



3CDC

CINCINNATI CENTER CITY
DEVELOPMENT CORPORATION



- I. Finance and Administration
 - A. Approval of the November 16, 2021 Minutes (**approval requested**)
 - B. Finance Responsibilities (**approvals requested**)
 - C. Treasurer's Report
 - D. Board Vacancy (**vote requested**)

- III. 3CDC Operations Overview
 - A. Operating Budget
 - B. Stakeholder Services
 - C. Environment
 - D. GeneroCity 513
 - E. Communications/Marketing

- IV. New Business

Administration

Ohio Financial Reporting and Audit Requirement

- In 2015, the Ohio Auditor of State (AOS) clarified that the Ohio Administrative Code Chapter 117-2 required Special Improvements Districts to file a financial report each fiscal year with the AOS
- The financial report is required to be filed electronically through the AOS' Hinkle System within 60 days of year end if prepared on a cash basis or 150 days if prepared on a GAAP basis
- A notice of filing must be published in a newspaper in the taxing district noting the financial report is available for inspection
- AOS will perform an audit or agreed upon procedures (AUP) every other year
 - First 2-year cycle is audited followed by three 2-year cycles having an AUP before starting over again with an audit
 - Fees will be assessed for each engagement at \$41 per hour with a basic audit taking about 24 hours (\$984)
- Fines for not filing reports timely can be assessed up to \$750 annually

Approval Request:

- Engage OTRDM/3CDC – at no cost – to work with the AOS to:
 - Prepare and submit the Regulatory Cash Basis Annual Financial Report by the due date – 60 days after year-end (3/1/22)
- As the AOS will be performing an audit or AUP every other year, approval to not have an audit performed by an accounting firm

12/31/2021

Actual

Cash	\$ 29,020
Accounts Payable	(18,672)
Accrued Liabilities	(4,300)
Net Assets	\$ 6,048

	2021	2021	Variance	
	Actual	Budget	\$	%
Special Improvement District Assessments	\$ 628,531	\$ 650,000	\$(21,469)	-3%
Allowance for Uncollected Assessments	-	(15,000)	15,000	-100%
TOTAL REVENUES	628,531	635,000	(6,469)	-103%
OTR DM Service Contract	595,000	582,000	13,000	2%
County Collection Fees	18,307	22,500	(4,193)	-19%
Accounting Services	4,300	18,000	(13,700)	-76%
Legal Services	2,672	5,000	(2,328)	-47%
D&O Insurance	2,009	7,500	(5,491)	-73%
Bank Fees and Other	195	-	195	100%
TOTAL EXPENSES	622,483	635,000	(12,517)	-2%
NET SURPLUS/(DEFICIT)	\$ 6,048	\$ -	\$ 6,048	100%

Note: See handout for monthly breakout

- **Accounting Services** - Estimate for 2021 Form 990 tax preparation.
- **Legal Services** - Final bill from Graydon was received and came in less than projected.

Discussion Items:

- Replacement needed for Robert Sehlhorst (Residential seat- Single Family or Condo)
- Vote to fill vacant seat:
 - Greg Badger
 - Debbie Dent

Vote Request:

- Fill vacant Single Family/Condo residential board seat

OTR District Management Budget

	2021	2021	Variance	
	Actual	Budget	\$	%
Special Improvement District	\$ 595,000	\$ 582,000	\$ 13,000	2%
Community Partner Contributions	10,000	-	10,000	100%
3CDC Contributions	86,037	125,000	(38,963)	-31%
Event Revenues	17,635	20,000	(2,365)	-12%
Cleaning & Beautification Contracts	18,881	-	18,881	100%
TOTAL REVENUES	727,553	727,000	553	0%
Environment: Clean & Safe	596,304	572,846	23,458	4%
Environment: Beautification	52,899	59,458	(6,559)	-11%
Environment: GeneroCity 513	24,996	25,000	(4)	0%
Stakeholder Services	881	15,000	(14,119)	-94%
Marketing	175	5,300	(5,125)	-97%
Events	19,335	20,000	(665)	-3%
Personnel	25,435	25,891	(456)	-2%
Overhead	7,528	1,800	5,728	318%
TOTAL EXPENSES	727,553	725,295	2,258	0%
NET SURPLUS/(DEFICIT)	\$ -	\$ 1,705	\$ (1,705)	-100%

- **Special Improvement District** – OTR South SID actual results allowed for additional funds to be paid to OTR DM for the delivery of services.
- **Community Partner Contributions** – Contribution from Model Group (\$10M) above their property assessment.
- **Environment: Beautification** – Decrease from budget related to winter maintenance for planters that will occur in January each year instead of December.
- **Overhead** – Costs incurred for Imagination Alley Wi-Fi (\$2M) and general liability insurance (\$1M) are in excess of budget as well as legal fees (\$3M) related to researching legal liability regarding snow removal.

Stakeholder Services

Welcome Sara Bujas!

Community Engagement Coordinator



- Prior to joining 3CDC, Sara was helping students at the American University of the Middle East in Kuwait and high-school students in Croatia improve their English skills.
- Fluent in five languages, she coordinated multiple international educational projects.
- She studied in Croatia and Italy and holds a Master's degree in education.
- In her free time, she likes to explore Cincinnati's gorgeous parks, spend time with friends and family, and snuggle with her cat.

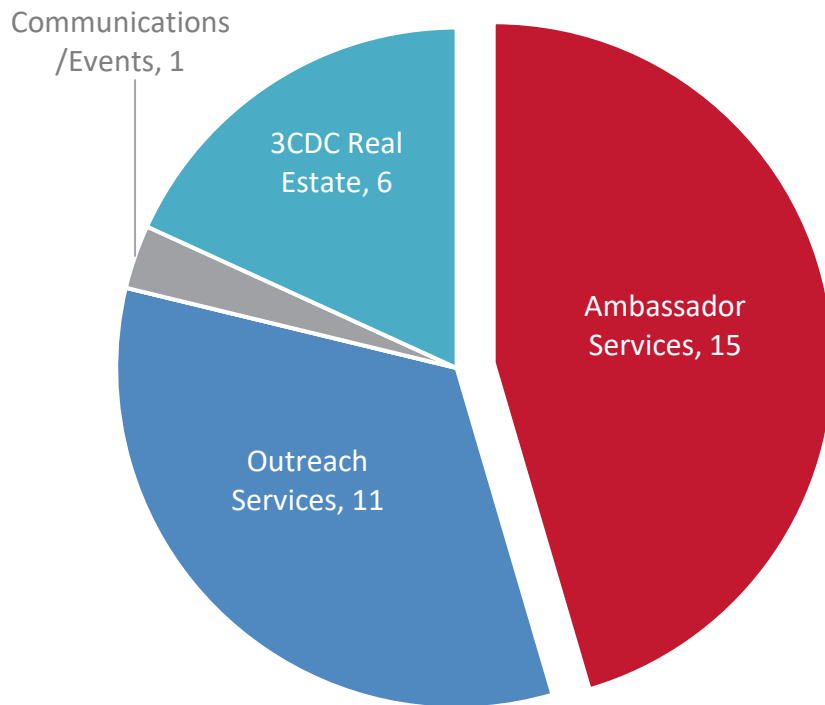
sbujas@3cdc.org

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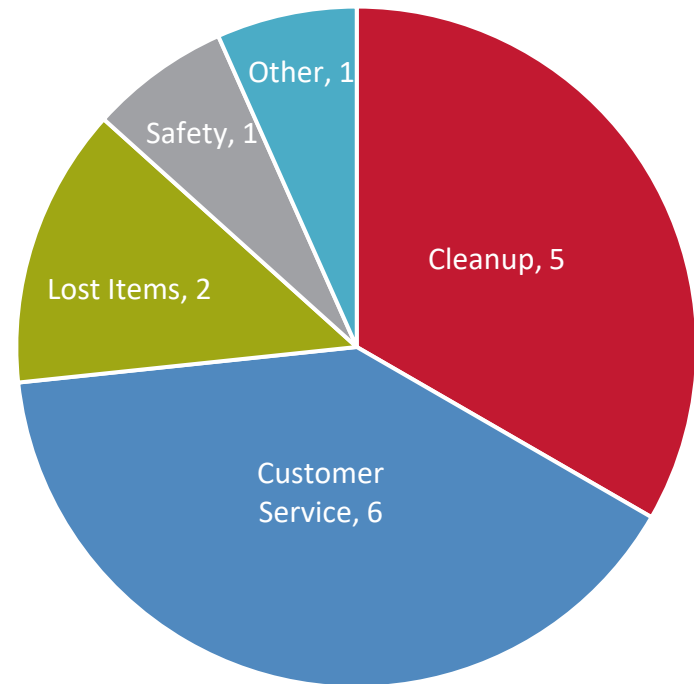
Stakeholder Requests – January 2022

Total Requests: 33

Issue Category



Ambassador Services



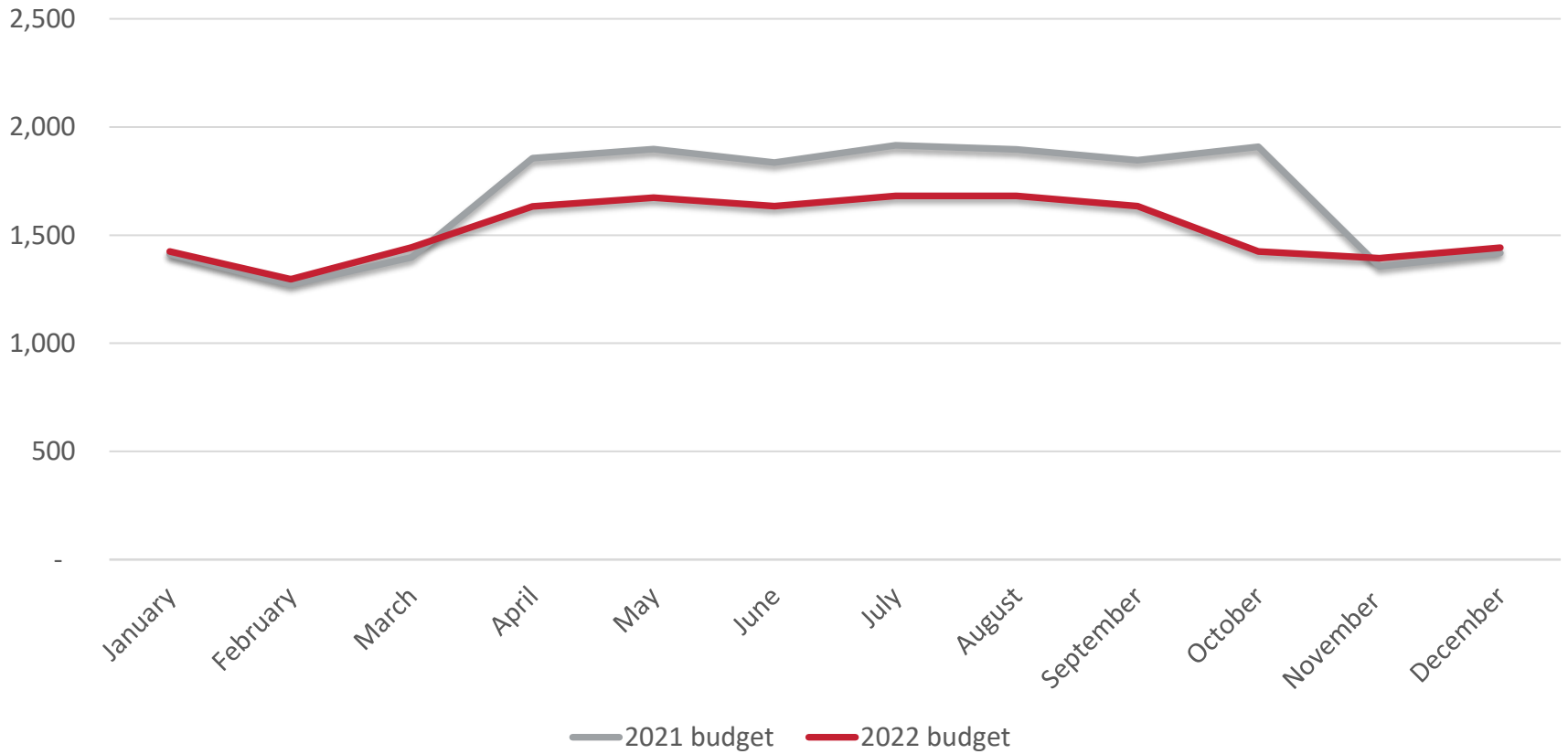
Environment

[Ambassador Reporting](#) – January 2022

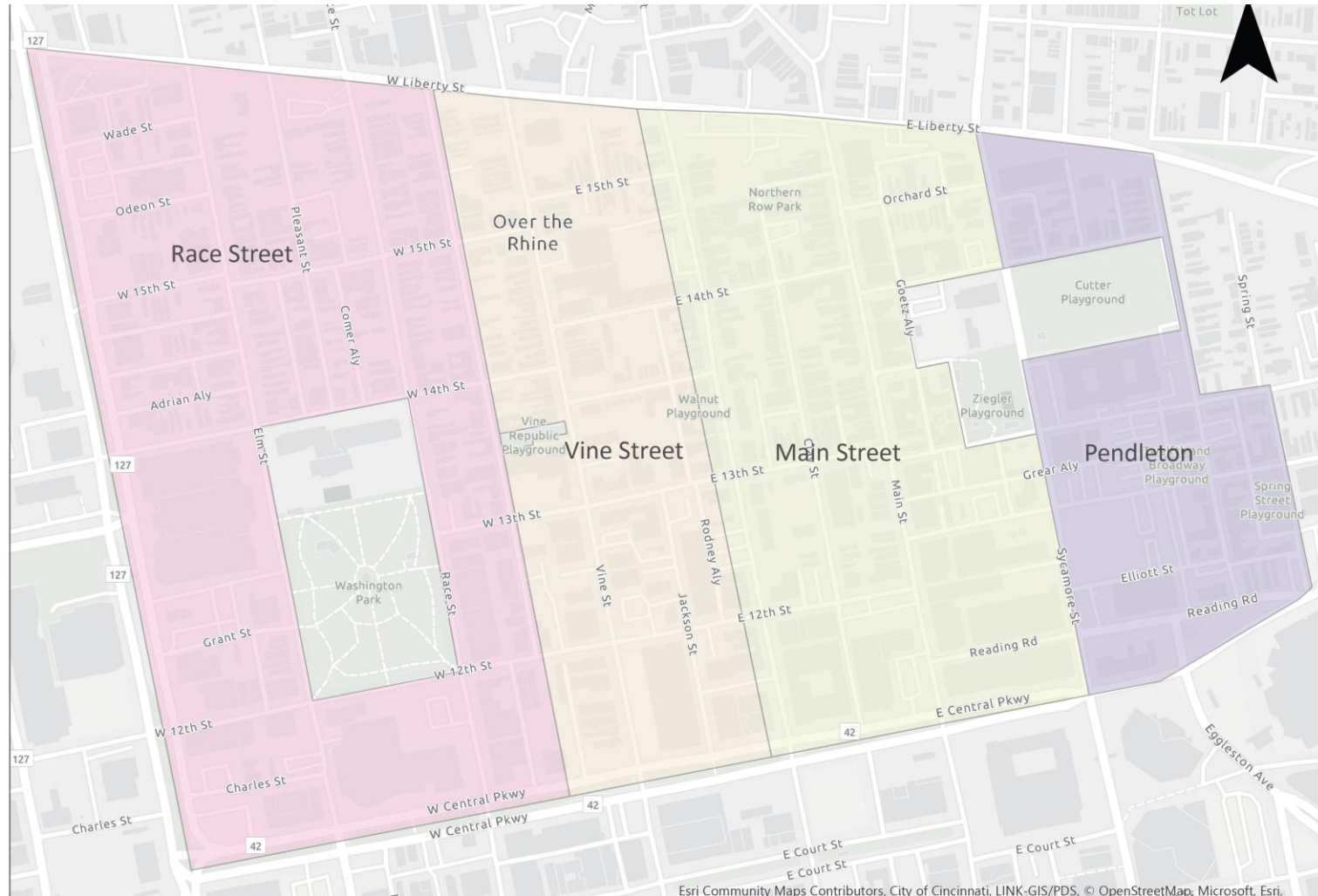
Cleanup tasks completed in January:

Cleanup Task	# reported
Litter Removal (sidewalk blocks)	1,253
Trash bags collected	172
Trash Cans Emptied	38
Bulky Items Removed (couches, mattresses, etc.)	65
Graffiti Removed	60
Business Checks	402

OTR Ambassadorial Hours 2021 vs. 2022



OTR Zones



Esri Community Maps Contributors, City of Cincinnati, LINK-GIS/PDS, © OpenStreetMap, Microsoft, Esri,

OTR Staffing Plan

Zone	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Race St. Zone	1	1	1	1	1	1	1
Vine St. Zone	1	1	1	1	1	1	1
Main St. Zone	1	1	1	1	1	1	1
Pendleton Zone	1	1	1	1	1	1	1
<i>Field Coordinator</i>	<i>1</i>	<i>1</i>	<i>2</i>	<i>2</i>	<i>2</i>	<i>1</i>	<i>1</i>
Total	5	5	6	6	6	5	5

Zone: RACE ST. (1st)



BORDER STREETS:
 Liberty Street (North)
 Republic Street (East)
 Central Pkwy (South)
 Central Pkwy (West)

STAFF:
 Wilbur Marshall

HOTSPOTS

- 13th and Republic - litter, loitering
- Imagination Alley - litter, loitering
- Odeon Street/adjacent alleys - weeds in warmer months, feces in alleys
- Elm & Liberty - graffiti, litter
- Comer & 15th - grease stains
- 15th & Republic - grease stains
- Gandolfo Alley - feces, urine around parking lot

KEY ON BACK

OTR Supervisory Team



Jake – 1st Shift



Maurice – 1st Shift



Famble – 2nd Shift



Michael – 2nd Shift

Snow Removal

- Snow event on Feb. 3rd & 4th:
 - 322 staff hours
 - Sleet/freezing rain & dropping temperatures created difficult conditions for removal
- City responsible for snow removal on streets & remove according to priority system.



Graffiti Removal

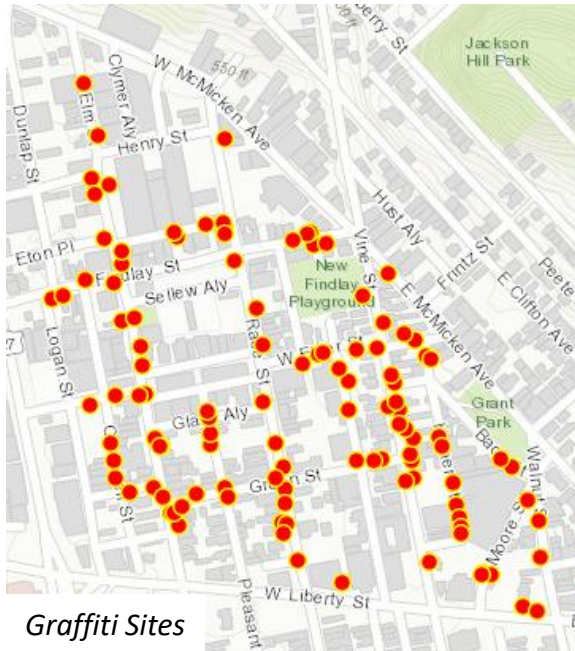
- Uptick in graffiti in late January in Main St/Clay St area
- Special Projects team removed **69** tags in a 2-week span.
- Continue to remove tags as weather allows.



Partner with Keep Cincinnati Beautiful (KCB), City and community partners for regular cleanup & graffiti removal in the area between Findlay Market & Grant Park using volunteers and Sheriff's Crew.

Timeline: Mar/April 2022 Projected Cost: \$5,000 Budget: KCB/Sponsor

Next Steps: Meeting with partners to nail down event dates & discuss responsibilities.

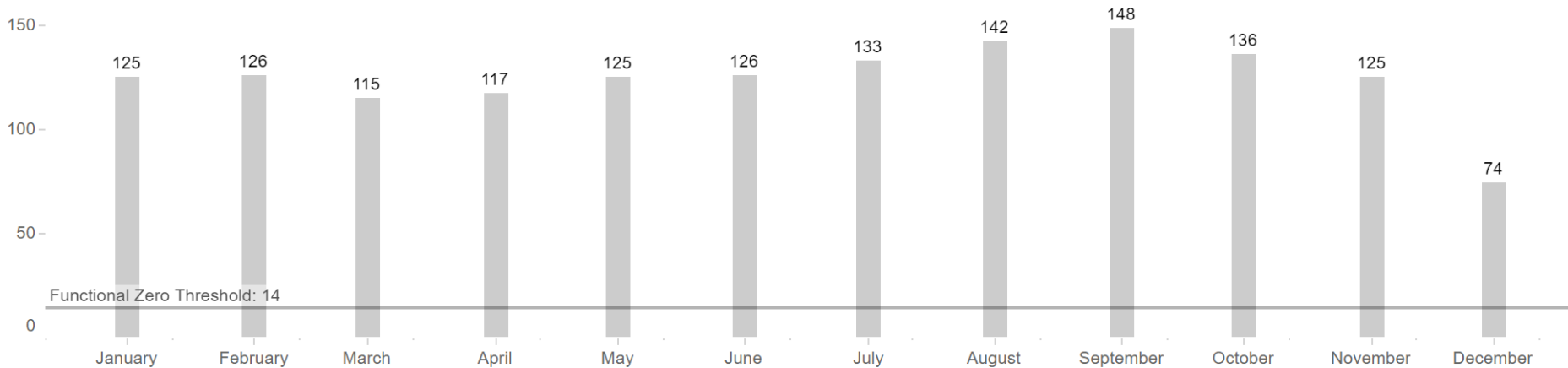


GeneroCity 513

Built for Zero

Total Street Homeless as of 12/31/21: 74

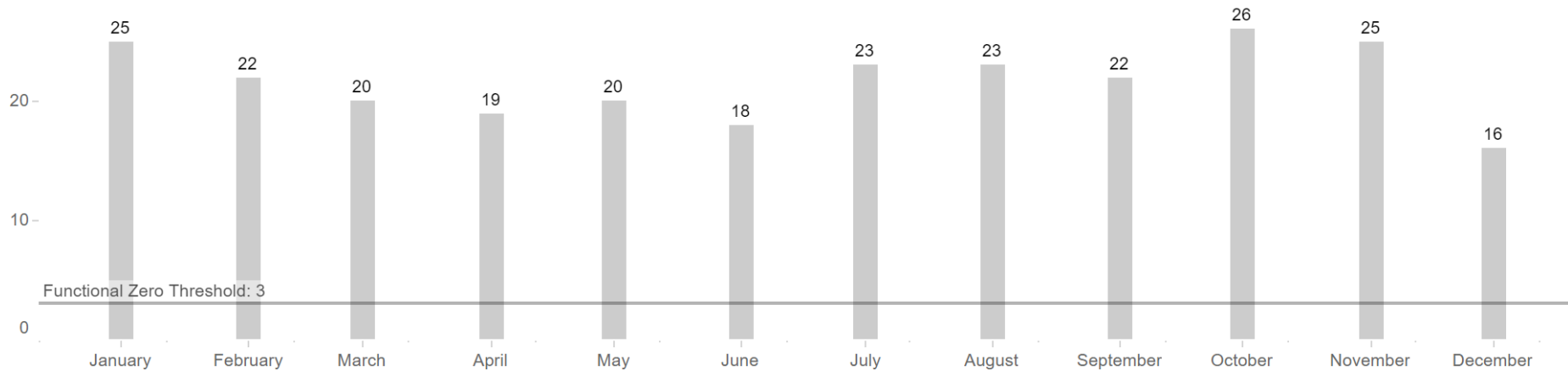
Actively Homeless Population Monthly count for All subpopulation(s)



Built for Zero

Total Chronic Homeless as of 12/31/21: 16

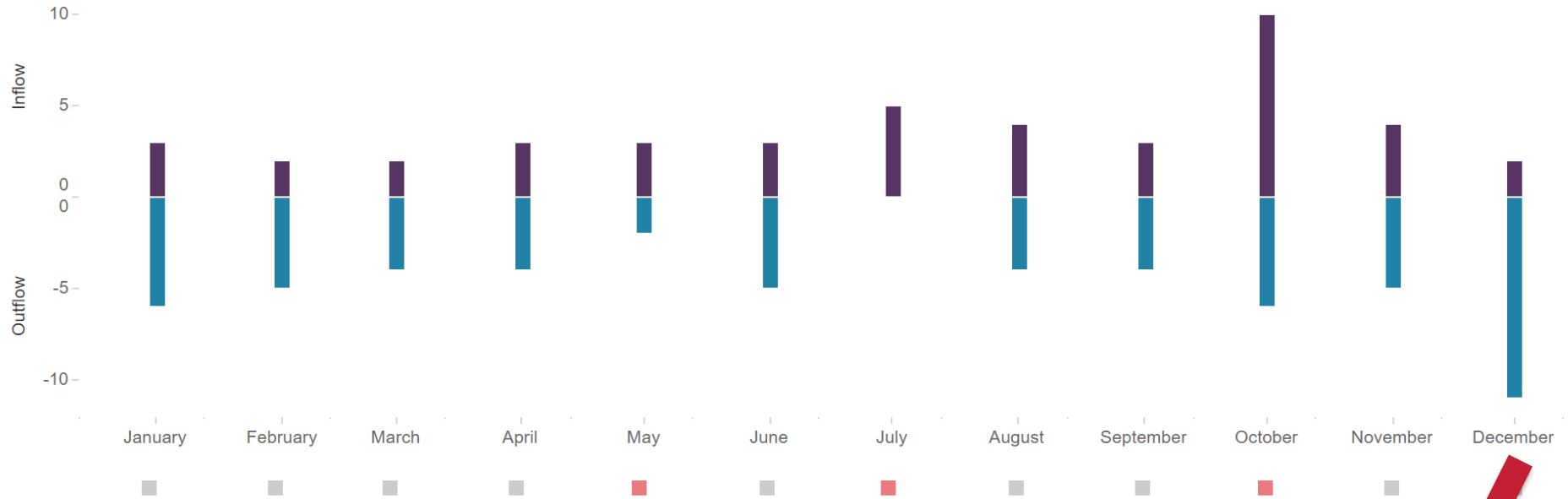
Actively Homeless Population Monthly count for Chronic subpopulation(s)



	Dec-21	Total
Chronic Clients as of 11/30/21		25
New Chronic Clients added in December 2021 (2)	+2	
Chronic Clients exited from program in December (11):		
<i>Chronic Clients housed</i>	-5	
<i>Chronic Clients moved to "inactive"</i>	-6	
Chronic Clients as of 12/31/21		16

Built for Zero

Monthly Inflow & Outflow Red square at bottom indicates Inflow exceeded Outflow



Downtown Cincinnati CoC | December 2021

Inflow: 2

Outflow: 11

Breakdown of Outflow

% Housing Placements 45.5%

% Moved to Inactive Number 54.5%

% No Longer meets Population Crit..

Outflow exceeded Inflow

Communications/Events

Imagination Alley

- Spring Break programming for kids and families
- Meeting with residents and neighbors to refine program and event offerings and schedule – first week of March
 - Movie Nights
 - Small Concerts
 - Community Cookouts
- ArtWorks mural to be installed early April
- Debut Reading Room with books, games and seating area just for kids



Washington Park

- Cozy Curiosity was installed by Yarn Bombers in January and will stay up for the month of February
- Feb 19 & 20: Mittenfest returns!
- March 4: Regular Porch hours begin
- March 5: FCC Home Opener & Bockfest Celebration
- March 31: Reds Opening Day Parade & Party
- April: Workouts begin
- April 16: Egg Hunt



2022 Events & Programs

- Summer Camp
 - Expand educational offerings, better engagement across all spaces and programs
- Increase engagement with kids in the Park through the Play program
- Continue to grow the swim programs
 - Swim Lessons, Swim Team
- Returning third party events including 50 West Fun Run and Dodgeball fundraiser





THANK YOU

