229 | CONTINUE | No | 1207 Elm, LLC | 1207 Elm | 4/5/2023 | \$500.00 | | | Pending 2022 annual fee |
| 75x2017-162 | CONTINUE | No | BAM Realty Group, LLC | 8 East 4th Street | 3/31/2023 | \$500.00 | | | Pending 2022 annual fee |
| 75x2017-002 | CONTINUE | No | BAM Realty Group, LLC | 3094 Madison LEED-CRA | 3/31/2023 | \$500.00 | | | Pending 2022 annual fee |
| 15x2021-208 | CONTINUE | No | 2330 VP Apartments, LLC | Eden Enclaves | 3/21/2023 | \$500.00 | | | Pending 2022 annual fee |
| 65x2016-227 | CONTINUE | No | 100 Findlay, LLC | 100 Findlay | 3/21/2023 | \$500.00 | | | Pending 2022 annual fee |
| 85x2018-105 | CONTINUE | No | Maplewood & Kinsey, LLC | 2415 Maplewood | 3/20/2023 | \$500.00 | | | Pending 2022 annual fee |
| 35x2013-170 | CONTINUE | No | 233 Gilman, LLC | CRA - 233 Gilman Ave | 3/20/2023 | \$500.00 | | | Pending 2022 annual fee |
| 65x2016-229 | CONTINUE | No | Lyjaad LLC | Clifton Market - CRA Tax Abatement | 3/20/2023 | \$500.00 | | | Pending 2022 annual fee |
| 45x2014-024 | CONTINUE | No | Grandin Company LTD | 1308 Race Street | 3/16/2023 | \$500.00 | | | Pending 2022 annual fee |
| 05x2020-184 | CONTINUE | No | Grandin Company LTD | 1600 Central Parkway | 3/16/2023 | \$500.00 | | | Pending 2022 annual fee |
| 05x2020-181 | CONTINUE | No | Exeter 2249 Seymour, L.P. | Cincinnati Gardens Site Redevelopment | 3/15/2023 | \$1,345.10 | | | Pending 2022 annual fee |
| 25x2022-044 | CONTINUE | No | CLC 300 Main Street, LLC | Pure Romance LEED CRA | 3/15/2023 | \$500.00 | | | Pending 2022 annual fee |
| 75x2017-073 | CONTINUE | No | Wulfeck Family Partnership, LLC | Jet Machine Expansion | 3/14/2023 | \$1,391.89 | | | Pending 2022 annual fee |
| 15x2011-003 | CONTINUE | No | Aegis Protective Services | Aegis Protective Services CRA - 3033 Robertson Ave. | 3/11/2023 | \$500.00 | | | Pending 2022 annual fee |
| 05x2020-277 | CONTINUE | No | 313 West 5th, LLC | 313 W 5th CRA | 3/8/2023 | \$500.00 | | | Pending 2022 annual fee |
| 85x2018-313 | CONTINUE | No | Oakley Child Care III, LLC | Oakley Child Care III, LLC | 3/1/2023 | \$1,040.30 | | | Pending 2022 annual fee |
| 15x2021-224 | CONTINUE | No | Graphite Oakley, LLC | Graphite Oakley | 2/28/2023 | \$500.00 | | | Pending 2022 annual fee |
| 45x2014-076 | CONTINUE | No | TMG Investment Group | Broadway Square, Phase I | 2/22/2023 | \$762.87 | | | Pending 2022 annual fee |
| 25x2022-054 | CONTINUE | No | Roost Properties, LLC | 3244 Fairfield | 2/21/2023 | \$500.00 | | | Pending 2022 annual fee |
| 95x2019-225 | CONTINUE | No | RBI Techsolve Property LLC | RBI Techsolve / RBI Solar - CRA | 2/21/2023 | \$1,579.86 | | | Pending 2022 annual fee |
| 75x2017-021 | CONTINUE | No | Wellington APT LLC | 111 Wellington Place | 2/10/2023 | \$2,500.00 | | | Pending 2022 annual fee |
| 85x2018-307 | CONTINUE | No | US Bank | U.S. Bank - CRA/JCTC | 2/6/2023 | \$500.00 | | | Pending 2022 annual fee |
| 65x2016-004 | CONTINUE | No | Seymour Investments, LLC | Enquirer Distribution Ctr - Techsolve II | 2/6/2023 | \$500.00 | | | Pending 2022 annual fee |
| 85x2018-171 | CONTINUE | No | OTR Housing Group, LLC | 1531 Elm, 1533 Elm, 1533 Pleasant | 2/6/2023 | \$500.00 | | | Pending 2022 annual fee |
| 25x2022-052 | CONTINUE | No | 254 Mohawk, LLC | 254 Mohawk CRA | 2/3/2023 | \$500.00 | | | Pending 2022 annual fee |
| 15x2021-292 | CONTINUE | No | 1623 Pleasant Street, LLC | 1623 Pleasant CRA | 2/3/2023 | \$500.00 | | | Pending 2022 annual fee |
| 15x2011-064 | CONTINUE | No | Electronic Ark, LLC | 222 East 14th Street | 1/30/2023 | \$500.00 | | | Pending 2022 annual fee |
| 05-0010 | CONTINUE | No | Christian Moerlein Brewing Co. | MLH Cincinnati USA, LLC - Christian Moerlein @ The Banks | | \$1,691.23 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 15x2011-047 | CONTINUE | No | NBDC I, LLC | Hildebrant/Hilmon Child Care Center | | \$500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 85x2018-120 | CONTINUE | No | New Avondale Center, LLC | Avondale Town Center - Commercial Remodeling | | \$500.00 | 6/8/2023 | \$500.00 | Pending 2022 annual report |
| 65x2016-137 | CONTINUE | No | Saturday Knight Ltd. | Saturday Knight Relocation | | \$500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 85x2018-121 | CONTINUE | No | New Avondale Center, LLC | Avondale Town Center - Mixed New Construction | | \$2,500.00 | 6/8/2023 | \$2,500.00 | Pending 2022 annual report |
| 05x2020-175 | CONTINUE | No | JRS Interests I, LLC | 2315 Park Ave. | | \$500.00 | 6/7/2023 | \$500.00 | Pending 2022 annual report |
| 45x2014-146 | CONTINUE | No | Porch Swing Properties, LLC | 1612 Elm Redevelopment | | \$500.00 | 4/26/2023 | \$500.00 | Pending 2022 annual report |
| 05x2020-295 | CONTINUE | No | Liberty Modern, LLC | JB Schmitt Garage CRA | | \$500.00 | 6/9/2023 | \$500.00 | Pending 2022 annual report |
| 95x2019-222 | CONTINUE | No | University Townhomes, LLC | 3561 Eden Avenue | | \$500.00 | 6/12/2023 | \$500.00 | Pending 2022 annual report |
| 25x2012-057 | CONTINUE | No | St. Paul Village II Limited Partnership | Saint Paul Village II | | \$979.85 | 6/12/2023 | \$976.85 | Pending 2022 annual report |
| 25x008-2012 | CONTINUE | No | Usquare, LLC | CUF U-Square @ The Loop | | \$2,500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 65x2016-118 | CONTINUE | No | OTR A.D.O.P.T. | 1702 Central Parkway | | \$500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 45x2014-029A | CONTINUE | No | Cincinnati Development I, LLC | 580 Walnut Street/ @580 2nd Amendment | | \$2,500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 95x2019-168 | CONTINUE | No | Cincinnati Scholar House LP | Cincinnati Scholar House | | \$2,044.81 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 65x2016-056 | CONTINUE | No | Towne Properties | Holy Cross Chapel Conversion | | \$988.10 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 05x2020-256 | CONTINUE | No | Keidel Supply Company Inc. | Keidel Supply Company, Inc. Relocation | | \$500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 75x2017-020 | CONTINUE | No | 3MG Properties LTD | 1607 Main | | \$500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 15x2011-164 | CONTINUE | No | 5011 Kenwood, LLC | Camargo Capital Renovation | | \$500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 15x2021-220 | CONTINUE | No | SS Mamnoh, LLC | Madisonville Smart Storage | | \$2,500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 55x2015-165 | CONTINUE | No | Avondale Housing LP | Avondale Revitalization Phase 1B | | \$500.00 | 6/8/2023 | \$500.00 | Pending 2022 annual report |
| 85x2018-097 | CONTINUE | No | The Deacon Propco, LLC | Straight Street Collegiate Apartments | | \$2,500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 65x2016-323 | CONTINUE | No | Marlowe Court Limited Partnership | Marlowe Court | | \$2,287.68 | 6/12/2023 | \$2,287.68 | Pending 2022 annual report |

2023 TIRC Report
CRA Report - Reports and Fees Issues (Partial Listing)

| Contract Number | Recommendation | Compliant? | Organization Legal Name | Project: Project Name | Annual Report Received | Current Year Annual Fee | Fee Payment Date | Annual Fee Paid | Reporting and Fee Status |
|-----------------|----------------|------------|---|---|------------------------|-------------------------|------------------|-----------------|--|
| 05x2020-276 | MODIFY | No | 6558 Gracely, LLC | Gracely Event Centre CRA | 3/19/2023 | \$500.00 | | | Pending 2022 annual fee |
| 85x2018-052 | MODIFY | No | Neyer Holdings, Inc. | 130-132 E. 6th Street | 3/16/2023 | \$500.00 | | | Pending 2022 annual fee |
| 05x2020-271 | MODIFY | No | 222 Mohawk LLC | 222-226 Mohawk CRA | 2/6/2023 | \$500.00 | | | Pending 2022 annual fee |
| 95x2019-177 | MODIFY | No | Cincinnati Brewery District Apartments, LLC | 1906 Elm Street | 2/1/2023 | \$500.00 | | | Pending 2022 annual fee |
| 95x2019-265 | MODIFY | No | Supreme Bright Cincinnati | First National Bank | | \$500.00 | | | Pending 2022 annual fee |
| 05x2020-318 | MODIFY | No | 161 McMicken, LLC | 161 E McMicken | | \$500.00 | | | Pending 2022 Annual Report; Pending 2022 Annual Fee |
| 05x2020-279 | MODIFY | No | E.M.A. Freeman, LLC | Freeman Apartments | | \$500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 95x2019-141 | MODIFY | No | OTR Market Properties, LLC | 1635 Race | | \$500.00 | 6/12/2023 | \$500.00 | Pending 2022 annual report |
| 95x2019-304 | MODIFY | No | 423 East 13th Street, LLC | 423 E. 13th Street | | \$500.00 | | | Pending 2022 annual report; Pending 2022 annual fee |
| 85x2018-202 | TERMINATE | No | The Fortus Group | W Liberty & Elm | | \$1,000.00 | | | Pending termination agreement |
| 85x2018-274 | TERMINATE | No | 1737 Vine, LLC | 1737 Vine Street CRA | | \$500.00 | 3/3/2023 | \$500.00 | Pending 2022 annual report |
| 95x2019-219 | TERMINATE | No | E Barg LLC | 1738-40 Queen City CRA | | \$1,000.00 | | | Pending Default and Termination; multiple reports and fees outstanding |
| 55x2015-363 | TERMINATE | No | Youthland Academy | Children United, LLC LEED CRA Tax Exemption | | \$2,000.00 | | | Pending Default and Termination; multiple reports and fees outstanding |

October 4, 2023

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202302091

**Subject: Emergency Ordinance – Tax Increment Financing Exemption
for 7 West 7th Street**

Attached is an Emergency Ordinance captioned:

DECLARING improvements to certain real property located at 7 West 7th Street in the Central Business District of Cincinnati, to be constructed pursuant to a *Development Agreement* between the City of Cincinnati and 7 West 7th Property LLC, to be a public purpose and exempt from real property taxation for a period of 30 years pursuant to R.C. Section 5709.41; and **AMENDING** Ordinance No. 413-2002, passed on December 18, 2002, as amended, to remove such real property from the operation of that ordinance.

BACKGROUND/CURRENT CONDITIONS

Previously, pursuant to Ordinance No. 17-2022, passed by Council on January 26, 2022, Council authorized the City Manager to enter into a *Development Agreement* with 7 West 7th Property, LLC (the “Developer”), pertaining to the development of floors 8-21 of the building on property located at 7 West 7th Street in the Central Business District (the “Project Site”), for the construction of approximately 338 residential units at an estimated aggregate cost of \$72,800,000 (the “Project”). The *Development Agreement* provided for City assistance to the Project in the form of a rebate of a portion of the service payments in lieu of taxes imposed in connection with a proposed 30-year property tax exemption for improvements pursuant to Ohio Revised Code Section 5709.41, subject to the passage by Council of a separate ordinance authorizing such tax exemption.

DEVELOPER INFORMATION

The Developer is an affiliate of Victrix Investments, LLC (“Victrix”). Victrix is a real estate investment and development firm based in New York City. Anoop Dave and Tim Gordon are the CEO and President of Victrix Investments, LLC, respectively, and participating parties for this transaction. Victrix focuses on multi-family and hotel investments and targets adaptive reuse conversion projects of office or other uses into multi-family and mixed-use projects. Victrix’s goal is to work with cities and owners to repurpose substantially vacant buildings into additional housing units to ensure the continued vibrancy of America’s downtowns. Victrix has successfully completed several projects, including the Highline Apartments in Hyattsville, Maryland, another office-to-residential conversion project.

PROJECT DESCRIPTION

The Developer will renovate floors 8-21 of the former Macy's Corporate Headquarters building. Upon completion, the Project will contain approximately 338 market-rate residential units with monthly rents ranging from \$1,350 for a studio apartment and \$2,150 for a 2-bedroom unit at a Total Project Cost of approximately \$81,492,277. It is anticipated that the Project will support the creation of 500 temporary construction jobs with an estimated aggregate payroll of \$10 million during construction and 11 full-time permanent jobs upon completion with an estimated annual payroll of \$702,000.

PROPOSED INCENTIVE

DCED is recommending (i) a Tax Increment Financing (TIF) exemption for the Project site pursuant to Ohio Revised Code 5709.41 for a period of 30 years and (ii) in order to effectuate this transaction, amending the TIF District Ordinance to exclude the property and to provide for an exemption for the property in accordance with the *Development Agreement*. Following the creation of the Project TIF, the City and Developer will enter a Service Agreement, which will require full payment of statutory Service Payments in lieu of real estate taxes. Prior to the rebate of any Service Payments to the Developer, 33% of the Service Payments will be paid to Cincinnati Public Schools. For tax years 1-25, the Developer is willing to make a VTICA contribution equal to 15% of the Service Payments for the purpose of funding the maintenance and operations of the streetcar. With respect to years 26 through 30 of the TIF Exemption, the City will retain 100% of those Excess Service Payments. Without the Project TIF, the Developer is unable to secure the construction financing for the Project improvements.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance. The emergency clause is necessary to establish the TIF exemption prior to financial closing and so that construction can commence at the earliest possible time.

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

EMERGENCY

ZDS

- 2023

DECLARING improvements to certain real property located at 7 West 7th Street in the Central Business District of Cincinnati, to be constructed pursuant to a Development Agreement between the City of Cincinnati and 7 West 7th Property LLC, to be a public purpose and exempt from real property taxation for a period of thirty years pursuant to Ohio Revised Code Section 5709.41; and **AMENDING** Ordinance No. 413-2002, passed on December 18, 2002, as amended, to remove such real property from the operation of that ordinance.

WHEREAS, as authorized by Ordinance No. 17-2022, passed by Council on January 26, 2022, the City and 7 West 7th Property LLC (“Developer”), entered into a Development Agreement dated March 1, 2022 (the “Development Agreement”), pertaining the development of floors eight through 21 of the building on the property located at 7 West 7th Street in Cincinnati, more particularly described on Attachment A to this ordinance (the “Property”); and

WHEREAS, the City executed the Development Agreement in order to (i) create or preserve jobs and improve the economic welfare of the people of the City, consistent with Section 13 of Article VIII of the Ohio Constitution, and (ii) increase the availability of quality housing, consistent with Section 16 of Article VIII of the Ohio Constitution; and

WHEREAS, the City executed the Development Agreement in furtherance of a program of redevelopment the City undertook pursuant to Article XVIII, Section 3 of the Ohio Constitution, the Charter and ordinances of the City, and Plan Cincinnati (2012); and

WHEREAS, pursuant to the Development Agreement, (i) the City acquired fee title to the Property; and (ii) the City subsequently re-conveyed the Property to Developer and to affiliates of Developer, as tenants-in-common of the Property with Developer, to enable Developer to undertake its redevelopment obligations under the Development Agreement; and

WHEREAS, the Property is located within the boundaries of the District 3-Downtown/OTR West District Incentive District, which was created by Ordinance No. 413-2002, passed by Council on December 18, 2002, as subsequently amended (the “TIF District Ordinance”); and

WHEREAS, in order to effectuate the transactions described in these recitals and in accordance with R.C. 5709.916(E), the City desires to amend the TIF District Ordinance to exclude the Property and to provide for an exemption for the Property in accordance with the Development Agreement pursuant to Ohio Revised Code (“R.C.”) Section 5709.41; and

WHEREAS, R.C. Sections 5709.41, 5709.42, and 5709.43 provide that Council may, in furtherance of its redevelopment activities: (i) declare by ordinance to be a public purpose any Improvement (as defined in R.C. Section 5709.41) to a parcel of real property and thereby authorize the exemption of such Improvement from real property taxation for a period of time if

(a) the City held fee title to the parcel at any time prior to the adoption of the ordinance, and (b) the parcel is leased, or the fee of the parcel is conveyed, to any person either before or after the adoption of the ordinance; (ii) require the payment of service payments in lieu of taxes by the owner or owners of the parcel; and (iii) establish an urban redevelopment tax increment equivalent fund for the deposit of those service payments; and

WHEREAS, the City's Department of Community and Economic Development estimates that the real property tax exemption for the Improvement to the Property will provide an annual net benefit to Developer in the amount of approximately \$431,634; and

WHEREAS, the City has determined that it is necessary and appropriate, in furtherance of the City's redevelopment activities, and in the best interests of the City, to (i) provide for exemption of the Improvement to the Property from real property taxation, and for the payment of semiannual service payments in lieu of taxes with respect to the Property ("Service Payments"), pursuant to R.C. Sections 5709.41 through 5709.43; and (ii) enter into a Service Agreement with Developer, in substantially the form attached to the Development Agreement, to establish certain terms and conditions regarding the payment of the Service Payments as further described therein; now, therefore,

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

Section 1. That, pursuant to and in accordance with the provisions of Ohio Revised Code ("R.C.") Section 5709.41, Council hereby declares that 100 percent of the increase in the assessed value of the Improvement (as defined in R.C. Section 5709.41) on floors eight through 21 of the building on the real property located at 7 West 7th Street in Cincinnati, as more particularly described on Attachment A to this ordinance (the "Property"), is a public purpose and exempt from real property taxation commencing on the first day of the tax year in which an Improvement of at least \$1,000,000 resulting from the redevelopment activities on the Property first appears on the tax duplicate of real and public utility property, and ending after the Improvement has been exempted from real property taxation for thirty years, or on the date on which the City can no longer require service payments to be paid on the Improvement, all in accordance with the requirements of R.C. Sections 5709.41 through 5709.43.

Section 2. That Council hereby confirms, pursuant to and in accordance with the provisions of R.C. Section 5709.42, that the owners from time to time of all or any portion of

the Property shall be required to pay service payments in lieu of taxes (“Service Payments”), with respect to the Improvement, subject to the specific terms and conditions provided for in the Service Agreement to be entered into with respect to the Property, in substantially the form attached to the Development Agreement between the City and 7 West 7th Property LLC (“Developer”), pertaining to the development of the Property (the “Service Agreement,” and the “Development Agreement,” respectively).

Section 3. That any and all Service Payments received by the City shall be deposited into Fund No. 763, Urban Redevelopment Tax Increment Equivalent Fund II, established by Ordinance No. 217-2015 (the “Fund Ordinance”).

Section 4. That Council hereby confirms, pursuant to and in accordance with the provisions of R.C. Section 5709.43, that the Service Payments shall be applied in accordance with the Development Agreement and the Service Agreement and shall be used in accordance with the Fund Ordinance.

Section 5. That, to facilitate the redevelopment project, Council hereby authorizes the City Manager, upon request of and in consultation with Developer, to prepare (or cooperate in the preparation of) and file an application for the real property tax exemption granted in Section 1 of this ordinance.

Section 6. That Council confirms its approval in all respects of the Development Agreement and the Service Agreement, which provide for, among other things, (i) covenants running with the land of the owner or owners, from time to time, of the Property, including covenants relating to the obligation to pay Service Payments; and (ii) compensation to the Board of Education of the Cincinnati City School District pursuant to its Tax Incentive Agreement with the City effective as of April 28, 2020.

Section 7. That Ordinance No. 413-2002, passed on December 18, 2002, as subsequently amended (the “TIF District Ordinance”), is hereby amended to remove the Property from the property tax exemption area created thereby.

Section 8. That the TIF District Ordinance, except as amended herein, shall remain in full force and effect.

Section 9. That the proper City officials are hereby authorized to take all necessary and appropriate actions to fulfill the terms of this ordinance, the Development Agreement, and the Service Agreement, including, without limitation, executing any and all ancillary agreements and other documents.

Section 10. That, pursuant to R.C. Section 5709.41(E), the Clerk of Council is hereby directed to deliver a copy of this ordinance to the Director of the State of Ohio Department of Development (“ODOD”), 77 South High Street, 29th Floor, Columbus, Ohio 43215, within fifteen days after its passage, and that, on or before March 31 of each year that the exemption set forth in Section 1 hereof remains in effect, the City Manager is authorized to prepare and submit to the Director of ODOD the status report required under R.C. Section 5709.41(E).

Section 11. That it is hereby found and determined that all formal actions of Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements, including R.C. Section 121.22.

Section 12. 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 enable the construction of the improvements to the Property described in the Development Agreement to commence at the earliest possible time, for the economic welfare of the people of the City.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk

Legal Description

Situated in Section 18, Town 4, Fractional Range 1, BTM, and in the City of Cincinnati, Hamilton County, Ohio, and being all of Lot 2 of Seven West Seventh Subdivision, as set forth on the Record Plat recorded in Plat Book 463, Page 65, of the Hamilton County, Ohio Recorder's Office.

October 4, 2023

To: Mayor and Members of City Council

202302097

From: Sheryl M.M. Long, City Manager

Subject: Emergency Ordinance – Property Transfer Agreement for East End Public Parking

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to execute a Property Transfer Agreement with Riverside Lots LLC, pursuant to which the City will sell certain real property located at 256 Wenner Street and 248 Watson Street and acquire a portion of real property located at 260 Wenner Street to facilitate the development of a public parking lot in the East End neighborhood.

BACKGROUND/CURRENT CONDITIONS

This ordinance is for a property swap necessary for a long planned and negotiated arrangement between the East End Area Council, the 3 East Community Development Corporation (3ECDC), the City, and Riverside Lots LLC (owner Jeffrey Stewart, President of Cincinnati Barge and Terminal) to bring 35 new public parking spaces to the East End for the businesses and also allow for the creation of up to 21 single family homes to be built by Riverside Lots.

During the Garden District Plan community planning process in 2016, the East End community identified a strong need for additional parking for the businesses. In 2019, the 3 East Community Development Corporation (3ECDC) applied and was first awarded NBDIP funding through the CNBDU process for the creation of a public parking lot. The original plan had some community opposition so the parties collaboratively modified the plan and the parking improvements will be made along Babb Alley between Wenner and Strader Streets to include an expansion of the alley's right of way. This parking plan requires the City to acquire a portion of private owned property at 260 Wenner St (Acquisition Property) owned by Riverside Lots, LLC. The Cincinnati Recreation Commission (CRC) is agreeable to swap 248 Watson Street and 256 Wenner St (City Property), in exchange for the Acquisition Property and unanimously approved of the land transfer at its commission meeting on January 18, 2022.

The City Property is valued at approximately \$40,000, and the fair market value of the Acquisition Property is approximately \$20,000, a difference of approximately \$20,000; however, the City is agreeable to exchange the City Property for the Acquisition Property for \$0.00 because the City will receive economic and non-economic benefits from the transaction that are anticipated to equal or exceed the difference in fair market value of the City Property and the Acquisition Property because the Project will enhance access

to the East End neighborhood business district by providing additional off-street parking capacity for patrons visiting said neighborhood business district, which the City anticipates will stimulate economic activity and growth in the East End neighborhood.

The sale, swap, and creation of the expanded ROW of Babb Alley was approved by City Planning Commission on January 20, 2023.

The East End Community Council has written a letter of support for this property swap to facilitate public parking for the business district.

DEVELOPER INFORMATION

Riverside Lots, LLC is owned by Jeffrey Stewart, President of Cincinnati Barge and Rail Terminal. The LLC owns 18 adjacent lots that they plan to develop into new single-family homes for the East End neighborhood in the future.

There is a related fair market value sale of an unnamed alley under consideration by City Council as well with The Sawyer Place Company which is a separate affiliate of the Developer.

RECOMMENDATION

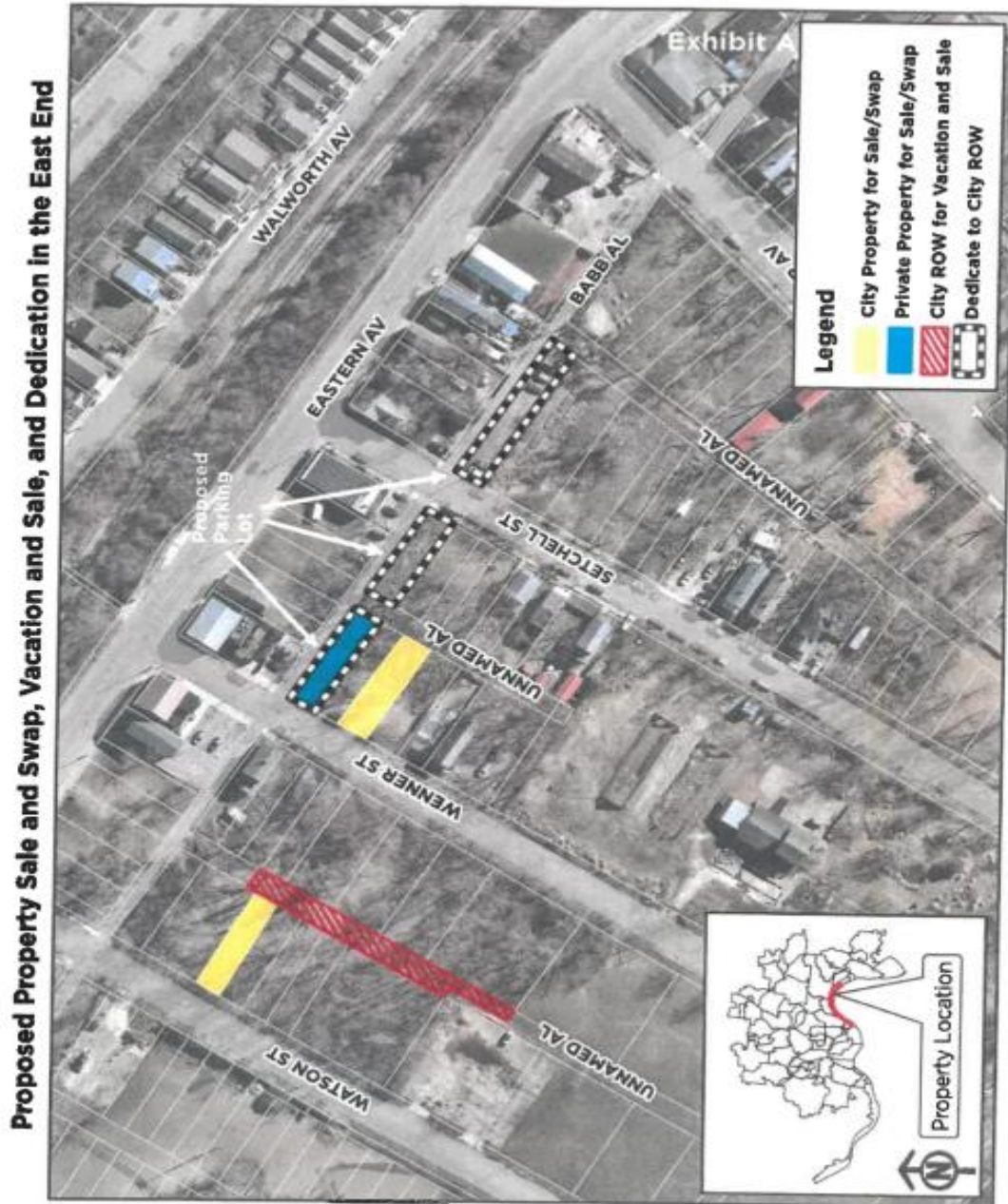
The Administration recommends approval of this Emergency Ordinance. The reason for the Emergency is that DOTE is ready to proceed with the construction contractor for the parking improvements and needs to complete the work prior to winter and closure of the asphalt plants for the season.

Attachment A: Map & Site Plan

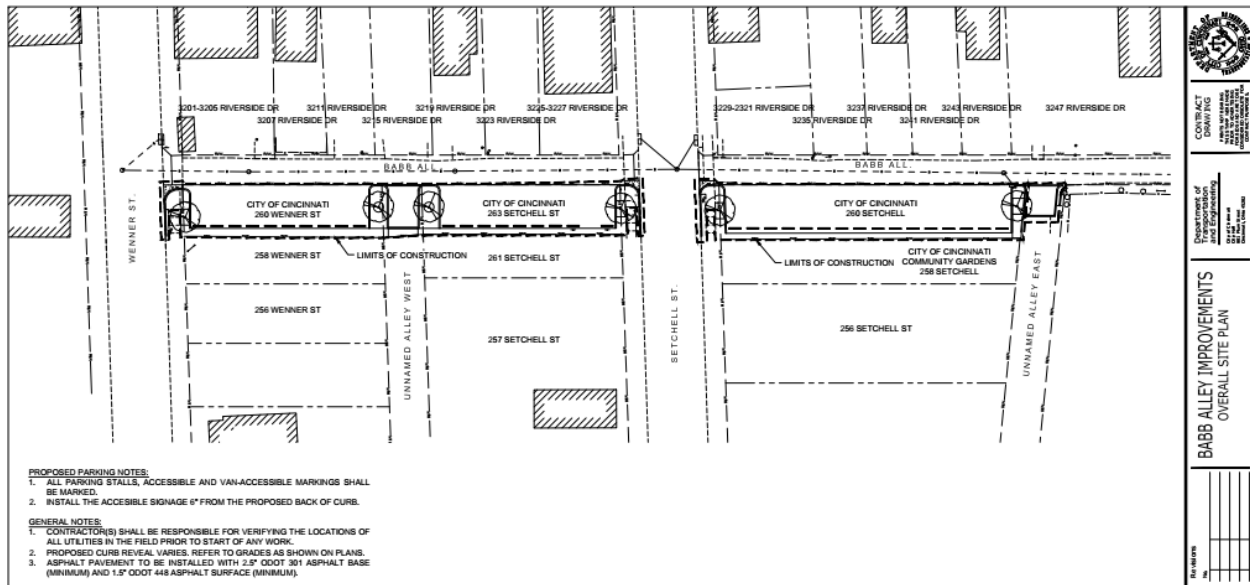
Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Attachment A

Map: Swap Property Location



Site Plan: City Parking Lot



EMERGENCY

CHM

- 2023

AUTHORIZING the City Manager to execute a Property Transfer Agreement with Riverside Lots LLC, pursuant to which the City will sell certain real property located at 256 Wenner Street and 248 Watson Street and acquire a portion of real property located at 260 Wenner Street to facilitate the development of a public parking lot in the East End neighborhood.

WHEREAS, the City owns the public right-of-way designated as Babb Alley in the East End neighborhood under the management of the City's Department of Transportation and Engineering ("DOT"); and

WHEREAS, the City's Department of Economic and Community Development ("DCED"), under its Neighborhood Business District Improvement Program, has awarded funds to 3 East Community Development Corporation, an Ohio nonprofit corporation, to expand and improve portions of the Babb Alley public right-of-way located between Watson and Wenner Streets to create a public parking lot within the East End business district ("Project"); and

WHEREAS, Riverside Lots LLC, an Ohio limited liability company ("Developer"), owns certain real property adjoining the Babb Alley public right-of-way located at 260 Wenner Street, and to facilitate the Project, the City desires to acquire certain portions of Developer's property for public right-of-way purposes, as more particularly described and depicted in the Property Transfer Agreement attached to this ordinance as Attachment A and incorporated herein by reference ("Acquisition Property"); and

WHEREAS, the City owns certain real property located at 256 Wenner Street and 248 Watson Street, as more particularly described and depicted in the Property Transfer Agreement attached to this ordinance as Attachment A and incorporated herein by reference ("Sale Property"), which Sale Property is under the management of the Cincinnati Recreation Commission ("CRC"); and

WHEREAS, Developer has petitioned the City to purchase the Sale Property to assemble it with Developer's adjacent properties to facilitate the development of a residential subdivision; and

WHEREAS, pursuant to Cincinnati Municipal Code Section 331-1, the City may sell real property that is not needed for municipal purposes; and

WHEREAS, the City Manager, being the officer having custody and control of the Sale Property, upon consultation with CRC, has determined that the City does not need the Sale Property for recreation or other municipal purposes; and

WHEREAS, the City's Real Estate Services Division has determined, by professional appraisal, that: (i) the fair market value of the Sale Property is approximately \$40,000; and (ii) the fair market value of the Acquisition Property is approximately \$20,000, a difference of \$20,000, however, the City is agreeable to exchange the Sale Property for the Acquisition Property for \$0.00 because the City will receive economic and non-economic benefits from the transaction that are anticipated to equal or exceed the difference in fair market value of the Sale Property and the Acquisition Property because the Project will enhance access to the East End neighborhood business district by providing additional off-street parking capacity for patrons visiting the neighborhood business district, and because Developer's proposed residential subdivision will create additional housing and additional jobs, which the City anticipates will stimulate economic activity and growth in the East End neighborhood; and

WHEREAS, pursuant to Cincinnati Municipal Code Section 331-5, Council may authorize the sale of City-owned real property without competitive bidding in those cases in which it determines that it is in the best interest of the City and eliminating competitive bidding in connection with the City's sale of the Sale Property is appropriate because it will achieve two important objectives, namely: (i) it will enable Developer to assemble additional properties to accommodate the construction of a new residential subdivision, thereby creating temporary construction jobs that are likely to stimulate economic growth in the East End neighborhood; and (ii) it will enable the City to expand Babb Alley to facilitate the Project; and

WHEREAS, Section 13 of Article VIII of the Ohio Constitution provides that, to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is a public interest and proper public purpose for the State or its political subdivisions to acquire, construct, enlarge, improve, or equip and to sell, lease, exchange, or otherwise dispose of property within the State of Ohio for industry, commerce, distribution, and research; and

WHEREAS, Section 16 of Article VIII of the Ohio Constitution provides that it is in the public interest and a proper public purpose for the City to enhance the availability of adequate housing and to improve the economic and general well-being of the people of the City by providing or assisting in providing housing; and

WHEREAS, in furtherance of the foregoing public purposes, the City believes that the sale of the Sale Property is in the vital and best interests of the City and the health, safety, and welfare of its residents and is in accordance with applicable state and local laws; and

WHEREAS, the Public Recreation Commission approved the sale of the Sale Property to Developer at its meeting on January 18, 2022; and

WHEREAS, the City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the sale of the Sale Property at its meeting on January 20, 2023; 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 execute a Property Transfer Agreement with Riverside Lots LLC, an Ohio limited liability company (“Developer”), in substantially the form attached to this ordinance as Attachment A and incorporated herein by reference, pursuant to which the City of Cincinnati will convey to Developer certain real property located at 256 Wenner Street and 248 Watson Street (“Sale Property”) and acquire from Developer a portion of real property located at 260 Wenner Street (“Acquisition Property”), as more particularly detailed in the Property Transfer Agreement.

Section 2. That the Sale Property is not needed for recreation purposes or any other municipal purpose.

Section 3. That the City’s Real Estate Services Division has determined, by professional appraisal: (i) the fair market value of the Sale Property is approximately \$40,000; and (ii) the fair market value of the Acquisition Property is approximately \$20,000, a difference of \$20,000, however, the City is agreeable to exchange the Sale Property for the Acquisition Property for \$0.00 because the City will receive economic and non-economic benefits from the transaction that are anticipated to equal or exceed the difference in fair market value of the Sale Property and the Acquisition Property because the Acquisition Property will facilitate the expansion and improvement of a portion of the Babb Alley public right-of-way located between Watson and Wenner Streets to create a public parking lot within the East End neighborhood business district that will enhance access to the East End neighborhood business district by providing additional off-street parking capacity for patrons visiting the area, and because the sale of the Sale Property to Developer will facilitate a residential subdivision that will create additional housing and

additional jobs, which the City anticipates will stimulate economic activity and growth in the East End neighborhood.

Section 4. That eliminating competitive bidding in connection with the City's sale of the Sale Property is in the best interest of the City because it will achieve two important objectives, namely: (i) it will enable Developer to assemble additional properties to accommodate the construction of new single-family homes, thereby creating temporary construction jobs that are likely to stimulate economic growth in the East End neighborhood; and (ii) it will enable the City to expand Babb Alley to facilitate the creation of a public parking lot within the East End neighborhood business district.

Section 5. That the City Manager and other City officials are hereby authorized to take all necessary and proper actions to carry out the provisions of this ordinance, including, without limitation, executing any and all ancillary agreements, deeds, plats, and other documents to facilitate the sale of the Sale Property to Developer and to accept and confirm the conveyance of the Acquisition Property to the City, and to note such acceptance on the conveyance instrument.

Section 6. That the City Solicitor shall cause an authenticated copy of this ordinance to be duly recorded in the land records of Hamilton County, Ohio.

Section 7. 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 for the City to accept and confirm the conveyance of the Acquisition Property without delay so that the City may promptly undertake and complete construction on the shovel-ready project to expand and improve the Babb Alley public

right-of-way and receive the economic and noneconomic benefits of said construction project at the earliest time.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk

Contract No: _____

Project: East End Parking Lot (Babb Alley)

PROPERTY TRANSFER AGREEMENT

THIS PROPERTY TRANSFER AGREEMENT is made and entered into effective as of the Effective Date (as defined on the signature page hereof) by and between the **CITY OF CINCINNATI**, an Ohio municipal corporation, 801 Plum Street, Cincinnati, OH 45202 (the “**City**”) and **RIVERSIDE LOTS LLC**, an Ohio limited liability company, the address of which is 1725 Riverside Drive, Cincinnati, Ohio 45202 (the “**Riverside**”).

Recitals:

A. By virtue of an *Auditor's Deed* recorded in Deed Book 4130, Page 451, Hamilton County, Ohio Records, and a *General Warranty Deed* recorded in Deed Book 4235, Page 575, Hamilton County, Ohio Records, the City owns certain real property located at 256 Wenner Street and 248 Watson Street in the East End neighborhood of Cincinnati, which properties are more particularly identified as Hamilton County, Ohio Auditor's Parcel Nos. 028-0001-0130 and 028-0002-0014, and more particularly described on Exhibit A (*Legal Description – City Property*) hereto (the “**City Property**”). The City Property is under the management of the City's Public Recreation Commission (“**CRC**”).

B. Riverside owns certain real property located at 260 Wenner Street in the East End neighborhood of Cincinnati, which property is more particularly identified as Hamilton County, Ohio Auditor's Parcel No. 028-0002-0015, and more particularly described on Exhibit B (*Legal Description – Riverside's Property*) hereto (the “**Riverside Property**”).

C. The City has awarded the 3 East Community Development Corporation monies under the Neighborhood Business District Improvement Program to create a public parking lot within the East End business district (the “**Project**”). The Project involves, without limitation, the expansion and improvement of the Babb Alley public right-of-way located between Watson and Wenner Streets to facilitate the Project. The City desires to convey the City Property to Riverside in exchange for a portion of the Riverside Property, as more particularly depicted in Exhibit C (*Survey*) and described in Exhibit D (*Legal Description- Acquisition Property*) hereto (the “**Acquisition Property**”).

D. The City has determined that the City Property is not needed for municipal purposes.

E. The City's Real Estate Services Division has determined, by a professional appraisal, that (i) the fair market value of the City Property is approximately \$40,000, and (ii) the fair market value of the Acquisition Property is approximately \$20,000, a difference of approximately \$20,000; however, the City is agreeable to exchange the City Property for the Acquisition Property for \$0.00 because the City will receive economic and non-economic benefits from the transaction that are anticipated to equal or exceed the difference in fair market value of the City Property and the Acquisition Property because the Project will enhance access to the East End neighborhood business district by providing additional off-street parking capacity for patrons visiting said neighborhood business district, which the City anticipates will stimulate economic activity and growth in the East End neighborhood.

F. Section 13 of Article VIII of the Ohio Constitution provides that to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is a public interest and proper public purpose for the State or its political subdivisions to sell, lease, exchange, or otherwise dispose of property within the State of Ohio for industry, commerce, distribution, and research.

G. The City has determined that it is in the best interest of the City to eliminate competitive bidding in connection with the City's sale of the City Property because conveying the City Property to Riverside in exchange for the Acquisition Property will accomplish two important objectives, namely: (i) it

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will enable Riverside to assemble additional buildable sites to accommodate the construction of single-family homes, thereby putting the currently undeveloped land to productive use; and (ii) the transaction enables 3 East Community Development Corporation to undertake the Project to provide additional off-street parking capacity for patrons visiting the East End neighborhood business district.

H. CRC approved the City's conveyance of the City Property to Riverside at its meeting on January 18, 2022.

I. The City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the City's conveyance of the City Property to Riverside and the City's acquisition of the Acquisition Property to expand Babb Alley for public parking at its meeting on January 20, 2023.

J. Ordinance No. []- [], passed by Cincinnati City Council on [], 2023, authorized the execution of this Agreement.

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Agreement to Sell and Purchase Property; Purchase Price; Title to Acquisition Property; Condition and Environmental Representations of Acquisition Property; Condition of City Property.

(A) Agreement to Sell and Purchase Property. Subject to the terms and conditions set forth herein, the City and Riverside hereby agree to the following: (i) the City agrees to sell the City Property to Riverside, and Riverside agrees to purchase the City Property from the City; (ii) Riverside agrees to sell the Acquisition Property to the City, and the City agrees to purchase the Acquisition Property from Riverside.

(B) Purchase Price. The purchase price for the City Property is \$1.00, and the purchase price for the Acquisition Property is \$1.00. At the Closing (defined below), Riverside shall pay the City an amount equal to the City Property's purchase price minus the Acquisition Property's purchase price, which equals \$0.00.

(C) Title to Acquisition Property. Riverside represents and warrants to the City that (a) it is the sole owner of the fee simple interest in the Acquisition Property; (b) there are no tenants or other third parties who are entitled to the use or possession of any part of the Acquisition Property (except as otherwise disclosed to the City in writing); and (c) the Acquisition Property is free and clear of all liens and encumbrances whatsoever, except (i) mortgage liens of record; (ii) easements, restrictions, conditions, and covenants of record; (iii) all legal highways; (iv) zoning and building laws, ordinances, rules and regulations; and (v) any and all taxes and assessments not yet due and payable. Riverside shall assist, in whatever manner reasonably possible under the circumstances as requested by the City, to procure and deliver to the City any releases, assignments, or cancellations of any and all other rights, titles, and interests in the Acquisition Property, whether attaching to the Acquisition Property before or during Riverside's ownership of the Acquisition Property. Such interests may include but are not limited to, those belonging to tenants, lessees, mortgagees, or others now in possession or otherwise occupying the Acquisition Property and all tax and assessment claims against the Acquisition Property. Riverside shall discharge and pay any mortgage or other monetary liens on the Acquisition Property at or before Closing. If the City or Riverside becomes aware of any title problems affecting the Acquisition Property, Riverside, at Riverside's expense, shall promptly take such action as is necessary to clear the title. Between the date of Riverside's execution of this Agreement and the Closing, Riverside shall not take any action that affects the title to the Acquisition Property, including, but not limited to, conveying any leasehold interests or other interests in the Acquisition Property to any third party or granting any easements, without the City's prior written consent.

(D) Condition and Environmental Representations of Acquisition Property. Riverside shall convey the Acquisition Property to the City in “as is” condition. Riverside makes no representations or warranties to the City concerning the condition of the Acquisition Property. Riverside is not aware of the existence of any environmental contamination, environmental hazards or other adverse environmental conditions previously or currently affecting the Acquisition Property.

(E) Condition of City Property. Riverside acknowledges that it is familiar with the condition of the City Property, and, at Closing (as defined below), the City shall convey the City Property to Riverside in “as is,” “where is” condition with all faults and defects, known or unknown. The City makes no representations or warranties to Riverside concerning the condition of the City Property and, from and after the Closing, the City shall have no liability of any kind to Riverside for any defects, adverse environmental condition, or any other matters affecting the City Property. Riverside assumes all environmental liability and responsibility concerning the City Property. Riverside agrees to defend, indemnify, and hold the City, its employees, officers, and officials harmless from and against any and all claims, causes of action, losses, costs, judgments, penalties, orders, fines, expenses (including, but not limited to, attorneys’ fees), demands, liability, and damages related to or arising from the discovery, presence, disposal, release, or cleanup of contaminants, hazardous materials, wastes or other pollutants affecting the City Property, or the soil, water, or vegetation located thereon, whether known or unknown, as well as personal injury or property damage related to such contaminants, hazardous materials, wastes, or other pollutants.

2. Closing.

(A) Conditions. The closing on the City’s sale of the City Property to Riverside and Riverside’s sale of the Acquisition Property to the City (the “**Closing**”) shall not occur unless and until the following conditions have been satisfied (the “**Conditions**”); provided however, that if the City, in its sole discretion, determines that one or more of the Conditions would be more appropriately handled at Closing or post-Closing, the City may, if appropriate, include such Conditions in the City’s Quitclaim Deed to Riverside or handle such Conditions post-Closing. Riverside shall perform all work and investigations and obtain and prepare all necessary documents pertaining to the satisfaction of the Conditions at no cost to the City.

- (i) Title & Survey: Riverside’s approval of title to the City Property and, if obtained by Riverside, an ALTA property survey of the City Property;
- (ii) Inspections, Utilities & Zoning/Building Code Requirements: Riverside’s approval of inspections of the City Property, including without limitation environmental assessments and soil assessments, all matters concerning utility service for the City Property, and all zoning and building code requirements that apply to the City Property;
- (iii) Coordinated Report Conditions (CR #46-2022/ #60-2021):
 - (a) Duke Energy:
 - i. Duke Energy has facilities that will need to be maintained in service near the City Property.
 - ii. Duke Energy will not permit structures to be built over the gas main.

(B) Right to Terminate. If either party determines, after exercising reasonable good faith efforts, that any of the Conditions are not or cannot be satisfied within a reasonable period, such party shall have the right to terminate this Agreement by giving written notice thereof to the other party, whereupon this Agreement and all rights and obligations of the parties hereunder shall terminate. If all of the Conditions have not been satisfied to the satisfaction of both parties or waived in writing and for that reason the Closing has not occurred within **90 days** after the Effective Date, this Agreement and all rights and obligations of the parties hereunder shall automatically terminate.

(C) Closing Date. Provided the Conditions have been satisfied, the Closing shall take place **30 days** after the Effective Date or on such earlier or later date as the parties may agree upon.

(D) Deeds. At Closing, the City shall convey title to the City Property to Riverside by Quitclaim Deed in substantially the form of Exhibit E (*Quitclaim Deed – City Property*) hereto (the “**City’s Deed**”). Riverside shall convey title to the Acquisition Property to the City by General Warranty Deed in substantially the form of Exhibit D hereto (“**Riverside’s Deed**”).

(E) Closing Costs and Closing Documents. At the Closing, (i) the City shall convey all of its right, title, and interest in and to the City Property to Riverside, in the form of Exhibit E; (ii) Riverside shall convey all of its right, title, and interest in and to the Acquisition Property to the City by *General Warranty Deed* in the form of Exhibit D. Riverside shall pay all Hamilton County, Ohio recording fees, transfer tax, and any and all other customary closing costs associated with the City Property. The City shall pay any and all closing costs associated with the Acquisition Property, except that Riverside shall pay outside of the Closing its own attorney or other professional service fees incurred in connection with this Agreement, if any. There shall be no proration of real estate taxes and assessments concerning the City Property, and from and after the Closing, Riverside shall pay all real estate taxes and assessments thereafter becoming due. The real estate taxes and assessments with respect to the Acquisition Property shall be prorated as of the date of Closing in accordance with local custom (with such proration to be based upon the acreage of the Acquisition Property as a percentage of the total acreage of the larger parcel from which the Acquisition Property is being created). If, upon receipt of the actual tax bills for the Acquisition Property, it is determined that Riverside’s estimated prorated share of the taxes and assessments through the date of the Closing, as reflected on the settlement statement, was less than Riverside’s actual prorated share, Riverside shall pay the additional amount to the City within 30 days after receipt of the tax bill. At the Closing, the parties shall execute a settlement statement and any and all other customary closing documents that are necessary for the Closing, in such forms as are approved by the City and Riverside. The City shall not, however, be required to execute a title affidavit at Closing or other similar documents pertaining to title, it being acknowledged by Riverside that the City is selling the City Property “as is.” Pursuant to Section 301-20, Cincinnati Municipal Code, at the Closing, Riverside shall pay to the City any and all unpaid related and unrelated fines, penalties, judgments, water, or other utility charges, and any and all other outstanding amounts owed by Riverside to the City. The provisions of this Agreement shall survive the City’s execution and delivery of the *Quitclaim Deed* and Riverside’s execution and delivery of the *General Warranty Deed* and shall not be deemed to have been merged therein.

(F) Phase One Environmental Assessment. No less than 14 days before Closing, Riverside, at no cost to the City, shall provide the City with a phase one assessment prepared by an environmental company acceptable to the City, evidencing that the Acquisition Property is free of environmental contamination and that the environmental condition of the Acquisition Property is otherwise acceptable the City’s Office of Environment and Sustainability.

(G) Closing Date. Subject to the terms and conditions herein, the conveyance of the Vacation Property and Pedestrian Bridge Easement to Riverside by the City and the execution of a release of certain portions of the ROW Easements by the City (the “**Closing**”) shall take place (i) **60 days** from the date that Council authorized the execution of this Agreement, or (ii) on such earlier or later date as the parties may agree upon once both parties agree that the Closing Conditions (as defined below) are reasonably satisfied (the “**Closing Date**”).

3. Notices. All notices given by the parties hereunder shall be deemed given if personally delivered, or delivered by Federal Express, UPS, or other recognized overnight courier, or mailed by U.S. registered or certified mail, postage prepaid, return receipt requested, addressed to the parties at their respective addresses set forth in the introductory paragraph of this Agreement. Notices shall be deemed given on the date of receipt. If Riverside sends a notice to the City alleging that the City is in default under this Agreement, Riverside shall simultaneously send a copy of such notice by U.S. certified mail to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, OH 45202.

4. Representations, Warranties, and Covenants of Riverside. Riverside makes the following representations, warranties, and covenants to induce the City to enter into this Agreement:

(i) Riverside is a limited liability company duly organized and validly existing under the laws of the State of Ohio, has been properly qualified to do business in the State of Ohio, and is not in violation of any laws of the State of Ohio relevant to the transactions contemplated by this Agreement.

(ii) Riverside has full power and authority to execute and deliver this Agreement and carry out the transactions provided herein. This Agreement has by proper action been duly authorized, executed, and delivered by Riverside, and all actions necessary have been taken to constitute this Agreement when executed and delivered, valid and binding obligations of Riverside.

(iii) The execution, delivery, and performance by Riverside of this Agreement and the consummation of the transactions contemplated hereby will not violate any applicable laws, or any writ or decree of any court or governmental instrumentality, or the organizational documents of Riverside, or any mortgage, indenture, contract, agreement or other undertaking to which Riverside is a party or which purports to be binding upon Riverside or upon any of its assets, nor is Riverside in violation or default of any of the foregoing.

(iv) There are no actions, suits, proceedings, or governmental investigations pending, or to the knowledge of Riverside, threatened against or affecting Riverside or any of its members, at law or in equity or before or by any governmental authority.

(v) Riverside shall give prompt notice in writing to the City of the occurrence or existence of any litigation, labor dispute or governmental proceeding or investigation affecting Riverside or any of its members that could reasonably be expected to interfere substantially with its normal operations or materially and adversely affect its financial condition.

(vi) The statements made in the documentation provided by Riverside to the City that are descriptive of Riverside or the proposed development project have been reviewed by Riverside and do not contain any untrue statement of a material fact or omit to state any material fact necessary to make such statements, in light of the circumstances under which they were made, not misleading.

(vii) Riverside does not owe any outstanding fines, penalties, judgments, water or other utility charges, or other amounts to the City.

5. General Provisions.

(A) Assignment. Riverside shall not assign its rights or interests under this Agreement to any third party without the prior written consent of the City, which consent may be withheld at the City's sole discretion.

(B) Entire Agreement. This Agreement (including all exhibits) contains the entire agreement between the parties concerning the subject matter hereof and supersedes any and all prior discussions, negotiations, representations, or agreements, written or oral, between them respecting the subject matter hereof.

(C) Amendments. This Agreement may be amended only by a written amendment signed by both parties.

(D) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the City of Cincinnati and the State of Ohio. All actions regarding this Agreement shall be brought in the Hamilton County Court of Common Pleas, and Riverside agrees that venue in such court is

proper. Riverside hereby waives trial by jury with respect to any and all disputes arising under this Agreement.

(E) Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of and be enforceable by and against the parties and their respective successors and permitted assigns.

(F) Captions. The captions of the various sections and paragraphs of this Agreement are not part of the context hereof and are only guides to assist in locating such sections and paragraphs and shall be ignored in construing this Agreement.

(G) Severability. If any part of this Agreement is held by a court of law to be void, illegal, or unenforceable, such part shall be deemed severed from this Agreement, and the balance of this Agreement shall remain in full force and effect.

(H) No Recording. This Agreement shall not be recorded in the Hamilton County Recorder's office.

(I) Time. Time is of the essence with respect to the performance by the parties of their respective obligations under this Agreement.

(J) No Third-Party Beneficiaries. The parties hereby agree that no third-party beneficiary rights are intended to be created by this Agreement.

(K) No Brokers. The City and Riverside represent to each other that they have not dealt with a real estate broker, salesperson, or other person who might claim entitlement to a fee or other compensation as a result of the parties' execution of this Agreement.

(L) Official Capacity. All representations, warranties, covenants, agreements, and obligations of the City under this Agreement shall be effective to the extent authorized and permitted by applicable law. None of those representations, warranties, covenants, agreements, or obligations shall be deemed to be a representation, warranty, covenant, agreement, or obligation of any present or future officer, agent, employee, or attorney of the City in other than his or her official capacity.

6. Counterparts; E-Signature. The parties hereto agree that this Agreement may be executed and delivered by electronic signature, which shall have the same force and effect as an original signature. Electronic signatures may be delivered via email or other electronic means agreed upon by the parties. The parties hereto may execute this Agreement in two or more counterparts, and each executed counterpart shall be considered an original.

7. Exhibits. The following exhibits are attached hereto and made a part hereof:

Exhibit A (*Legal Description – City Property*)

Exhibit B (*Legal Description – Riverside's Property*)

Exhibit C (*Survey*)

Exhibit D (*Quitclaim Deed – City Property*)

Exhibit E (*General Warranty Deed – Acquisition Property*)

Exhibit F (*Additional City Requirements*)

[SIGNATURE PAGES FOLLOW]

This Agreement is executed by the parties on the dates indicated below their signatures, effective as of the later of such dates (the “**Effective Date**”).

CITY OF CINCINNATI

By: _____

Printed Name: _____

Title: _____

Date: _____, 2023

Recommended by:

Markiea L. Carter, Director,
Department of Community and Economic Development

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Karen Alder, City Finance Director

[*Riverside's Signature Page Follows*]

RIVERSIDE LOTS LLC,
an Ohio limited liability company

By: _____

Printed Name: _____

Title: _____

Date: _____, 2023

Exhibit A

to Property Transfer Agreement

Legal Description-City Property

Tract I

Property Address: 256 Wenner Street, Cincinnati, Ohio 45226
HCAP No.: 028-0002-0014-00
Prior Instrument Ref.: Deed Book 4130, Page 451, Hamilton County, Ohio Records

Situated in the City of Cincinnati, Hamilton County, Ohio, and being all of Lot No. 4 of Square H of Pendleton & Strader's Subdivision, as the same is recorded in Plat Book 2, Page 166, Hamilton County, Ohio Records.

Tract II

Property Address: 248 Watson Street, Cincinnati, Ohio 45226
HCAP No.: 028-0001-0130-00
Prior Instrument Ref.: Deed Book 4235, Page 575, Hamilton County, Ohio Records

Situate in Cincinnati, Hamilton County, Ohio and beginning at a point ninety (90) feet South of the Southeast corner of Babb Alley and Watson Street; thence South along the East side of Watson Street a distance of twenty-five (25) feet; thence East a distance of one hundred ten (110) feet to a point; thence North parallel with Watson Street a distance of twenty-five (25) feet to a point; thence West a distance of one hundred ten (110) feet to the East side of Watson Street and place of beginning and being in Block "G" and the North part of Lot Number Fifteen (15) of Pendleton and Strader's Subdivision.

Exhibit B
to Property Transfer Agreement

Legal Description-Riverside's Property

Property Address: 260 Wenner Street, Cincinnati, Ohio 45226
HCAP No.: 028-0002-0015-00
Prior Instrument Ref.: Official Record 12041, Page 921, Hamilton County, Ohio Records

Being Lot 3 in Square H of Pendleton & Strader's Subdivision, a plat of which is recorded in Deed Book 137, Page 523, Hamilton County, Ohio Records and also Plat Book 2, Pages 166 and 167, Hamilton County, Ohio Records, said lot having a frontage of 50 feet in the east side of Wenner Street and extending back between parallel lines 100 feet to a 20 foot alley, and bounded on the north by Bath Alley, being the first alley south of Wooster Turnpike.

to Property Transfer Agreement

Survey



Exhibit D

to Property Transfer Agreement

General Warranty Deed-Acquisition Property

[SPACE ABOVE FOR RECORDER'S USE]

GENERAL WARRANTY DEED

RIVERSIDE LOTS LLC, an Ohio limited liability company, the tax-mailing address of which is 1725 Riverside Drive, Cincinnati, OH 45202 ("**Grantee**"), for valuable consideration paid, hereby grants and conveys, with general warranty covenants, to **CITY OF CINCINNATI**, an Ohio municipal corporation, the tax-mailing address of which is 801 Plum Street, Cincinnati, OH 45202, (the "**City**"), all of Grantee's right, title and interest in and to the real property depicted on Exhibit A (*Survey*) and described on Exhibit B (*Legal Description*) hereto (the "**Property**").

Property Address: 260 Wenner Street, Cincinnati, OH 45226
Auditor's Parcel ID Nos.: Cut-up of 028-0002-0015-00
Prior instrument reference: Official Record 12041, Page 921, Hamilton County, Ohio Records

Conveyance Between Adjoining Lot Owners. This conveyance is a transfer between adjoining lot owners made in compliance with Ohio Revised Code Section 711.001(B)(1)(b). This conveyance does not create an additional building site nor violate any zoning regulation or other public regulation in the property hereby conveyed or the balance of the property retained by the City. The property hereby conveyed may not hereafter be conveyed separately from Grantee's adjoining property, nor any structure erected thereon without the prior approval of the authority having jurisdiction of plats.

[SIGNATURE PAGES FOLLOW]

Executed on the date of acknowledgement.

RIVERSIDE LOTS LLC

By: _____

Printed Name: _____

Title: _____

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023
by _____, the _____ of **RIVERSIDE LOTS LLC**, an Ohio liability
company, on behalf of the company.

Notary Public
My commission expires: _____

Acceptance of this instrument was authorized by Ordinance No. []- [], passed by Cincinnati City Council on [], 2023.

CITY OF CINCINNATI

By: _____

Printed Name: _____

Title: _____

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023 by _____, the _____ of **CITY OF CINCINNATI**, an Ohio municipal corporation, on behalf of the municipal corporation.

Notary Public
My commission expires: _____

Approved as to Form:

Assistant City Solicitor

This instrument prepared by:

City of Cincinnati Law Department,
801 Plum Street, Suite 214
Cincinnati, Ohio 45202

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Exhibit A
to General Warranty Deed
Survey



Exhibit B
to General Warranty Deed
Legal Description

Property Address: 260 Wenner Street, Cincinnati, Ohio 45226
HCAP No.: Cut-up of 028-0002-0015-00
Prior Instrument Ref.: Official Record 12041, Page 921, Hamilton County, Ohio Records

Situate in Section 25, Town 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being part of Lot 3, Square H of Pendleton and Strader's Subdivision as recorded in Plat Book 2, Page 167 and being part of a tract conveyed to Riverside Lots, LLC in O.R. 12041, Pg. 921 and being more particularly described as follows:

Beginning at a set Mag nail at the intersection of the south line of Babb Alley, 15' R/W and the west line of an Unnamed Alley, 20' R/W;

thence with the west line of the said Unnamed Alley, South 31°12'46" West, 26.63 feet to a set 5/8" iron pin;

thence with a new division line, North 56°25'46" West, 100.31 feet to a set 5/8" iron pin in the east line of Wenner Street, 50' R/W;

thence with the east line of said Wenner Street, North 31°12'46" East, 25.98 feet to a set Mag nail in the south line of said Babb Alley;

thence with the south line of said Babb Alley, South 56°48'12" East, 100.29 feet to the Place of Beginning.

Containing 0.061 acres of land more or less. Bearings based on Ohio State Plane Coordinate System NAD 83 (2011). Subject to all legal highways, easements, and restrictions of record.

Exhibit E

to Property Transfer Agreement

Quitclaim Deed-City Property

[SPACE ABOVE FOR RECORDER'S USE]

QUITCLAIM DEED

CITY OF CINCINNATI, an Ohio municipal corporation (the "**City**"), for valuable consideration paid, hereby grants and conveys to **RIVERSIDE LOTS LLC**, an Ohio limited liability company, the tax-mailing address of which is 1725 Riverside Drive, Cincinnati, OH 45202 ("**Grantee**"), all of the City's right, title, and interest in and to the real property described on Exhibit A (*Legal Description*) hereto (the "**Property**"):

Tract I

Street Address: 256 Wenner Street, Cincinnati, OH 45226
Auditor's Parcel No: 028-0002-0014-00
Prior instrument reference: Deed Book 4130, Page 451, Hamilton County, Ohio Records

Tract II

Street Address: 248 Watson Street, Cincinnati, Ohio 45226
Auditor's Parcel No: 028-0001-0130-00
Prior instrument reference: Deed Book 4235, Page 575, Hamilton County, Ohio Records

This conveyance was authorized by Ordinance No. ____-2023, passed by Cincinnati City Council on _____, 2023.

[SIGNATURE PAGE FOLLOWS]

Executed on the date of acknowledgement.

CITY OF CINCINNATI

By: _____

Printed Name: _____

Title: _____

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023 by _____, the _____ of the **CITY OF CINCINNATI**, an Ohio municipal corporation, on behalf of the municipal corporation.

Notary Public
My commission expires: _____

Approved as to Form:

Assistant City Solicitor

This instrument prepared by:
City of Cincinnati Law Department
801 Plum Street
Cincinnati, Ohio 45202

Exhibit A

to Quitclaim Deed
Legal Description

Tract I

Property Address: 256 Wenner Street, Cincinnati, Ohio 45226
HCAP No.: 028-0002-0014-00
Prior Instrument Ref.: Deed Book 4130, Page 451, Hamilton County, Ohio Records

Situated in the City of Cincinnati, Hamilton County, Ohio, and being all of Lot No. 4 of Square H of Pendleton & Strader's Subdivision, as the same is recorded in Plat Book 2, Page 166, Hamilton County, Ohio Records.

Tract II

Property Address: 248 Watson Street, Cincinnati, Ohio 45226
HCAP No.: 028-0001-0130-00
Prior Instrument Ref.: Deed Book 4235, Page 575, Hamilton County, Ohio Records

Situate in Cincinnati, Hamilton County, Ohio and beginning at a point ninety (90) feet South of the Southeast corner of Babb Alley and Watson Street; thence South along the East side of Watson Street a distance of twenty-five (25) feet; thence East a distance of one hundred ten (110) feet to a point; thence North parallel with Watson Street a distance of twenty-five (25) feet to a point; thence West a distance of one hundred ten (110) feet to the East side of Watson Street and place of beginning and being in Block "G" and the North part of Lot Number Fifteen (15) of Pendleton and Strader's Subdivision.

Exhibit F

to Property Transfer Agreement

Additional City Requirements

ADDITIONAL CITY REQUIREMENTS

Riverside and Riverside's general contractor shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati (collectively, "**Government Requirements**"), including the Government Requirements listed below, to the extent that they are applicable. Riverside hereby acknowledges and agrees that (a) the below listing of Government Requirements is not intended to be an exhaustive list of Government Requirements applicable to the Project, Riverside, or Riverside's contractors, subcontractors or employees, either on the City's part or with respect to any other governmental entity, and (b) neither the City nor its Law Department is providing legal counsel to or creating an attorney-client relationship with Riverside by attaching this Exhibit to the Agreement.

This Exhibit serves two functions:

(i) Serving as a Source of Information With Respect to Government Requirements. This Exhibit identifies certain Government Requirements that may be applicable to the Project, Riverside, or its contractors and subcontractors. Because this Agreement requires that Riverside comply with all applicable laws, regulations, and other Government Requirements (and in certain circumstances to cause others to do so), this Exhibit flags certain Government Requirements that Riverside, contractors and subcontractors regularly face in constructing projects or doing business with the City. To the extent a Riverside is legally required to comply with a Government Requirement, failure to comply with such a Government Requirement is a violation of the Agreement.

(ii) Affirmatively Imposing Contractual Obligations. If certain conditions for applicability are met, this Exhibit also affirmatively imposes contractual obligations on Riverside, even where such obligations are not imposed on Riverside by Government Requirements. As described below, the affirmative obligations imposed hereby are typically a result of policies adopted by City Council which, per Council's directive, are to be furthered by the inclusion of certain specified language in some or all City contracts. The City administration (including the City's Department of Community and Economic Development) is responsible for implementing the policy directives promulgated by Council (which typically takes place via the adoption of motions or resolutions by Council), including, in certain circumstances, by adding specific contractual provisions in City contracts such as this Agreement.

(A) Construction Workforce.

(i) Applicability. Consistent with the limitations contained within the City Resolutions identified in clause (ii) below, this Section (A) shall not apply to contracts with the City other than construction contracts, or to construction contracts to which the City is not a party. For the avoidance of doubt, this Agreement is a construction contract solely to the extent that it directly obligates Riverside to assume the role of a general contractor on a construction project for public improvements such as police stations or other government buildings, public parks, or public roadways.

The Construction Workforce Goals are not applicable to future work (such as repairs or modifications) on any portion of the Project. The Construction Workforce Goals are not applicable to the purchase of specialty fixtures and trade fixtures.

(ii) Requirement. In furtherance of the policy enumerated in City Resolutions No. 32-1983 and 21-1998 concerning the inclusion of minorities and women in City construction work, if

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Riverside is performing construction work for the City under a construction contract to which the City is a party, Riverside shall use Best Efforts to achieve a standard of no less than 11.8% Minority Persons (as defined below) and 6.9% females (of whom at least one-half shall be Minority Persons) in each craft trade in Riverside and its general contractor's aggregate workforce in Hamilton County, to be achieved at least halfway through the construction contract (or in the case of a construction contract of six months or more, within 60 days of beginning the construction contract) (collectively, the "**Construction Workforce Goals**").

As used herein, the following terms shall have the following meanings:

(a) "**Best Efforts**" means substantially complying with all of the following as to any of its employees performing such construction and requiring that all of its construction subcontractors substantially comply with all of the following: (1) solicitation of Minority Persons as potential employees through advertisements in local minority publications; and (2) contacting government agencies, private agencies, and/or trade unions for the job referral of qualified Minority Persons.

(b) "**Minority Person**" means any person who is Black, Asian or Pacific Islander, Hispanic, American Indian, or Alaskan Native.

(c) "**Black**" means a person having origin in the black racial group of Africa.

(d) "**Asian or Pacific Islander**" means a person having origin in the original people of the Far East or the Pacific Islands, which includes, among others, China, India, Japan, Korea, the Philippine Islands, Malaysia, Hawaii, and Samoa.

(e) "**Hispanic**" means a person of Mexican, Puerto Rican, Cuban, Central or South American or other Spanish cultural origin.

(f) "**American Indian**" or "**Alaskan Native**" means a person having origin in any of the original people of North America and who maintains cultural identification through tribal affiliation.

(B) Trade Unions; Subcontracts; Competitive Bidding.

(i) Meeting and Conferring with Trade Unions.

(a) Applicability. Per City of Cincinnati, Ordinance No. 130-2002, this requirement is limited to transactions in which Riverside receives City funds or other assistance (including, but not limited to, the City's construction of public improvements to specifically benefit the Project, or the City's sale of real property to Riverside at below fair market value).

(b) Requirement. This Agreement may be subject to the requirements of City of Cincinnati, Ordinance No. 130-2002, as amended or superseded, providing that, if Riverside receives City funds or other assistance, Riverside and its general contractor, prior to the commencement of construction of the Project and prior to any expenditure of City funds, and with the aim of reaching comprehensive and efficient project agreements covering all work done by Riverside or its general contractor, shall meet and confer with: the trade unions representing all of the crafts working on the Project, and minority, female, and locally-owned contractors and suppliers potentially involved with the construction of the Project. At this meeting, Riverside and/or its general contractor shall make available copies of the scope of work and if prevailing wage rates apply, the rates pertaining to all proposed work on the Project. Not later than ten (10) days following Riverside and/or its general contractor's meet and confer activity, Riverside shall provide to the City, in writing, a summary of Riverside and/or its general contractor's meet and confer activity.

(ii) Contracts and Subcontracts; Competitive Bidding.

(a) Applicability. This clause (ii) is applicable to “construction contracts” under Cincinnati Municipal Code Chapter 321. Municipal Code Chapter 321 defines “construction” as “any construction, reconstruction, improvement, enlargement, alteration, repair, painting, decorating, wrecking or demolition, of any public improvement the total overall project cost of which is fairly estimated by Federal or Ohio statutes to be more than four thousand dollars and performed by other than full-time employees who have completed their probationary periods in the classified service of a public authority,” and “contract” as “all written agreements of the City of Cincinnati, its boards or commissions, prepared and signed by the city purchasing agent or a board or commission for the procurement or disposal of supplies, service or construction.”

(b) Requirement. If CMC Chapter 321 applies to the Project, Riverside is required to ensure that all contracts and subcontracts for the Project are awarded pursuant to a competitive bidding process that is approved by the City in writing. All bids shall be subject to review by the City. All contracts and subcontracts shall be expressly required by written agreement to comply with the provisions of this Agreement and the applicable City and State of Ohio laws, ordinances, and regulations with respect to such matters as allocation of subcontracts among trade crafts, Small Business Enterprise Program, Equal Employment Opportunity, and Construction Workforce Goals.

(iii) Competitive Bidding for Certain City-Funded Development Agreements.

(a) Applicability. Pursuant to Ordinance No. 273-2002, the provision in clause (b) below applies solely where the Project receives \$250,000 or more in direct City funding, and where such funding comprises at least 25% of the Project's budget. For the purposes of this clause (iii), “direct City funding” means a direct subsidy of City funds in the form of cash, including grants and forgivable loans, but not including public improvements, land acquisitions and sales, job creation tax credits, or tax abatements or exemptions.

(b) Requirement. This Agreement requires that Riverside issue an invitation to bid on the construction components of the development by trade craft through public notification and that the bids be read aloud in a public forum. For purposes of this provision, the following terms shall be defined as set forth below:

(1) “Bid” means an offer in response to an invitation for bids to provide construction work.

(2) “Invitation to Bid” means the solicitation for quoted prices on construction specifications and setting a time, date, and place for the submission of and public reading of bids. The place for the public reading of bids shall be chosen at the discretion of Riverside; however, the place chosen must be accessible to the public on the date and time of the public reading and must have sufficient room capacity to accommodate the number of respondents to the invitation to bid.

(3) “Trade Craft” means (a) general construction work, (b) electrical equipment, (c) plumbing and gas fitting, (d) steam and hot water heating and air conditioning and ventilating apparatus, and steam power plant, (e) elevator work, and (f) fire protection.

(4) “Public Notification” means (a) advertisement of an invitation to bid with ACI (Allied Construction Industries) and the Dodge Report, and (b) dissemination of the advertisement (either by mail or electronically) to the South-Central Ohio Minority Business Council, Greater Cincinnati Northern Kentucky African American Chamber of Commerce, and the Hispanic Chamber of Commerce. The advertisement shall include a description of the “scope of work” and any other information reasonably necessary for the preparation of a bid, and it shall be published and disseminated no less than fourteen days prior to the deadline for submission of bids stated in the invitation to bid.

(5) "Read Aloud in a Public Forum" means all bids shall be read aloud at the time, date and place specified in the invitation for bids, and the bids shall be available for public inspection at the reading.

(C) City Building Code. All construction work must be performed in compliance with City building code requirements.

(D) Lead Paint Regulations. All work must be performed in compliance with Chapter 3742 of the Ohio Revised Code, Chapter 3701-32 of the Ohio Administrative Code, and must comply with OSHA's Lead in Construction Regulations and the OEPA's hazardous waste rules. All lead hazard abatement work must be supervised by an Ohio Licensed Lead Abatement Contractor/Supervisor.

(E) Displacement. If the Project involves the displacement of tenants, Riverside shall comply with all Government Requirements in connection with such displacement. If the City shall become obligated to pay any relocation costs or benefits or other sums in connection with the displacement of tenants, under Cincinnati Municipal Code Chapter 740 or otherwise, Riverside shall reimburse the City for any and all such amounts paid by the City in connection with such displacement within twenty (20) days after the City's written demand.

(F) Small Business Enterprise Program.

(i) Applicability. The applicability of Municipal Code Chapter 323 (Small Business Enterprise Program) is limited to construction contracts in excess of \$5,000. Municipal Code Chapter 323 defines "contract" as "a contract in excess of \$5,000.00, except types of contracts listed by the City purchasing agent as exempt and approved by the City Manager, for (a) construction, (b) supplies, (c) services, or (d) professional services." It defines "construction" as "any construction, reconstruction, improvement, enlargement, alteration, repair, painting, decorating, wrecking or demolition, of any public improvement the total overall project cost of which is fairly estimated by Federal or Ohio statutes to be more than \$4,000 and performed by other than full-time employees who have completed their probationary periods in the classified service of a public authority." To the extent Municipal Code Chapter 323 does not apply to this Agreement, Riverside is not subject to the various reporting requirements described in this Section (F).

(ii) Requirement. The City has an aspirational goal that 30% of its total dollars spent for construction and 15% of its total dollars spent for supplies/services and professional services be spent with Small Business Enterprises ("SBE"s), which include SBEs owned by minorities and women. Accordingly, subject to clause (i) above, Riverside and its general contractor shall use its best efforts and take affirmative steps to assure that SBEs are utilized as sources of supplies, equipment, construction, and services, with the goal of meeting 30% SBE participation for construction contracts and 15% participation for supplies/services and professional services contracts. An SBE means a consultant, supplier, contractor, or subcontractor who is certified as an SBE by the City in accordance with Cincinnati Municipal Code ("CMC") Chapter 323. (A list of SBEs may be obtained from the Department of Economic Inclusion or from the City's web page, <http://cincinnati.diversitycompliance.com>.) Riverside and its general contractor may refer interested firms to the Department of Economic Inclusion for review and possible certification as an SBE, and applications may also be obtained from such web page. If the SBE program is applicable to this Agreement, as described in clause (i) above, Riverside agrees to take (or cause its general contractor to take) at least the following affirmative steps:

(1) Including qualified SBEs on solicitation lists.

(2) Assuring that SBEs are solicited whenever they are potential sources. Contractor must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to SBEs to provide services, to supply materials or to bid on construction contracts for the Project. Contractor is encouraged to use the internet and similar types of advertising to reach a broader audience, but these additional types of advertising cannot be used as substitutes for the above.

- (3) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.
- (4) When needs permit, establishing delivery schedules that will encourage participation by SBEs.

(iii) Subject to clause (i) above, if any subcontracts are to be let, Riverside shall require the prime contractor to take the above affirmative steps.

(iv) Subject to clause (i) above, Riverside shall provide to the City, prior to commencement of the Project, a report listing all of the contractors and subcontractors for the Project, including information as to the owners, dollar amount of the contract or subcontract, and other information that may be deemed necessary by the City Manager. Riverside or its general contractor shall update the report monthly by the 15th. Riverside or its general contractor shall enter all reports required in this subsection via the City's web page referred to in clause (i) above or any successor site or system the City uses for this purpose. Upon execution of this Agreement, Riverside and its general contractor shall contact the Department of Economic Inclusion to obtain instructions, the proper internet link, login information, and password to access the site and set up the necessary reports.

(v) Subject to clause (i) above, Riverside and its general contractor shall periodically document its best efforts and affirmative steps to meet the above SBE participation goals by notarized affidavits executed in a form acceptable to the City, submitted upon the written request of the City. The City shall have the right to review records and documentation relevant to the affidavits. If affidavits are found to contain false statements, the City may prosecute the affiant pursuant to Section 2921.12, Ohio Revised Code.

(vi) Subject to clause (i) above, failure of Riverside or its general contractor to take the affirmative steps specified above, to provide fair and equal opportunity to SBEs, or to provide technical assistance to SBEs as may be necessary to reach the minimum percentage goals for SBE participation as set forth in Cincinnati Municipal Code Chapter 323, may be construed by the City as failure of Riverside to use best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to enforce specific performance of the terms of this section.

(G) Equal Employment Opportunity.

(i) Applicability. Chapter 325 of the Cincinnati Municipal Code (Equal Employment Opportunity) applies (a) where the City expends more than \$5,000 under a non-construction contract, or (b) where the City spends or receives over \$5,000 to (1) employ another party to construct public improvements, (2) purchase services, or (3) lease any real or personal property to or from another party. Chapter 325 of the Municipal Code does not apply where the contract is (a) for the purchase of real or personal property to or from another party, (b) for the provision by the City of services to another party, (c) between the City and another governmental agency, or (d) for commodities such as utilities.

(ii) Requirement. If this Agreement is subject to the provisions of Chapter 325 of the Cincinnati Municipal Code (the City of Cincinnati's Equal Employment Opportunity Program), the provisions thereof are hereby incorporated by reference into this Agreement.

(H) Prevailing Wage. Riverside shall comply and shall cause all contractors working on the Project to comply with all any prevailing wage requirements that may be applicable to the Project. In the event that the City is directed by the State of Ohio to make payments to construction workers based on violations of such requirements, Riverside shall make such payments or reimburse the City for such payments within twenty (20) days of demand therefor.

(I) Compliance with the Immigration and Nationality Act. In the performance of its construction obligations under this Agreement, Riverside shall comply with the following provisions of the federal Immigration and Nationality Act: 8 U.S.C.A. 1324a(a)(1)(A) and 8 U.S.C.A. 1324a(a)(2). Compliance or noncompliance with those provisions shall be solely determined by final determinations

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resulting from the actions by the federal agencies authorized to enforce the Immigration and Nationality Act, or by determinations of the U.S.

(J) Prompt Payment. The provisions of Chapter 319 of the Cincinnati Municipal Code, which provides for a "Prompt Payment System", may apply to this Agreement. Municipal Code Chapter 319 also (i) provides certain requirements for invoices from contractors with respect to the Prompt Payment System, and (ii) obligates contractors to pay subcontractors for satisfactory work in a timely fashion as provided therein.

(K) Conflict of Interest. Pursuant to Ohio Revised Code 102.03, no officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning or carrying out of the Project may have any personal financial interest, direct or indirect, in Riverside or in the Project, and Riverside shall take appropriate steps to assure compliance.

(L) Ohio Means Jobs. If this Agreement constitutes a construction contract (pursuant to the guidance with respect to the definition of that term provided in Section (A) above), then, pursuant to Ordinance No. 238-2010: To the extent allowable by law, Riverside and its general contractor shall use its best efforts to post available employment opportunities with Riverside, the general contractor's organization, or the organization of any subcontractor working with Riverside or its general contractor with the OhioMeansJobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-946-7200.

(M) Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "**Wage Enforcement Chapter**"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively

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“investigative bodies”) to release to the City’s Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City’s request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the city shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

(N) Americans With Disabilities Act; Accessibility.

(i) Applicability. Cincinnati City Council adopted Motion No. 201600188 on February 3, 2016 (the “**Accessibility Motion**”). This motion directs City administration, including DCED, to include language specifically requiring compliance with the Americans With Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the “**ADA**”), and imposing certain minimum accessibility standards on City-subsidized projects regardless of whether there are arguably exceptions or reductions in accessibility standards available under the ADA or State law.

(ii) Requirement. In furtherance of the policy objectives set forth in the Accessibility Motion, (A) the Project shall comply with the ADA, and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a “place of public accommodation” or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA, applicable building code requirements, or by any other legal requirement, then Riverside shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, “**Contractual Minimum Accessibility Requirements**” means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building’s primary point of entry, conspicuous signage directing persons to such accessible point of entry.

(O) Electric Vehicle Charging Stations in Garages.

(i) Applicability. Cincinnati City Council passed Ordinance No. 89-2017 on May 10, 2017. This ordinance requires all agreements in which the City provides any amount of “qualifying incentives” for projects involving the construction of a parking garage to include a provision requiring the inclusion of certain features in the garage relating to electric vehicles. The ordinance defines “qualifying incentives” as the provision of incentives or support for the construction of a parking garage in the form of

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(a) the provision of any City monies or monies controlled by the City including, without limitation, the provision of funds in the form of loans or grants; (b) the provision of service payments in lieu of taxes in connection with tax increment financing, including rebates of service payments in lieu of taxes; and (c) the provision of the proceeds of bonds issued by the City or with respect to which the City has provided any source of collateral security or repayment, including, but not limited to, the pledge of assessment revenues or service payments in lieu of taxes. For the avoidance of doubt, "qualifying incentives" does not include (1) tax abatements such as Community Reinvestment Area abatements pursuant to Ohio Revised Code 3735.67, et seq., or Job Creation Tax Credits pursuant to Ohio Revised Code 718.15; (2) the conveyance of City-owned real property for less than fair market value; and (3) any other type of City support in which the City provides non-monetary assistance to a project, regardless of value.

(ii) Requirement. If the applicability criteria of Ordinance No. 89-2017 are met, then the following requirements shall apply to any parking garage included within the Project: (a) at least one percent of parking spaces, rounding up to the nearest integer, shall be fitted with Level 2 minimum 7.2 kilowatt per hour electric car charging stations; provided that if one percent of parking spaces is less than two parking spaces, the minimum number of parking spaces subject to this clause shall be two parking spaces; and (b) the parking garage's electrical raceway to the electrical supply panel serving the garage shall be capable of providing a minimum of 7.2 kilowatts of electrical capacity to at least five percent of the parking spaces of the garage, rounding up to the nearest integer, and the electrical room supplying the garage must have the physical space for an electrical supply panel sufficient to provide 7.2 kilowatts of electrical capacity to at least five percent of the parking spaces of the garage, rounding up to the nearest integer.

(P) Certification as to Non-Debarment. Riverside represents that neither it nor any of its principals is presently suspended or debarred by any federal, state, or local government agency. In completing the Project, Riverside shall not solicit bids from any contractors or subcontractors who are identified as being suspended or debarred by any federal, state, or local government agency. If Riverside or any of its principals becomes suspended or debarred by any federal, state, or local government agency during the term of this Agreement, Riverside shall be considered in default under this Agreement.

October 4, 2023

To: Mayor and Members of Council

202302097

From: Sheryl M. M. Long, City Manager

**Subject: Ordinance – DOTE: Reconnecting Communities Grant and
Neighborhood Equity Program Grant Application**

Attached is an Ordinance captioned:

AUTHORIZING the City Manager to apply for a Reconnecting Communities grant and a Neighborhoods Equity Program grant (ALN 20.940) awarded by the U.S. Department of Transportation in an amount up to \$149,812,300 to construct cap structures above Fort Washington Way.

This Ordinance authorizes the City Manager to apply for a Reconnecting Communities grant and a Neighborhoods Equity Program grant (ALN 20.940) awarded by the U.S. Department of Transportation (USDOT) in the amount of up to \$149,812,300 to construct cap structures above Fort Washington Way. Installing cap structures above Fort Washington Way will enable the area to be claimed for additional public space in downtown Cincinnati as an area for residents and visitors.

USDOT may award a Reconnecting Communities grant for a minimum amount of \$5,000,000 with a required fifty percent local match. USDOT may award a separate Neighborhoods Equity program grant of up to eighty percent of the total project cost. If awarded, the Department of Transportation and Engineering (DOTE) will identify local matching sources. No new FTEs/full-time equivalents are required for these grants.

Pursuing grant opportunities to support the Fort Washington Way cap structures is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 129-138 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 Reconnecting Communities grant and a Neighborhoods Equity Program grant (ALN 20.940) awarded by the U.S. Department of Transportation in an amount up to \$149,812,300 to construct cap structures above Fort Washington Way.

WHEREAS, installing cap structures above Fort Washington Way will enable the area to be claimed for additional public space in downtown Cincinnati as an area for residents and visitors; and

WHEREAS, the United States Department of Transportation (“USDOT”) may award a Reconnecting Communities grant for a minimum amount of \$5,000,000 with a required fifty percent local match that could be used for the Fort Washington Way project; and

WHEREAS, USDOT may award a separate Neighborhood Equity program grant of up to eighty percent of the total project cost; and

WHEREAS, the grant application deadline was September 28, 2023, and the City has already applied for the grants, but no grant funds will be accepted without approval by Council; and

WHEREAS, if the City is awarded one or both grants, the Department of Transportation and Engineering will identify local matching sources as a condition of accepting the grants; and

WHEREAS, there are no new FTEs/full time equivalent requirements associated with these grants; and

WHEREAS, pursuing grant opportunities to support the Fort Washington Way cap structures is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 129-138 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 authorized to apply for a Reconnecting Communities grant and a Neighborhoods Equity Program grant (ALN 20.940) awarded by the U.S. Department of Transportation in an amount up to \$149,812,300 to construct cap structures above Fort Washington Way.

October 4, 2023

To: Mayor and Members of City Council

202302092

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – Public Services: Acceptance of In-Kind Donation of Concrete Barriers

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to accept an in-kind donation of seven used concrete barriers valued at up to \$500 each from Nicholas Hollan to be used by the Department of Public Services Traffic and Road Operations Division.

This Emergency Ordinance authorizes the City Manager to accept an in-kind donation of seven used concrete barriers valued at up to \$500 each from Nicholas Hollan to be used by the Department of Public Services (DPS) Traffic and Road Operations Division (TROD).

Nicholas Hollan has generously agreed to donate seven used concrete barriers to the Department of Public Services to be utilized by the Traffic and Road Operations Division for road closures, to protect pedestrians during special events, and to protect employees during maintenance projects.

This donation does not require matching funds or additional FTEs.

Acceptance of this donation is in accordance with the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and strategy to “[u]nite our communities” as described on pages 209-212 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to ensure timely acceptance of the donation.

The Administration recommends passage of this Emergency Ordinance.

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

Attachment



EMERGENCY

KKF

- 2023

AUTHORIZING the City Manager to accept an in-kind donation of seven used concrete barriers valued at up to \$500 each from Nicholas Hollan to be used by the Department of Public Services Traffic and Road Operations Division.

WHEREAS, Nicholas Hollan has generously agreed to donate seven used concrete barriers to the Department of Public Services to be utilized by the Traffic and Road Operations Division; and

WHEREAS, the Traffic and Road Operations Division will utilize the concrete barriers for road closures, to protect pedestrians during special events, and to protect employees during maintenance projects; and

WHEREAS, this donation does not require matching funds, and there are no new FTEs/full time equivalents associated with acceptance of this donation; and

WHEREAS, acceptance of this donation is in accordance with the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and strategy to “[u]nite our communities” as described on pages 209-212 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 authorized to accept an in-kind donation of seven used concrete barriers valued at up to \$500 each from Nicholas Hollan to be used by the Department of Public Services Traffic and Road Operations Division.

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

Section 3. 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 ensure timely acceptance of the donation.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk



2023021018

Reggie Harris

Councilmember

9/26/2023

MOTION

For Recommendations on the Funds Allocated for Cities for Financial Empowerment Programs

WE MOVE that the administration produces a report within thirty (30) days on program recommendations for the \$2,125,000 set aside to implement the Cities for Financial Empowerment's "Financial Freedom" blueprint. This should include any relevant updates on partnerships or other work being done to prepare implementation of the program(s).

Councilmember Reggie Harris

Statement

During the past budget cycle, Council approved of funding being set aside for "Financial Freedom" initiatives. This coincided with the creation of the Cincinnati Financial Freedom Blueprint, a 19-page document that culminated over a year of research and extensive engagement. This was done in conjunction with Cities for Financial Empowerment Fund with the goal of developing a targeted strategy to address the racial wealth gap in Cincinnati and ensure every resident has the opportunity to achieve financial freedom through asset ownership.

After thorough debate, this council determined they wanted to wait to allocate the funds for potential programs such as Medical Debt Relief, Child Savings Accounts, and a Guaranteed Income Pilot until the report was fully released – which it now is. Additionally, Council wanted to give the administration more time to flesh out the programs that were originally suggested and begin to build out what the programs would look like and recommendations for funding. This report represents the results of that work, with the opportunity to come back to Council to mobilize the funds.

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CAL 9/29/23

Amel Hamed



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Reggie Harris

Councilmember

9/26/2023

MOTION

To Allocate Existing Digital Equity Funds to Cincinnati Works' "D-Lit" Program

WE MOVE that the administration transfer \$87,350 from the project "Highspeed/Broadband Access – GF" to be allocated to Cincinnati Works to operate their Digital Literacy "D-Lit" program.

Councilmember Reggie Harris

Councilmember Victoria Parks

STATEMENT

Cincinnati City Council allocated dollars towards digital equity with the goal of bridging the digital divide. As the administration and leaders have continued to engage to create a plan for the distribution of these funds, Cincinnati Works has been identified as a key partner doing proven work in the space. As we quickly approach the required spend date for these funds, it is vital that the city executes a contract and plan in a timely manner with a proven program to maintain eligibility.

The Digital Literacy Program (D-Lit) was launched in February 2022. It is an in-person course, meeting once a week for 2 hours over five weeks. Topics include computer basics, computer safety, evaluating sources, and utilizing Microsoft Office Suite. Upon completion, each participant receives a laptop outfitted with Microsoft Office Suite. By equipping participants with both the skills and tools to overcome the digital divide, the program continues to help individuals acquire quality employment and manage their new income effectively.

10/5/2023

GR

CAL 9/29/23

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Jeff Cramerding
Councilmember

August 2, 2022

MOTION

WE MOVE that the Administration prepare a comprehensive and prioritized list of Deferred Maintenance projects, categorized by department and neighborhood, with specific costs associated with each project. This report should be produced before the closeout recommendation.

JEFF CRAMERDING

Jan Michelle Penkney

CAL

HN

8/2/72

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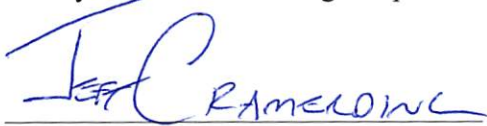
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Jeff Cramerding
Councilmember

June 21, 2022

MOTION

WE MOVE that the City of Cincinnati offer a \$50,000 reward for information leading to the safe return of the historic Romulus and Remus Statue (aka Capitoline Wolf) statue in Eden Park. This statue was a gift from the City of Rome in 1932 and holds historic and artistic value. This was a crime against art, a crime against Parks, and a crime against all the citizens of Cincinnati. We hope to see it safely returned to its original place in Eden Park.


JEFF CRAMERDING

CAL- 6/21

H.N.

OSPION

Handwritten signature or mark

City of Cincinnati



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Web: www.cincinnati-oh.gov

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Greg Landsman
Councilmember

March 21, 2022

MOTION

Problem Properties & Additional Litigators

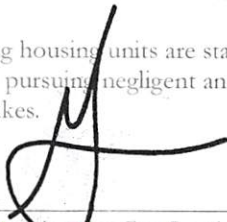
We hereby move that the Administration provide a report on the impact of additional litigators on increasing the number of successful cases against problem properties.


STATEMENT

Across Cincinnati, some of our most marginalized residents are living with insufficient utilities, bug infestations, drug dealing and crime, and general neglect. Problem properties — most often defined as rental properties wherein the owner/landlord refuses to meet safety and maintenance codes for extended periods of time, ultimately placing their tenants in unsafe living conditions — have long been an issue impacting renters, neighborhoods, and the regulators tasked with keeping track of them.

From establishing a pilot registration program for repeat offenders to trying to create a more effective housing court for addressing these issues, many leaders at the City level have tried to tackle code enforcement of these properties in new ways. Training and education regarding building security and landlord responsibilities; Inspectors and employees in charge of health code enforcement work tirelessly to follow-up on reports of property neglect and violations; but, all efforts to deal with this matter are futile if our team of City litigators, who take the worst of the worst (habitual offenders hostile to compliance) to court, are too understaffed to pursue punishment.

Ensuring existing housing units are stable and safe is a key part of tackling Cincinnati's housing crisis, therefore more effectively pursuing negligent and careless problem properties should be a priority for this Council. No matter what it takes.

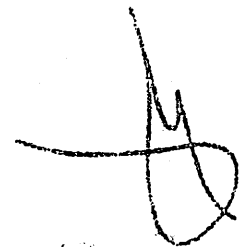


Councilmember Greg Landsman




Councilmember Reggie Harris

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Reggie Harris
Councilmember

March 21, 2022

MOTION

Anti-Corruption Measures and Developer Lists

To continue initiatives to restore public trust in City government, WE MOVE that the Administration provide a report within forty-five days regarding the status of the implementation of Item #202103025, passed on October 22, 2021, which enacted Chapter 119 of the Cincinnati Municipal Code. The report should include two public lists: first, the "Temporary Prohibition List" mandated by C.M.C. Sec. 119-1-T, identifying developers currently doing business with the City and second, the "City Business List" mandated by C.M.C. Sec. 119-1-C3, identifying companies and individuals with a financial interest in city business. The report should also include a plan for the continued implementation and maintenance of the list.


Councilmember Reggie Harris


Councilmember Meeka D. Owens

MW 3/21/22

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