



3CDC

CINCINNATI CENTER CITY
DEVELOPMENT CORPORATION

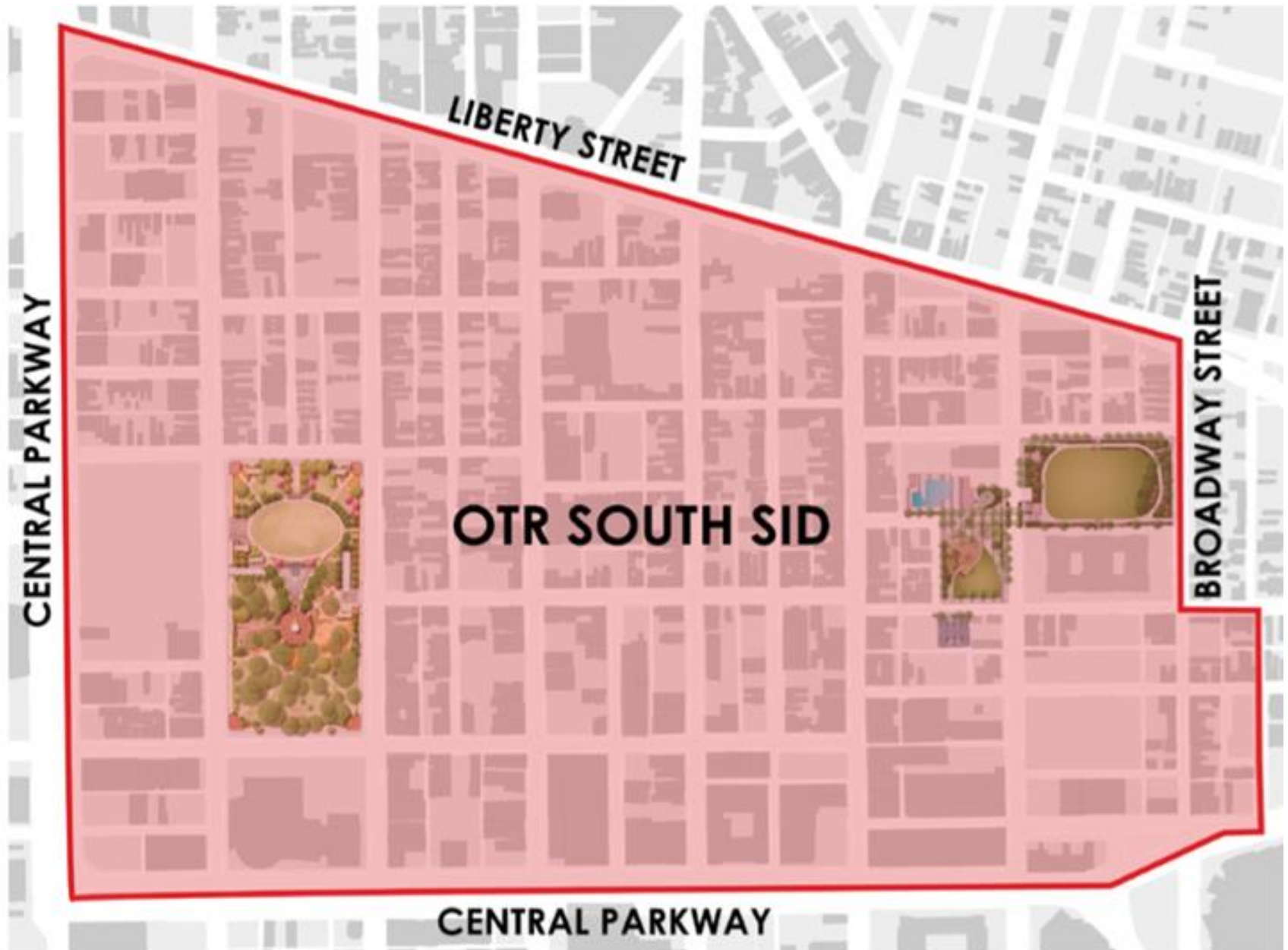


- I. Welcome
- II. OTR South SID Overview – OTR South SID Board
- III. OTR District Management Update – 3CDC Staff
 - I. Operating Budget
 - II. Public Safety
 - III. Stakeholder Services
 - IV. Environment
 - V. Events

- Residential (Single Family or Condo Owner): **Greg Badger**
- Retail: **Bob Deck**
- Nonprofit Property Owner: **Andy Hutzel**
- Large Property Owner: **Greg Olson**
- Medium Property Owner: **Jim Price**
- Small Property Owner: **Anthony Maieron**
- At-Large Property Owner: **Bobby Maly**
- At-Large Property Owner: **Daniel Baranowski**
- Residential Renter Representative: **Robby Wellington**
- City of Cincinnati Appointee: **Tammie Scott**
- City of Cincinnati Appointee: **Carl Hunt**
- Hamilton County Appointee: **Marc Von Allmen**

A **Special Improvement District (SID)** is a structured method of raising funds in a geographical area in order to manage and deliver critical services above the level of services provided by local government.

- A steering committee was formed in 2017 to assess viability of a SID in OTR and leveraged 20 years of experience from the downtown SID (DCID).
 - Previously, these services were funded by 3CDC and other private partners for 8 years.
- In 2021 the OTR South SID began it's first 4-year cycle, and the Board of Trustees were elected by property owners to manage the 2021-2024 Services Plan.
 - Contracted OTR District Management, LLC to provide services outlined in the 2021-2024 Services Plan
 - OTR District Management, LLC is a subsidiary of 3CDC



OTR South SID Operating Budget

	11/30/22	12/31/21
	Actual	Actual
Cash	\$ 5,054	\$ 29,020
Accounts Payable	-	(18,672)
Accrued Liabilities	-	(4,300)
Net Assets	\$ 5,054	\$ 6,048

	2022	2022	Change	
	Projection*	Budget	\$	%
Special Improvement District Assessments	\$ 616,783	\$ 650,000	\$ (33,217)	-5%
Allowance for Uncollected Assessments	-	(15,000)	15,000	-100%
Past Due Assessments	23,556	-	23,556	100%
TOTAL REVENUES	640,339	635,000	5,339	-5%
OTR DM Service Contract	619,000	600,000	19,000	3%
County Collection Fees	21,016	22,225	(1,209)	-5%
Accounting Services	2,100	4,500	(2,400)	-53%
Legal Services	-	5,000	(5,000)	-100%
D&O Insurance	2,161	2,109	52	2%
Bank Fees and Other	282	313	(31)	-10%
TOTAL EXPENSES	644,560	634,148	10,412	2%

NET SURPLUS/(DEFICIT)	\$	(4,221)	\$	852	\$	(5,073)	-595%
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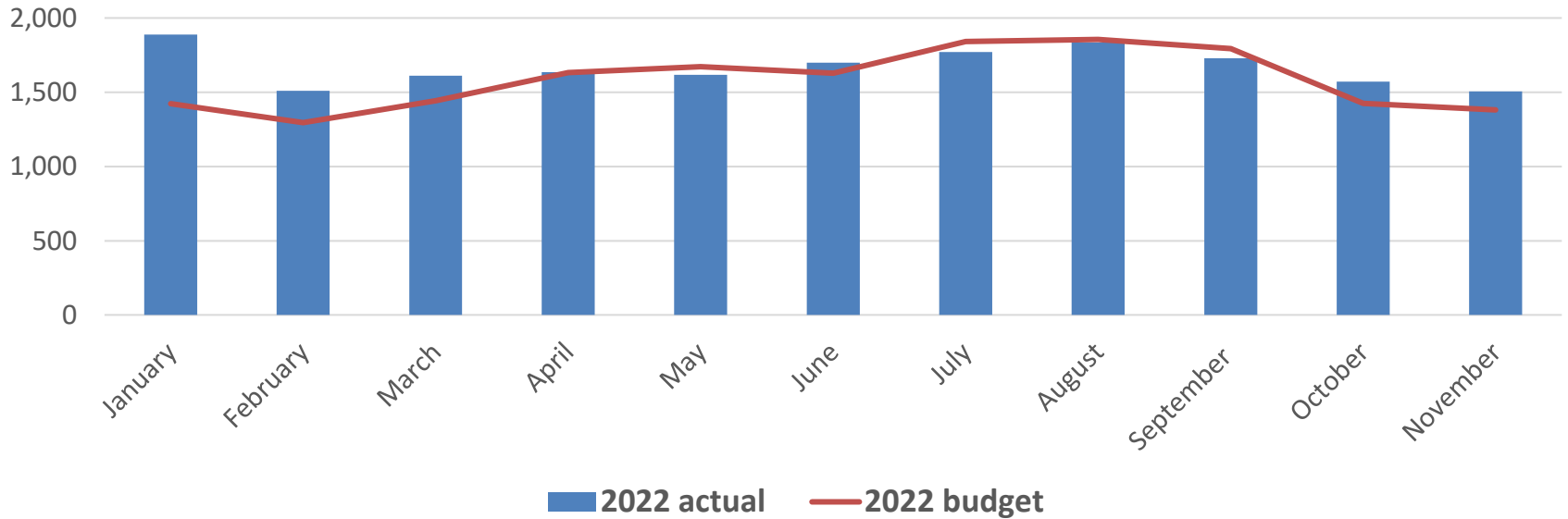
*Includes actual results through November with projections for the remainder of the year

OTR District Management, LLC Operating Budget

	2022	2022	Change	
	Projections*	Budget	\$	%
Special Improvement District	\$ 619,000	\$ 600,000	\$ 19,000	3%
Community Partner Contributions	30,000	30,000	-	0%
3CDC Contributions	72,178	71,820	358	0%
Event Revenues	36,132	36,200	(68)	0%
Cleaning and Beautification Contracts	18,748	18,750	(2)	0%
Other Revenue	-	-	-	0%
TOTAL REVENUES	776,058	756,770	19,288	3%
Environment: Clean & Safe	608,171	594,934	13,237	2%
Environment: Beautification	69,985	63,153	6,832	11%
Environment: GeneroCity 513	25,000	24,996	4	0%
Stakeholder Services	500	500	-	0%
Marketing	175	-	175	0%
Events	41,980	44,480	(2,500)	-6%
Personnel	24,083	26,442	(2,359)	-9%
Overhead	6,164	1,664	4,500	270%
TOTAL EXPENSES	776,058	756,169	19,889	3%
NET SURPLUS/(DEFICIT)	\$ -	\$ 601	\$ (601)	-100%

*Includes actual results through October with projections for the remainder of the year

Ambassadorial Hours – 2022 Budget to Actual



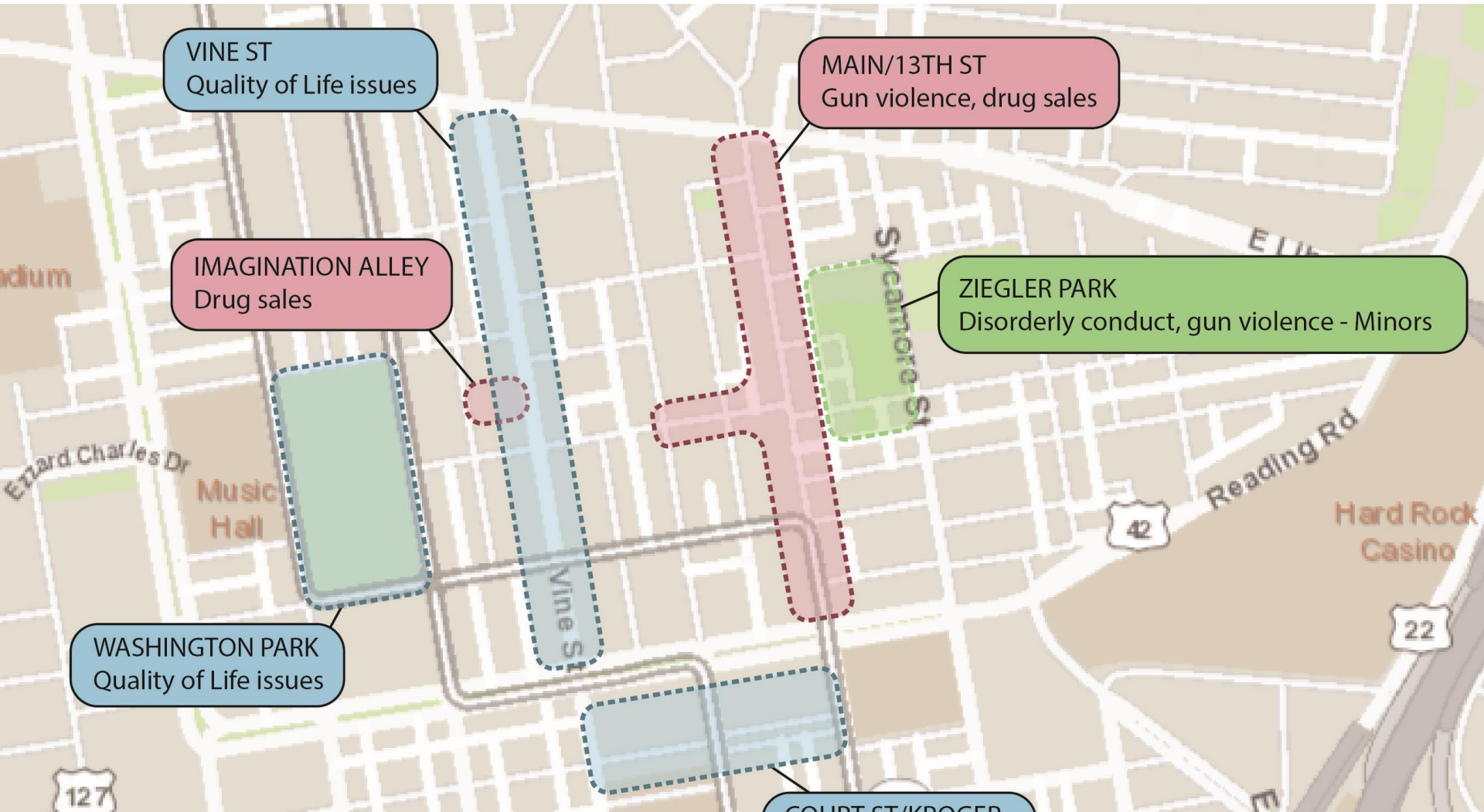
Staff Count*

Ambassadors	12/31/21	3/31/22	6/30/22	Average	Turnover	Turnover %
Full Time	42	40	40	40.6	5	12%
Part Time and Seasonal	34	47	52	44.3	16	36%

* Staff count includes all locations

Public Safety

Safety – Main and 13th Street



SAFETY STRATEGY- MAIN STREET

Main Street working group led by the OTR Chamber and 3CDC broke project into categories and assigned leaders to each

- Outreach/Engagement
- Placemaking
- Public Safety

Highlights on Progress

- Letter to City Council about enforcement from OTR SID and Chamber
 - SID Board and Chamber presented at Safety Committee Meeting on 11/1
- Additional Lighting and Cameras (Installation complete); Safe and Clean Grant for additional
- City exploring two-way streets and rideshare zones
- Reviving Merchants group on Main- goal establishing Bar detail
- Youth Engagement- exploring programs to intervene with violence/guns

Ziegler Park Expansion

Project Summary

- Woodward & Yukon Streets
- Expansion of park area through activation and public art
- Project Cost: \$3.34MM

Project Team

- Landscape Architect: Human Nature
- Construction Mgrs: Triversity & Prus

Timeline

- Construction 11/1/22 – 5/1/23
 - ✓ Phase 1 – underground work
 - ✓ Phase 2 – finishes
 - ✓ Final completion May 1 to align with opening of pool and restaurant across the street in Willkommen commercial space
- Fully funded by City carry over funds



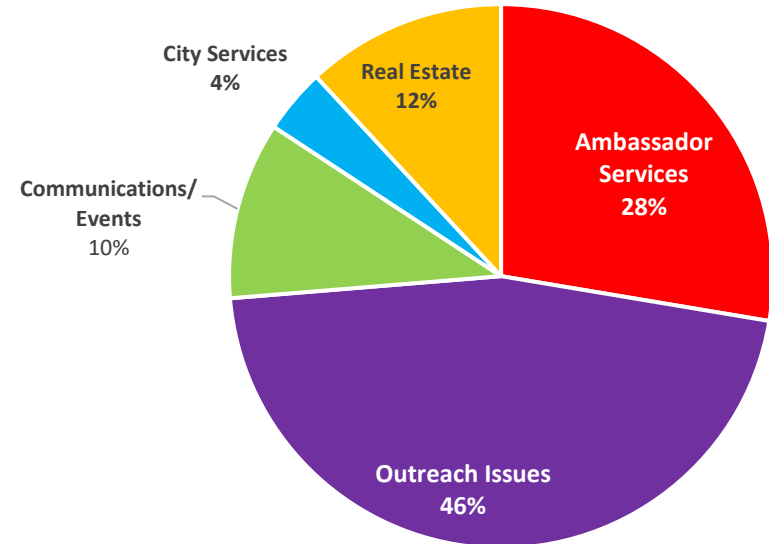
Stakeholder Services

2022 Stakeholder Requests

597

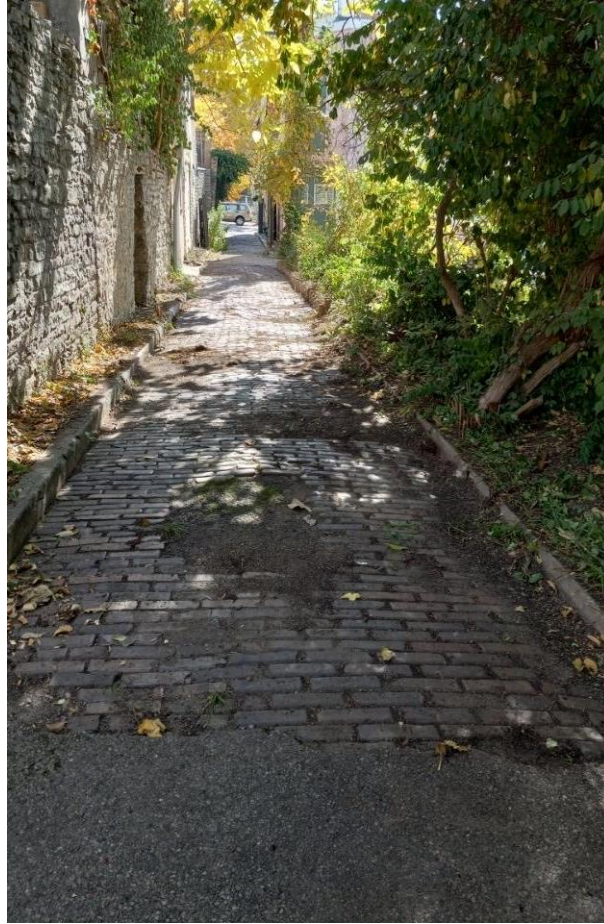
- Closed 98% of requests
- 75% closed within a week
- Call or email with any concerns or issues we can help address!

Ambassador Hotline:
(513)623-3429
ambassadors@3cdc.org





Bunker Alley - weeding



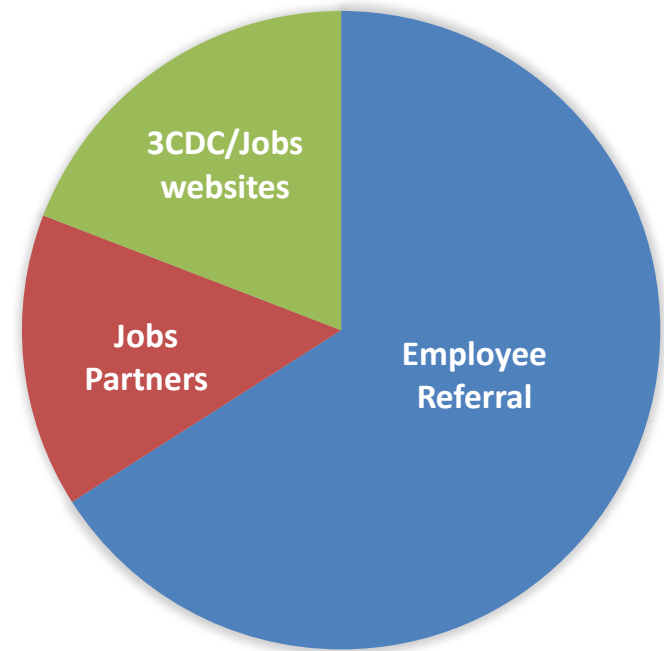
Graffiti removal

Environment

Hiring & Staffing

- Average wages:
 - Management: \$31.25
 - Full-Time Ambassador: \$17.56
 - Part-Time Ambassador: \$13.74
- 66% of staff are internal referrals!
- Partner with various jobs programs:
 - Cincinnati Works
 - CEO Works
 - Hamilton County Office of Re-entry
 - City Gospel Mission
 - Multiple Recovery & Addiction Service Organizations
- 52% of staff are fair chance hires
- 30% of staff in recovery

2022 STAFF REFERRALS



All candidates hired in 2022

Staff Development- New Partnership Spotlight

- **Freestore Foodbank:** 3CDC identified a need for more robust wrap around services for new hires to address personal challenges to initially maintaining employment
 - Initial Stabilization Screening – 16 staff participated
 - Rental and Transportation Assistance
 - 11 staff provided aid, totaling **\$11,230**
- **Cornerstone Renter Equity Program (OTR Residents ONLY):** Employees can earn up to \$2,000 annually, which they can use to purchase a home or vehicle, pay off debt, pursue education, address other needs, or continue saving.
 - Financial Coach- paying rent on time & developing a budget
 - Community Engagement- community meetings, volunteering and developing a community support network
 - 11 staff enrolled

Staff Highlight: Manny Christina

- 10+ year veteran of 3CDC, originally started in 2012 at Fountain Square
- Promoted to a Field Coordinator in 2019 and manages our special projects team responsible for detail cleaning including pressure washing, landscaping, and large graffiti removal
- Worked hard with a financial coach in 2021-22 by focusing on improving credit, refinancing vehicular loans and paying off debt
- In 2022 Manny was able to purchase his first home! 3CDC worked to help Manny through securing financing, housing search, and down payment assistance



Operations Supervisor Team



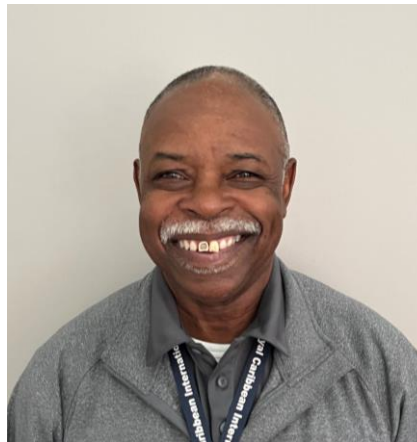
Jake – 1st Shift



Lori – 1st Shift



Famble – 2nd Shift



Melvin – 2nd Shift



Mike – 3rd Shift

2022 Operations Snapshot



3,758

Bags of trash
collected

171
Blocks pressure
washed



218

Bulky items
removed



128

Blocks weeded



1,342

Graffiti tags
removed

201
Planters
maintained



Seasonal Projects



Winter: Snow Removal



Spring: Pressure washing



Summer: Weeding



Fall: Leaf Removal

City Partnerships

Urban Forestry/Street Trees:

- 35 trees planned for Fall 2022 – 10 in OTR
- Significant staffing issues delayed tree planting in spring – contractor is fully staffed for fall
- Monitoring progress weekly with Urban Forestry

Fall 2022 Tree Planting Locations

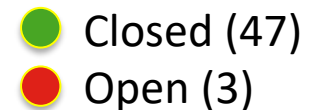
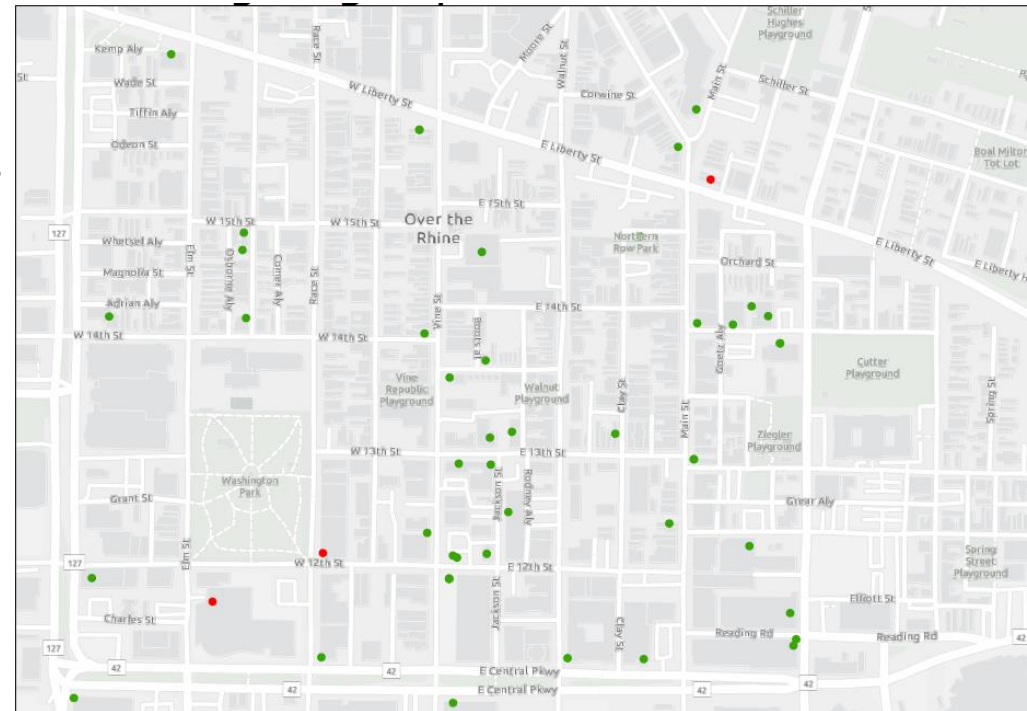


City Partnerships

DOTE/Lighting:

- 50 City lighting CSRs submitted in 2022 – 47 have been closed as of 11/30/22 (94%)
- Several light poles in OTR are maintained by Duke Energy – so issues are submitted through their system for repair
- Establish stronger coordination process with DOTE, Streetcar (Transdev) and Duke Energy to coordinate on repair schedules

2022 Lighting Requests



Streatory Maintenance

- Email to all businesses with parklets sent mid-October to submit updated Certificate of Insurance (COI) and fill out survey on parklet condition.
 - Included information on vendors to contact for maintenance needs
 - Updated COIs uploaded to Streatory map shared with DOTE – 19 updated as of 11/30
- Inspections to be completed annually in Q1 moving forward.
- Concrete bollards to be installed at 14 high priority locations



2022 Beautification Projects



Location: Goose Alley
Artist: Volunteers!



Location: Central Pkwy
Artist: Keep Cincinnati Beautiful

Volunteer Projects

- North of Liberty Cleanup:
 - 9/14/22 - 25 volunteers from GE removed graffiti at Findlay Market, landscaped at Cornerstone Renter Equity and weeded at OTR People's Garden.
 - 10/9/22 – Partnered with Simply Zero on litter cleanup on Vine/Race Streets; 12 volunteers cleaned up 8 blocks!
 - 10/21/22 – 12 GE volunteers removed graffiti & weeded on Green St & Vine St



Potential Volunteer Projects:

- North of Liberty – graffiti removal, litter pickup
- Tender Mercies – Courtyard cleanup & Community Garden overhaul
- Graffiti Abatement Wall Art – various locations

Homeless Outreach

- Contracted through Greater Cincinnati Behavioral Health Services
- Employ 4 FT outreach workers & 1 seasonal outreach worker
- Connect individuals experiencing homelessness with housing, mental health & substance abuse services, jobs and more.



Jobs Van

- Contracted through City Gospel Mission
- Van runs 3 days/week, picking up 8-10 individuals who are panhandling
- Riders are paid \$9/hr and provided lunch & service connections

Outreach Hotline:

(513)498-6192 | outreach@generocity513.org

2022 Outreach Snapshot

**66**

Clients housed

442Jobs Van
Riders**2,290**Bags of trash
collected**\$19,935**

Paid to Riders

**171**Connections to
Services**218**

Miles cleaned



Unsheltered Homeless Clients - Downtown



**Has been homeless for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described.*

Chronic Homeless Population

- Chronically homeless individuals with dual-diagnosis of drug addiction and mental health present a unique treatment challenge.
- Progress:
 - Identify Chronic Clients – list of chronically homeless & high-profile clients updated weekly.
 - Facilities – meeting 11/9 with High Risk Committee comprised of service providers to discuss needs & barriers in housing process.
 - Legal System – regular communication with One City to provide services in drug court. Additional intervention will be required as we move forward.

Events

Winter Events

- PPG Porch open Friday - Sunday through December 24 (as well as days 50+ degrees)
- Winter Market returns to Washington Park on the weekends from Thanksgiving to Christmas.
 - Vendors will be different each week, we will work with partners on recruitment: OTR Chamber, MORTAR, City Flea, etc.
- Santa's workshop is back on Saturdays
- Looking ahead: Mittenfest returns in Feb 2023!



Winter Events

- Art Academy Installation
 - ✓ Imagination Installation: Winter edition debuts on December 2nd and will stay until the end of the year
 - ✓ Six large duct tape snowflakes
 - 4 will be decorated already
 - 2 will be decorated onsite by patrons
- S'Mores Night
 - ✓ Friday, Dec 2nd: 6p to 8p
 - ✓ Bring the family and join us for S'Mores and a holiday craft activity
- Pictures with Santa:
 - ✓ Wed, Dec 14: 4p to 6p
 - ✓ Come meet Santa and have your picture taken and decorate a holiday star!
- Cookies N' Ornaments
 - ✓ Wed, Dec 21: 2p to 4p
 - ✓ Come decorate holiday cookies to share, and a cool holiday ornament



Holiday Shows

Christmas with the Celts - November 29

An Acoustic Christmas with Over The Rhine - December 16- December 18



Holiday Parties

- The hall is available to rent for holiday parties and annual meetings.
- Featuring historic details, modern amenities, and extensive AV capabilities.
- A variety of spaces that suit any function: ballrooms, theatre, studio.



THANK YOU

