



3CDC

CINCINNATI CENTER CITY
DEVELOPMENT CORPORATION



- I. Finance and Administration
 - A. Approval of the December 21, 2020 Minutes (**approval requested**)
 - B. Election of Officers (**approval requested**)
 - C. Selection of Legal Counsel
 - D. 2021 OTR South SID & Services Plan Budgets (**approvals requested**)
 - E. Treasury Management
 - F. Insurance

- II. 3CDC Operations Overview
 - A. Stakeholder Services
 - B. Environment
 - C. GeneroCity 513

- III. New Business

Officer Nominations:

- Chair – Bobby Maly
- Vice Chair – Greg Olson
- Secretary – Dan Baranowski
- Treasurer – Andy Hutzel

Bricker & Eckler

- Expertise on neighborhood special improvement districts (Columbus & Dayton)
- Creative fee structures but generally higher rates
- Based in Columbus with small Cincinnati presence

Graydon

- Local firm with large presence and experience in OTR
- New to special improvement districts
- Willing to train someone without charging SID
 - Opportunity to train someone who could stay with the District over time

Items for Outside Counsel to Prepare:

1. Next Steps to finalize set-up of SID (application for tax-exemption, registration with state, etc.)
2. Recommendations for making residential renter a voting member

Finance and Administration

	2021	SID	Change	
	Budget	Budget	\$	%
Special Improvement District Assessment	\$ 650,000	\$ 650,000	\$ -	0%
Other Income	-	-	-	0%
TOTAL REVENUES	650,000	650,000	-	0%
OTR DM Service Contract	582,000	582,000	-	0%
County Collection Fee	22,500	22,500	-	0%
Overhead	30,500	30,500	-	0%
Reserve	15,000	15,000	-	0%
TOTAL EXPENSES	650,000	650,000	-	0%
NET SURPLUS/(DEFICIT)	\$ -	\$ -	\$ -	0%

- **County Collection Fees** – the assessment is collected by Hamilton County as part of property taxes with collected funds remitted to the SID typically in April and September. They charge a fee of 3% on all collection plus an additional 10% on collection of past due amounts. 2021 amount is estimated to be 3.5% of assessment based on DCID’s experience.
- **Overhead** – includes amounts for insurance, legal services and accounting services which were estimated based on DCID’s costs
- **Reserve** – amounts set aside for uncollected assessment or expenses that came in higher than anticipated

Approve OTR South SID Budget for 2021.

	2021	SID	Change	
	Budget	Budget	\$	%
Special Improvement District	\$ 582,000	\$ 582,000	\$ -	0%
Community Partner Contributions	-	-	-	0%
3CDC Contributions	125,000	125,000	-	0%
Sponsorships	20,000	-	20,000	0%
Other Income	-	-	-	0%
TOTAL REVENUES	727,000	707,000	20,000	3%
Environment: Clean & Safe	573,299	578,349	(5,050)	-1%
Environment: Beautification	59,458	27,990	31,468	112%
Environment: GeneroCity 513	25,000	25,000	-	0%
Stakeholder Services	15,000	15,000	-	0%
Marketing	5,300	2,500	2,800	112%
Events	20,000	18,000	2,000	11%
Personnel	26,043	39,635	(13,592)	-34%
Overhead	1,800	-	1,800	0%
TOTAL EXPENSES	725,900	706,474	19,426	3%
NET SURPLUS/(DEFICIT)	\$ 1,100	\$ 526	\$ 574	109%

Approve Services Plan Budget for 2021.

- **SID Bank Account**

- Assessment collected by County is deposited into this account around April and September
- Bank's online portal would provide authorized signers with visibility to account and would not include the ability to send wires
- Action items:
 - Determine bank to open the account at (recommend Fifth Third)
 - Determine authorized signers (recommend President, Vice President and Treasurer)
 - Determine who administers online platform (recommend 3CDC is administrator)

- **Accounting and Recordkeeping**

- OTR DM (3CDC) would maintain all records through its software using a separate entity code to track activities
- Payables - approved electronically by authorized signers through 3CDC's online platform
- Checks - approved electronically by authorized signers through 3CDC's online platform
- OTR DM (3CDC) would provide reporting to the Treasurer and Board including:
 - Cash account reconciliation
 - Financial results
 - Other reporting upon request

Directors and Officers (D&O) Coverage

- See proposal packet for quotes from Cincinnati Insurance and Philadelphia Indemnity Insurance Co

Subjects of Insurance

SUBJECT OF INSURANCE	OPTION 1 – CINCINNATI	OPTION 2 – PHILLY	OPTION 2B - PHILLY
Per Claim Limit	\$1,000,000	\$1,000,000	\$2,000,000
Aggregate Limit	\$1,000,000	\$1,000,000	\$2,000,000
Retention	A: \$0 B: \$5,000 C: \$5,000	A: \$0 B: \$5,000 C: \$5,000	A: \$0 B: \$10,000 C: \$10,000
Annual Premium	\$1,984	\$1,500	\$2,256

Commercial Liability Coverage

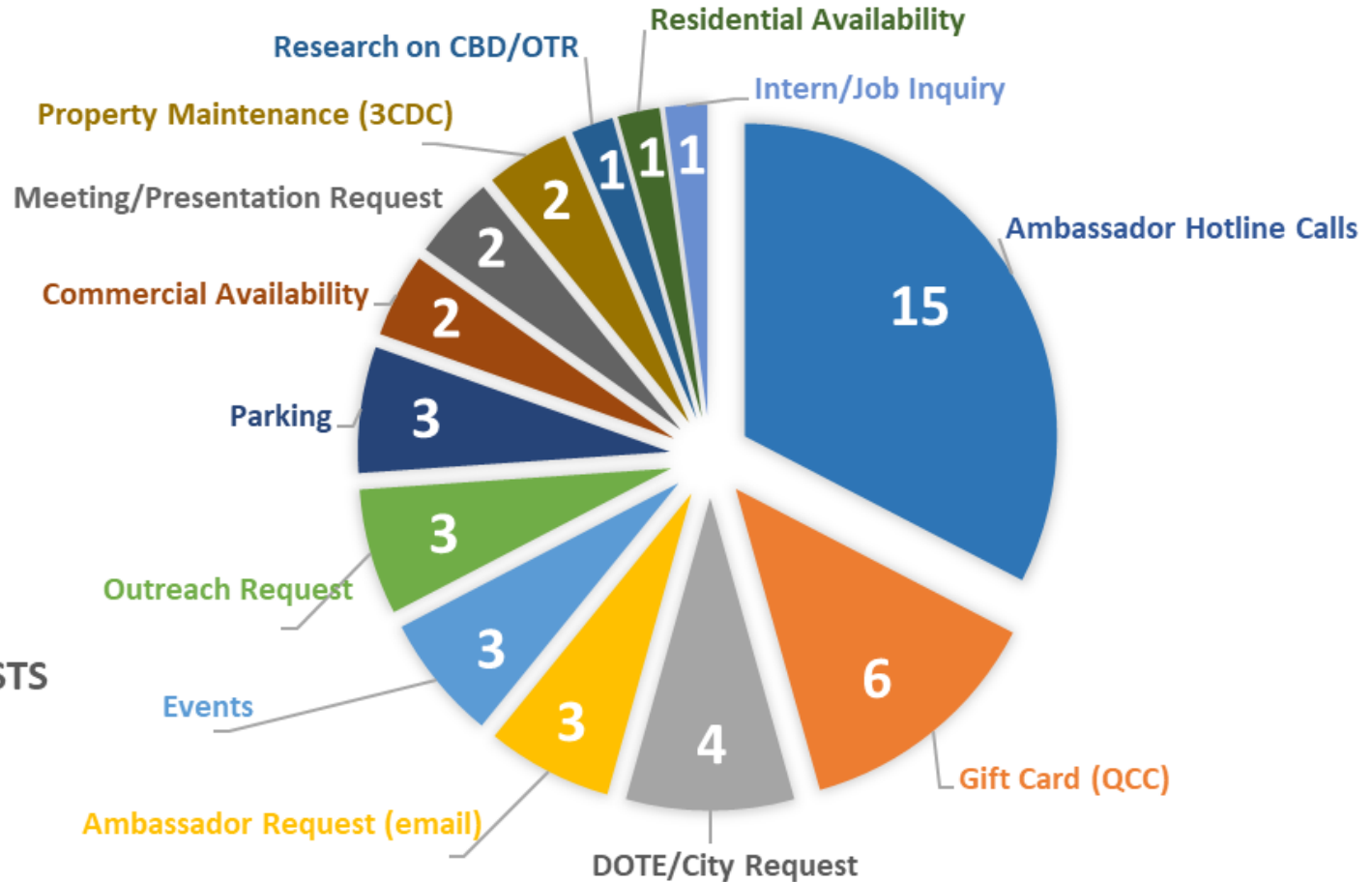
- As the OTR South SID only consists of a Board and all activities are carried out by OTR DM, OTR South SID would be added as an additional named insured on the 3CDC master policy
- 3CDC master policy GL policy carrier is Cincinnati Insurance with limits of \$1MM per occurrence and \$2MM in aggregate
- 3CDC umbrella program has various layers currently totaling \$50MM of coverage

3CDC Operations Overview

How do property owners report issues within the District?

- For clean and safe requests, call the Ambassador Hotline at (513) 623-3429
- For issues with panhandling and homelessness, call the Social Outreach Hotline at (513) 498-6192
- Contact Cate Douglas, Stakeholder Services Specialist
 - Email cdouglas@3cdc.org or call (513) 977-8834
 - Maintains a tracking list of requests from stakeholders
 - Coordinates meetings with individuals/small groups to address issues
 - Directs stakeholder issues to DOTE, CPD, and other partner agencies as needed

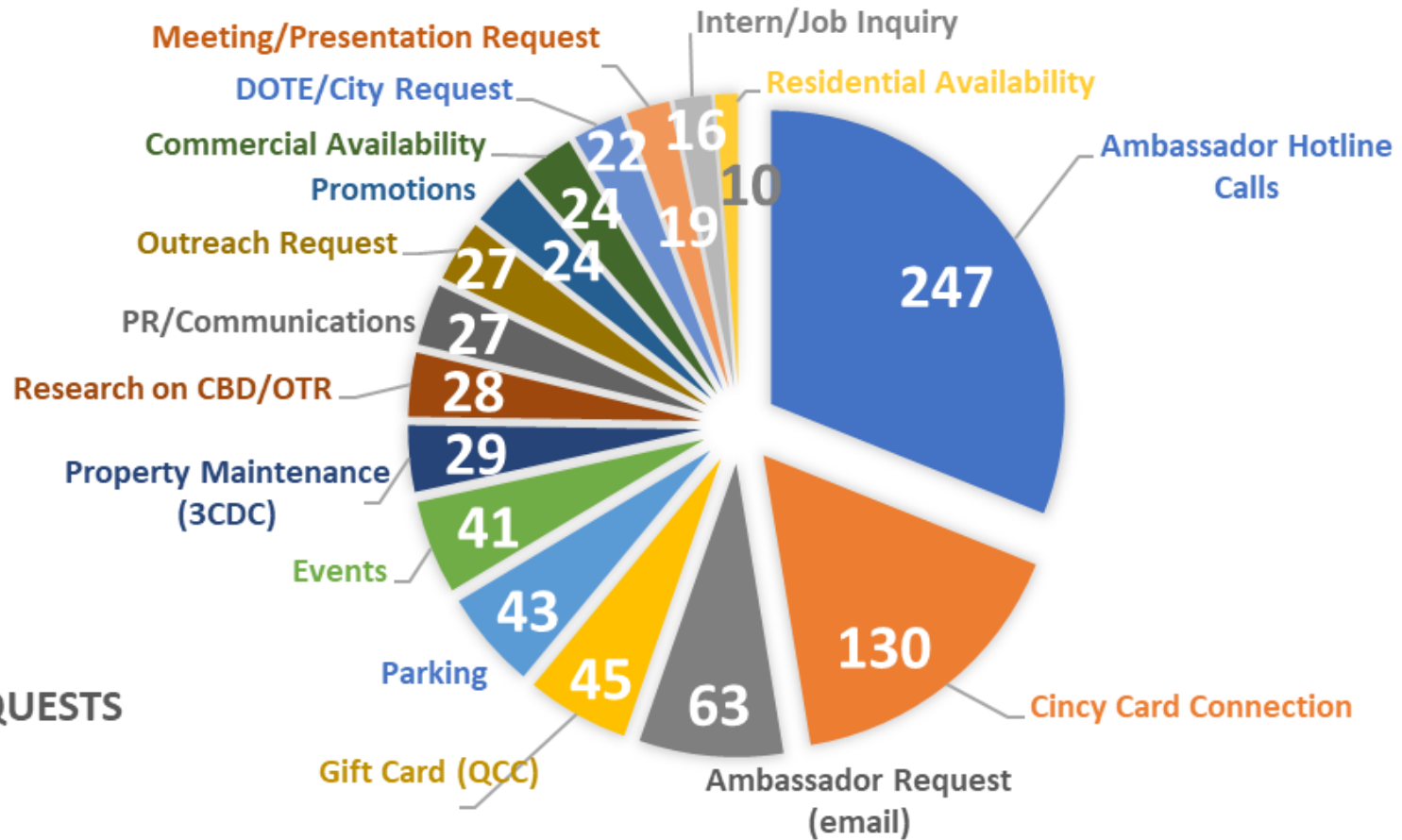
Stakeholder Request Tracking



46 TOTAL

STAKEHOLDER REQUESTS
DEC 2020

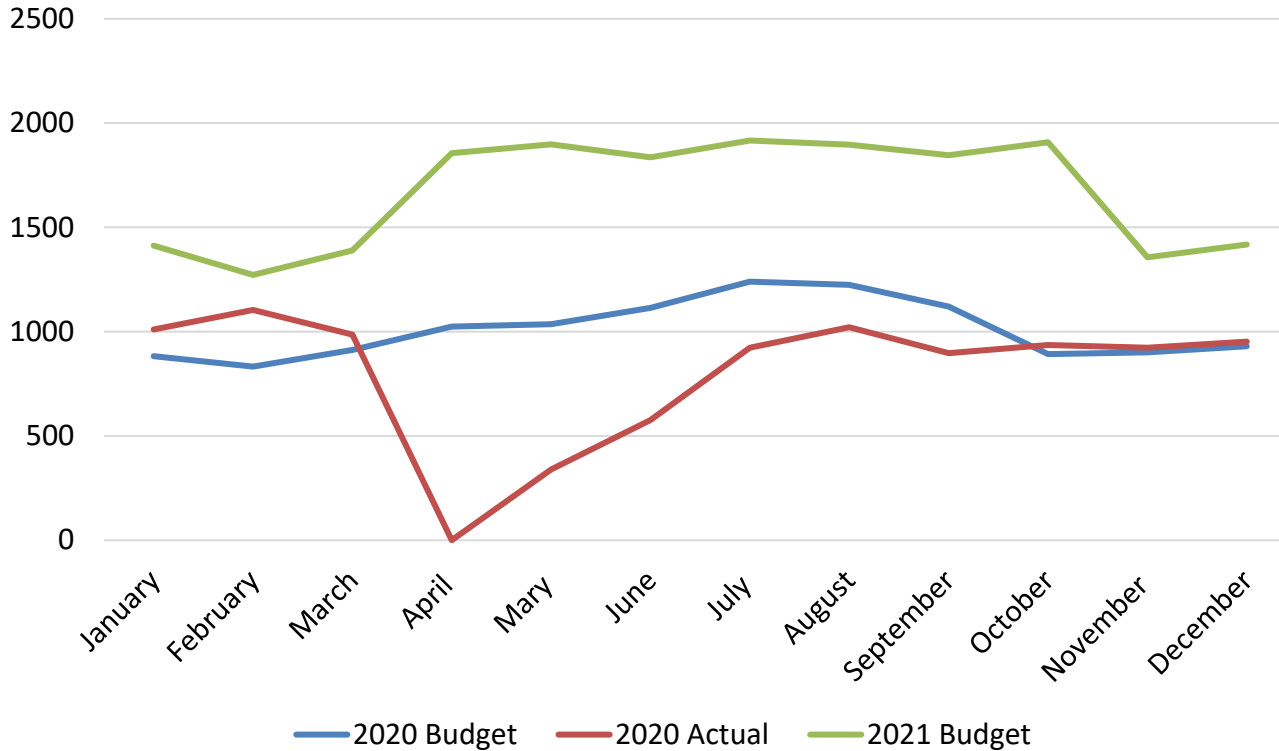
Stakeholder Request Tracking



795 TOTAL

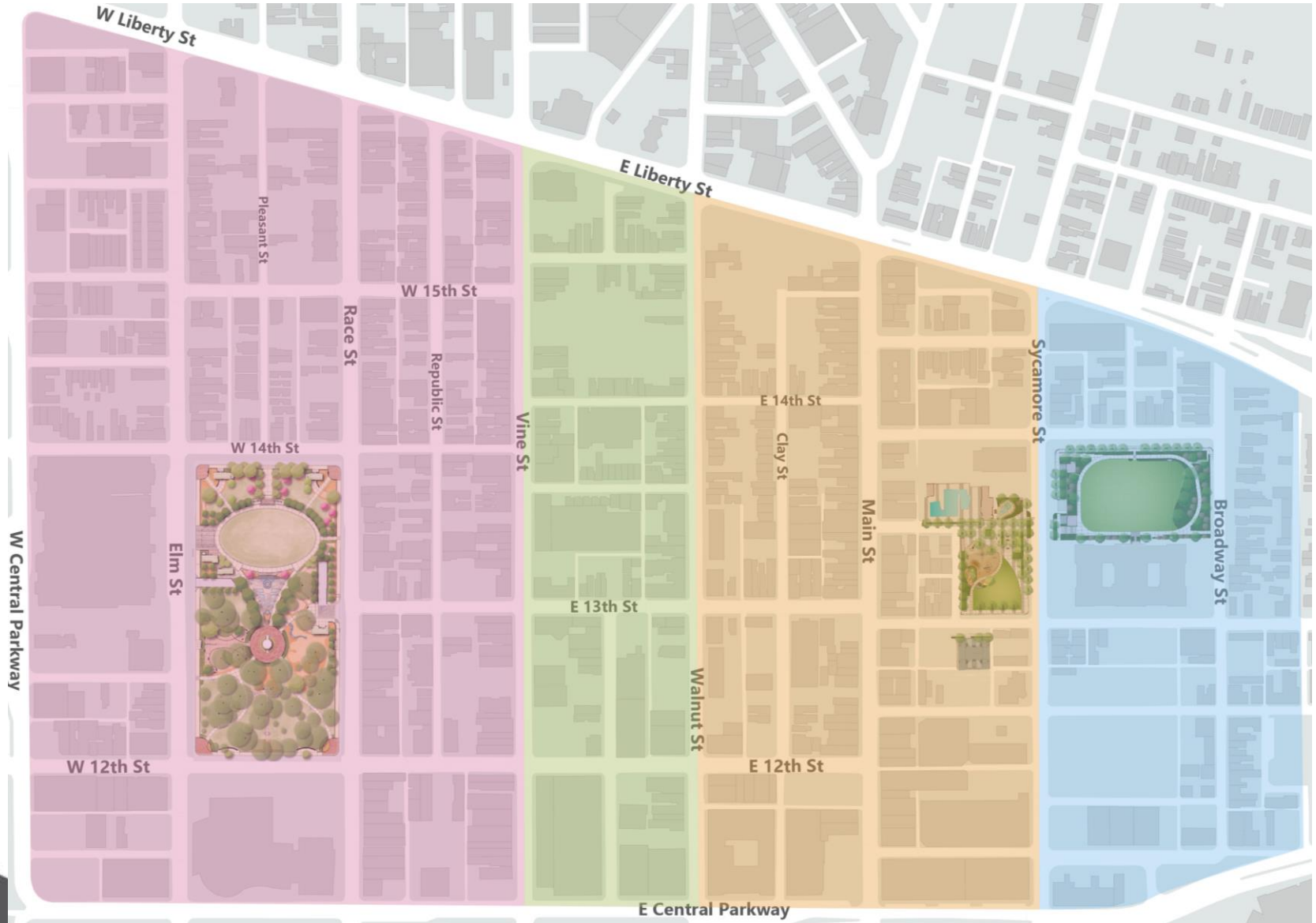
**STAKEHOLDER REQUESTS
YTD 2020**

Monthly Ambassador Hours YoY



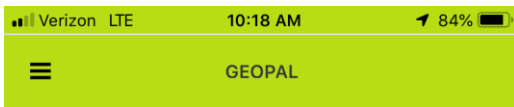
<u>OTR Ambassador Hours</u>		
	Total	Full-Time Equivalent
2021 (budgeted)	20,012.00	9.62
2020 (budget)	12,107.00	5.82
2020 (actual)	9,435.00	4.54

Ambassador Deployment

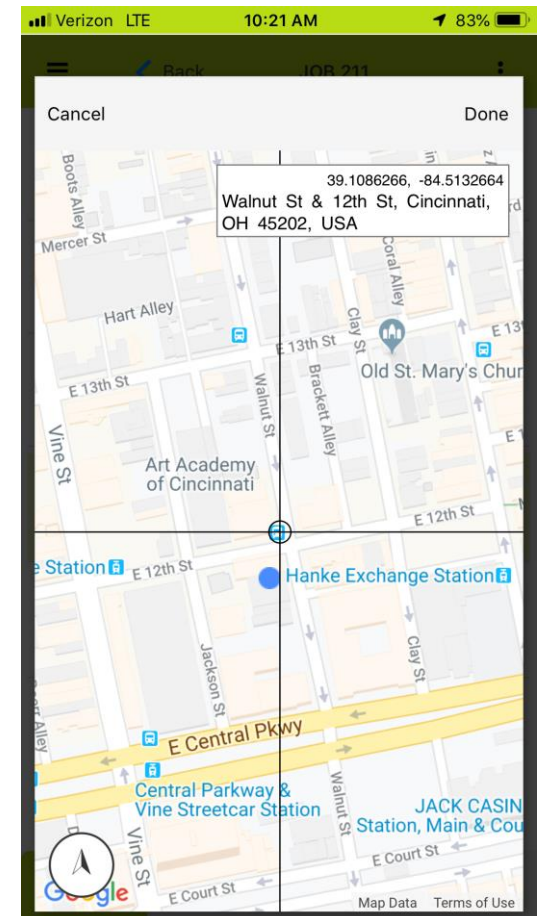
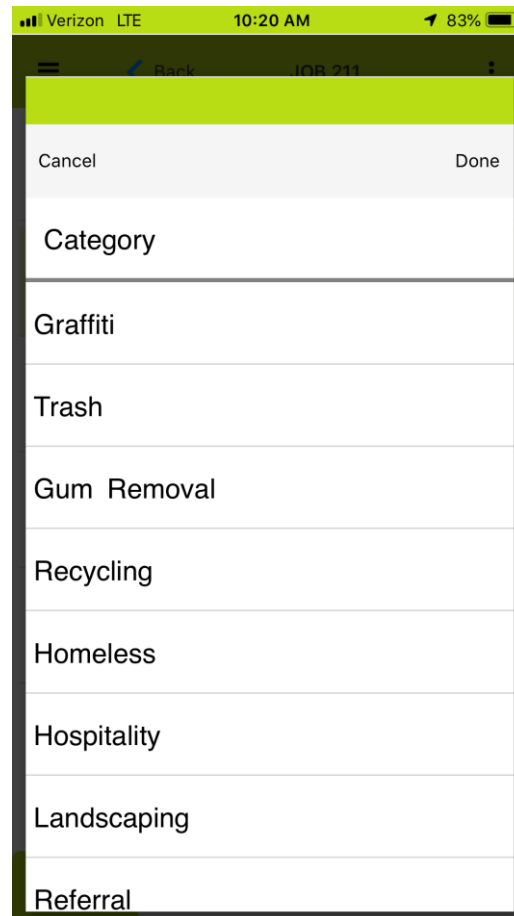


Technology

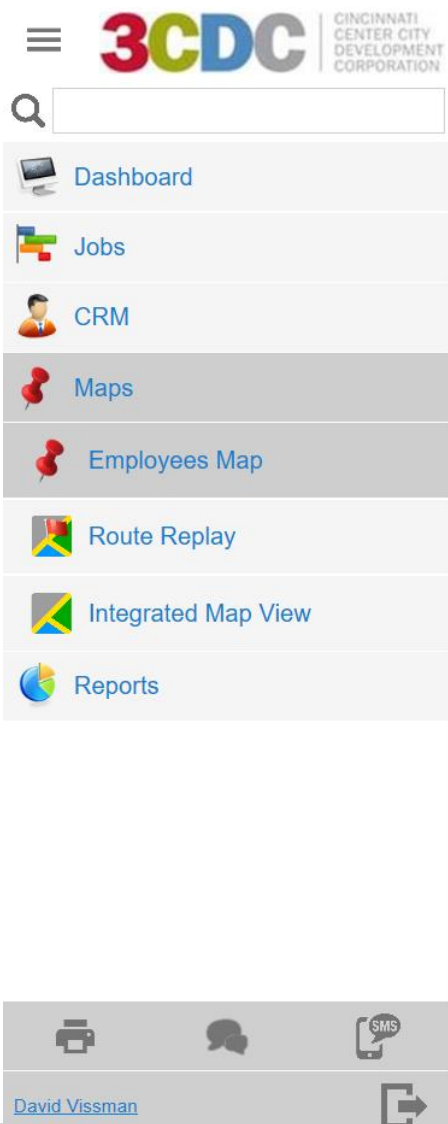
- Ambassadors carry phones to track activities through Geopal
- Geopal app – user interface below



Mark Antrobus (Mantrobos)

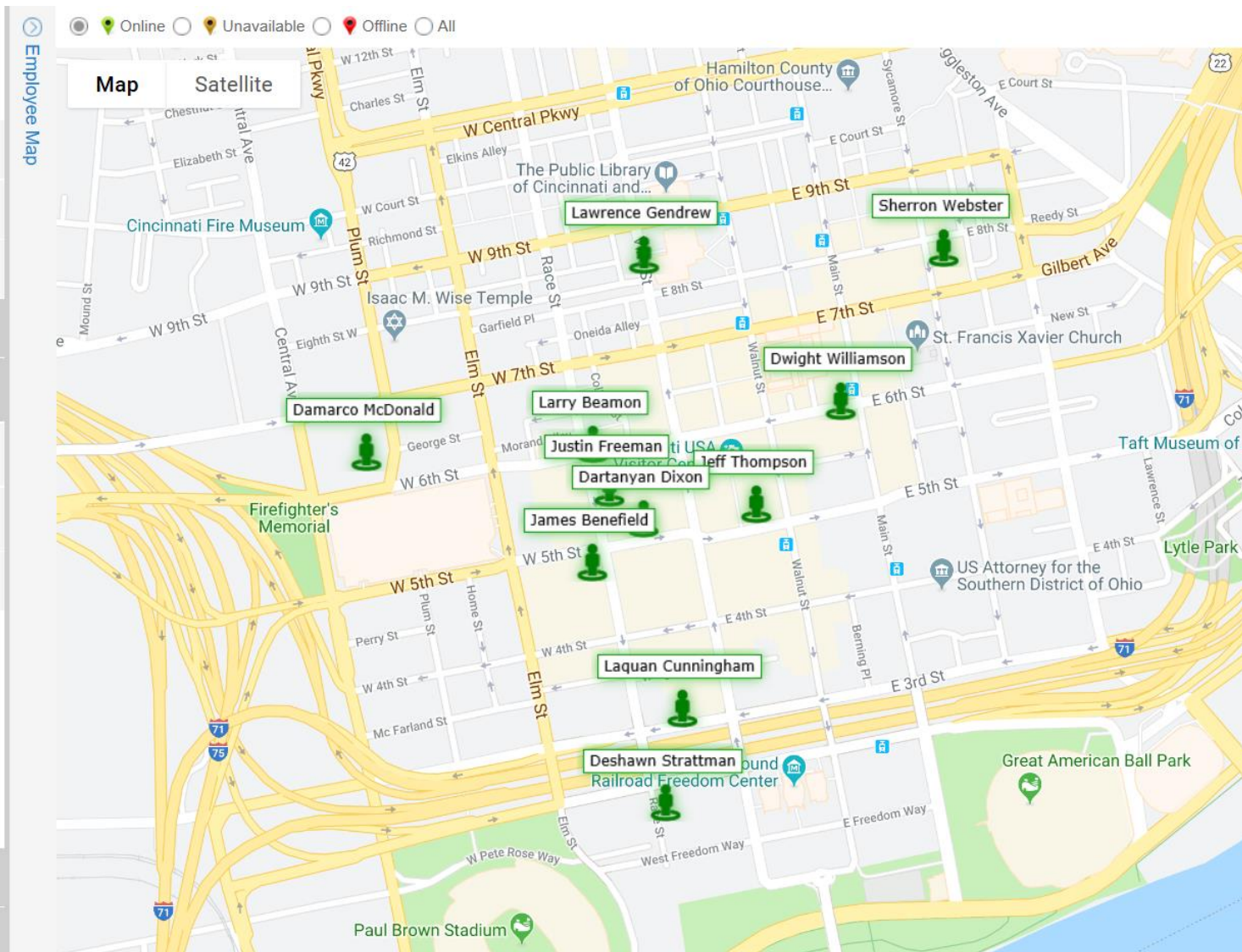


Geopal app- manager interface



The sidebar of the Geopal app manager interface includes the following elements from top to bottom:

- 3CDC logo and CINCINNATI CENTER CITY DEVELOPMENT CORPORATION text.
- A search bar.
- Dashboard (with a laptop icon).
- Jobs (with a calendar icon).
- CRM (with a person icon).
- Maps (with a pushpin icon).
- Employees Map (with a pushpin icon and a red dot, currently selected).
- Route Replay (with a route icon).
- Integrated Map View (with a map icon).
- Reports (with a bar chart icon).
- Bottom navigation icons: a printer, a speech bubble, and an SMS icon.
- A user profile section for David Vissman with a share icon.

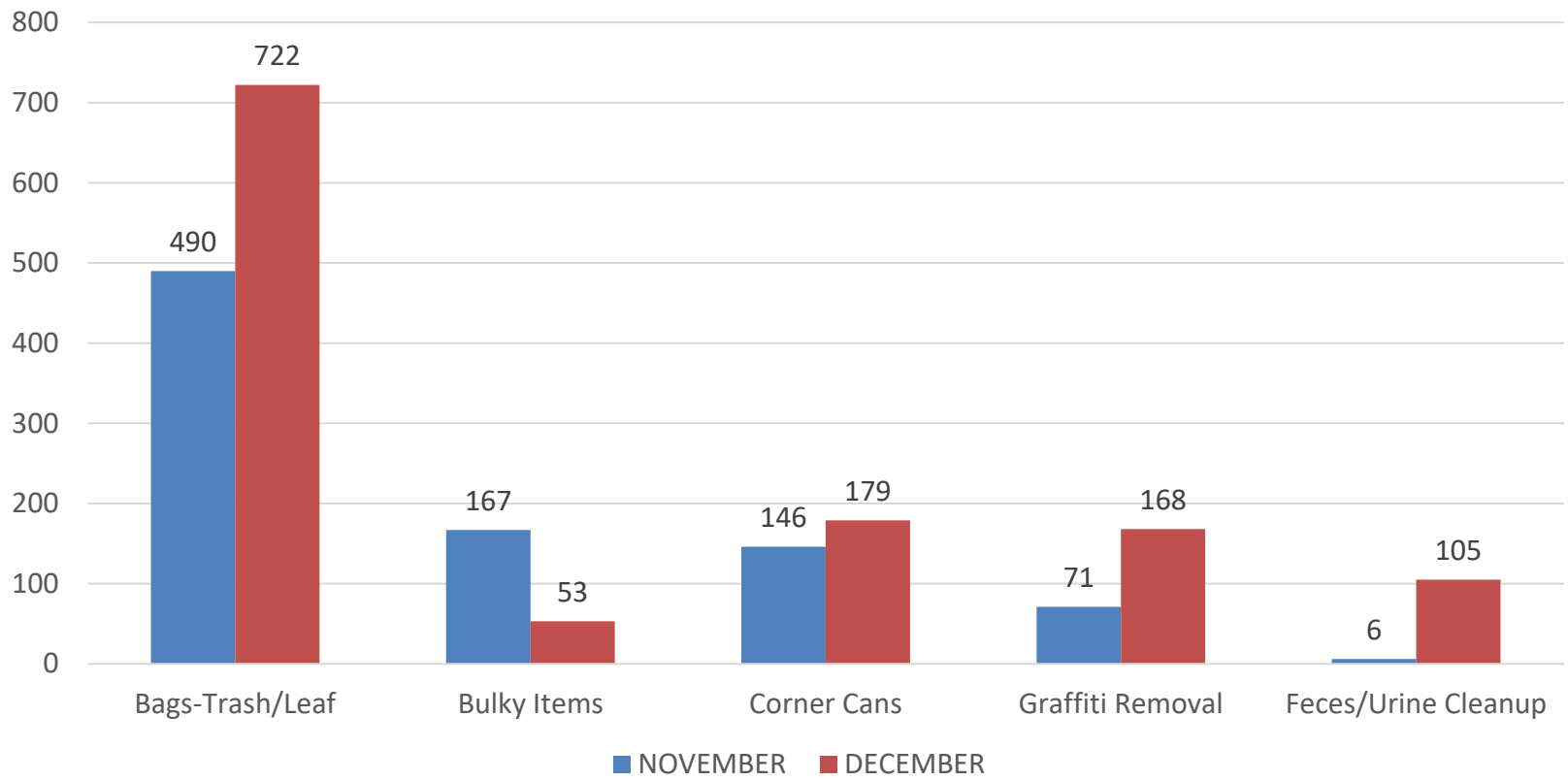


The main map view shows a street map of Cincinnati with several employee locations marked by green pushpin icons. The map includes a legend at the top with options for Online, Unavailable, Offline, and All. The map view can be toggled between Map and Satellite. The following table lists the employees shown on the map:

Employee Name	Approximate Location
Sherron Webster	East side of the city, near E 8th St and Gilbert Ave.
Lawrence Gendrew	East side of the city, near E 9th St and Race St.
Dwight Williamson	East side of the city, near E 7th St and Main St.
Damarco McDonald	West side of the city, near W 6th St and Plum St.
Larry Beamon	West side of the city, near W 7th St and Elm St.
Justin Freeman	West side of the city, near W 5th St and Plum St.
Dartanyan Dixon	West side of the city, near W 5th St and Elm St.
James Benefield	West side of the city, near W 5th St and Plum St.
Laquan Cunningham	West side of the city, near W 4th St and Elm St.
Deshawn Stratman	West side of the city, near W 4th St and Elm St.

Other landmarks visible on the map include the Cincinnati Fire Museum, Isaac M. Wise Temple, Firefighter's Memorial, Paul Brown Stadium, and Great American Ball Park.

November & December 2020

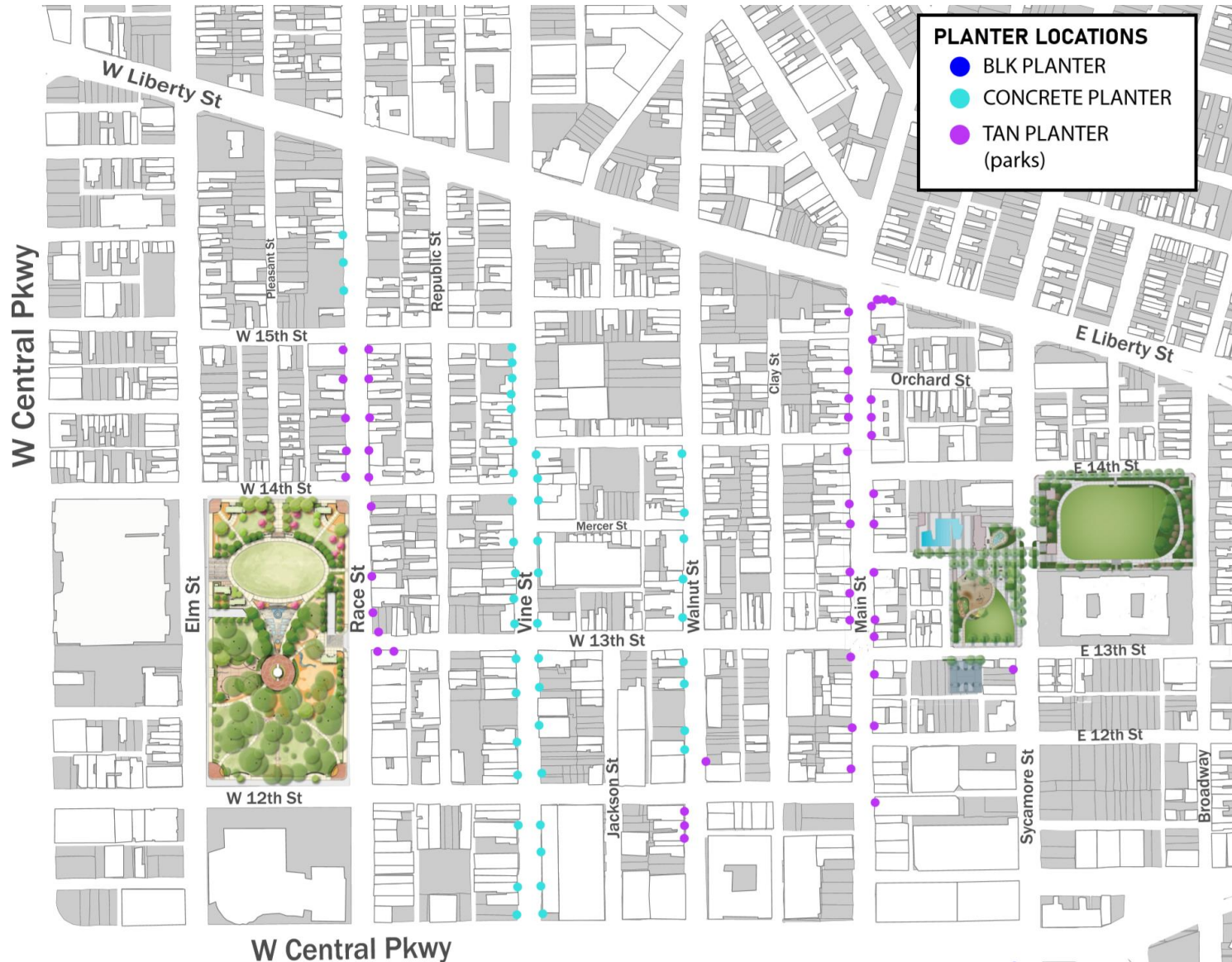


Planter Program- The CBD and OTR Planter Programs have historically been contracted separately through Plant Trolley (CBD) and Park Board (OTR). The contract includes four seasonal plantings, maintenance, and replacement plants.

- 289 Total planters, 143 planters in each district
- 3CDC contacted Plant Trolley, Park Board, Wow Window boxes, and TR Gear landscaping for bids
- Park Board and Plant Trolley, only contractors to bid. Park Board has since retracted bid due to department reorganization and current capacity going into 2021



2021 Proposals (original submission)						
Vendor	OTR (143)	Cost/Planter	CBD (143)	Cost/Planter	TOTAL	Total Cost/Planter
Plant Trolley	\$71,689.40	\$501.32	\$70,023.30	\$489.67	\$142,214.02	\$497.25
Parks	\$52,300.00	\$365.73	\$71,500.00	\$500.00	\$124,165.73	\$434.15
2021 Proposals (revised proposal)						
Vendor	OTR	Cost/Planter	CBD	Cost/Planter	TOTAL	Total Cost/Planter
Plant Trolley	\$56,643.54	\$396.11	\$56,643.54	\$396.11	\$113,683.19	\$397.49
Parks	\$52,300.00	\$365.73	\$71,500.00	\$500.00	\$124,165.73	\$434.15



PLANTER LOCATIONS

- BLK PLANTER
- CONCRETE PLANTER
- TAN PLANTER (parks)

Street Tree Program- 3CDC and Urban Forestry meet quarterly to discuss condition and replacement schedule for trees in both OTR and CBD.

- 2019/2020- Urban Forestry and 3CDC worked to complete a comprehensive tree inventory of tree types, size, locations, etc. and have migrated to a GIS platform
- 2020 Urban Forestry committed to tagging trees for Downtown and OTR ahead of install to ensure a health/size of tree
- Current Urban Forestry Install Window
 - Spring Install- March- June
 - Fall Install November- January
- 2021- working with Urban Forestry to shrink install windows so that trees replacement stays on schedule

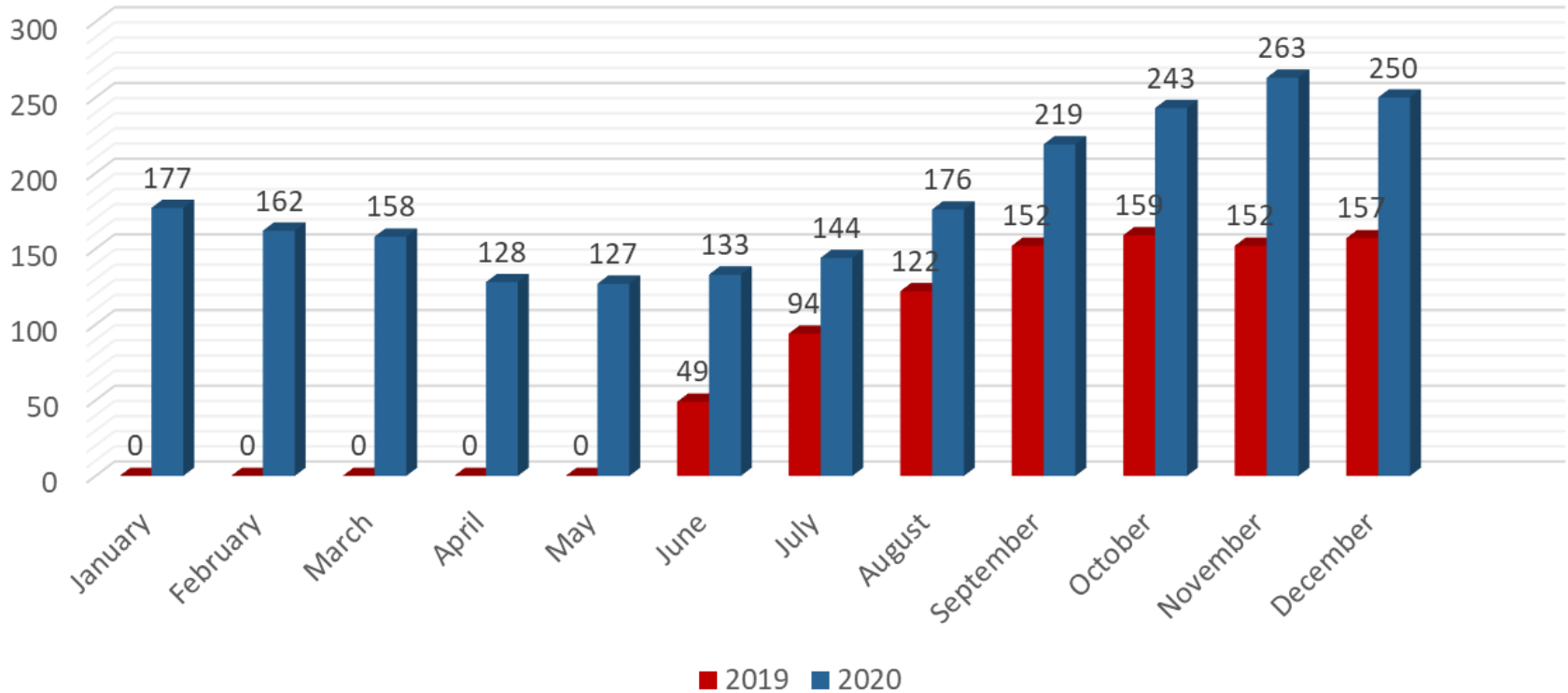
Address	Issue	Fall 2020 Planting Schedule	Planted as of 1/11/21	Notes
13th @ Republic (NE corner)	Out	Yes	No	<i>listed as 16 W. 13th St.</i>
Central Pkwy @ Race (NW corner)	Out		No	
Central Pkwy @ Charles	Out		Yes	
Central Pkwy @ Gandolfo Alley	Out		Yes	
Race @ 12th (SE corner)	Out		No	appx 1130 Race St.
Sycamore @ Grear Alley (SW corner)	Out	Yes?	No	<i>1203 Sycamore (Sugar & Spice)?</i>
1120 Main Street	Out	Yes?	No	<i>1140 Main Street? In front of Louvino</i>
32 E. 12th Street	Out	Yes	No	<i>listed as 22 E. 12th St. In front of AAC</i>
Jackson St. (west side)	Out	Yes	No	<i>listed as 10 E. Central Pkwy on Jackson St.</i>
1211 Main St.	Out	Yes	No	<i>1219 Main St?</i>
212 Orchard St.	Out		No	3 empty tree wells from 212-216 Orchard (north side of street)
216 Orchard St.	Out		No	
14th @ Sycamore (NW corner)	Out		No	
Sycamore @ Alumni Lofts (2)	Out		No	East side of Sycamore in front of Alumni Lofts/across from ZP
1435 Walnut St. (on 15th)	Out	Yes	No	3 empty wells - added from UF planting list
1417 Sycamore St. (on Orchard)	Out	Yes	No	added from UF planting list

Outreach Program (Nicole Smith):

- Outreach Workers are contracted through Greater Cincinnati Behavioral Health Services (GCB).
- Program Mission to provide community outreach to help individuals experiencing homelessness become connected to services:
 - Mental Healthcare
 - Substance abuse treatment
 - Housing
 - Employment
- Outreach workers are in the field 7 days a week. Monday- Friday 7am-7pm and Saturday and Sunday from 11am -7pm.
- 3CDC and GCB meet bi-weekly to review staff deployment and open cases

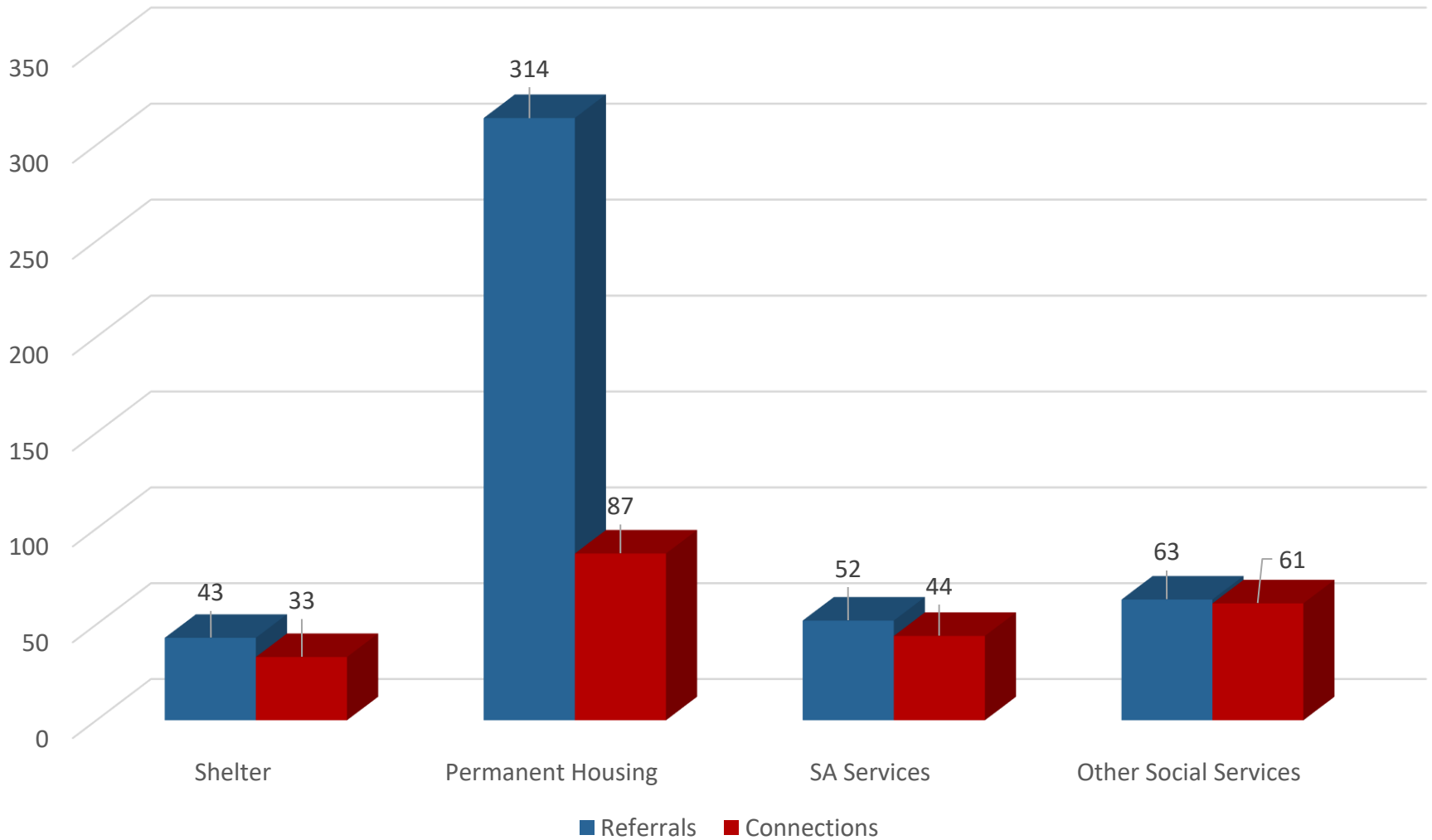
<u>Outreach Staff</u>	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>
Nicole Smith	7a-3p	11a-7p	7a-3p	7a-3p	7a-3p		
Paige Roller	11a-7p	7a-3p	11a-7p	11a-7p			11a-7p
Regina Faulkner		7a-3p	7a-3p	7a-3p	11a-7p	11a-7p	
<i>Deajah Baskin</i>	<i>8a-4p</i>	<i>8a-4p</i>	<i>8a-4p</i>	<i>8a-4p</i>	<i>8a-4p</i>		

2019* vs. 2020 Open Cases



**GeneroCity 513 began using a new tracking system in June 2019, which is why data is not available from January – May 2019*

YTD December 2020





THANK YOU

