



3CDC

CINCINNATI CENTER CITY  
DEVELOPMENT CORPORATION



- I. Finance and Administration
  - A. Approval of the August 23, 2022 Minutes (**approval requested**)
  - B. Treasurer's Report
    - 1. 2022 Projections
    - 2. 2023 Proposed Budget (**approval requested**)
  
- III. 3CDC Operations Overview
  - A. Operating Budget
    - 1. 2022 Projections
    - 2. 2023 Proposed Budget (**approval requested**)
  - B. Public Safety
  - C. Stakeholder Services
  - D. Environment
  - E. GeneroCity 513
  
- IV. New Business

# Administration

# OTR South SID Operating Budget – 2022

	9/30/2022	12/31/2022
	Actual	Projected
Cash	\$ 8,326	\$ 5,048
Accrued Liabilities	(3,200)	(3,200)
Net Assets	<b>\$ 5,126</b>	<b>\$ 1,848</b>

	2022	2022	Change	
	Projection*	Budget	\$	%
Special Improvement District Assessments	\$ 640,339	\$ 650,000	\$ (9,661)	-1%
Allowance for Uncollected Assessments	-	(15,000)	15,000	-100%
<b>TOTAL REVENUES</b>	<b>640,339</b>	<b>635,000</b>	<b>5,339</b>	<b>-101%</b>
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	262	313	(51)	-16%
<b>TOTAL EXPENSES</b>	<b>644,540</b>	<b>634,148</b>	<b>10,392</b>	<b>2%</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>\$ (4,200)</b>	<b>\$ 852</b>	<b>\$ (5,053)</b>	<b>-593%</b>

\*Includes actuals through September and projections for the remainder of the year.

**Note:** See handout for monthly breakout

- **Legal Services** – Expenses from legal services are not expected in 2022, therefore, removed \$5M from the projection.

- See Over-the-Rhine South SID Proposed Budget– 2023 handout
  - Projected net deficit of \$194
  - Projected Net Asset balance at 12/31/2023 is \$1,654
  - Gross Assessment of \$700M, increase of \$50M from 2022
  - OTR DM Service Contract increases \$29M primarily as a result of increase in assessment and \$5M in savings from legal services
  - County Collection Fees are calculated as a percentage of gross assessment collected (3% on current collections and an additional 10% on past due balances)
  - Accounting services increased to account for the Auditor of State audit on the 2021/2022 financial statements. Confirmed no change to fee for tax preparation services
  - Legal services decreased based on expected costs for a non-renewal year
  - D&O Insurance has accounted for a 5 percent increase in costs



## Approval Request

Requesting approval for the 2023 Over-the-Rhine South SID  
Operating Budget

# OTR District Management



# Operating Budget

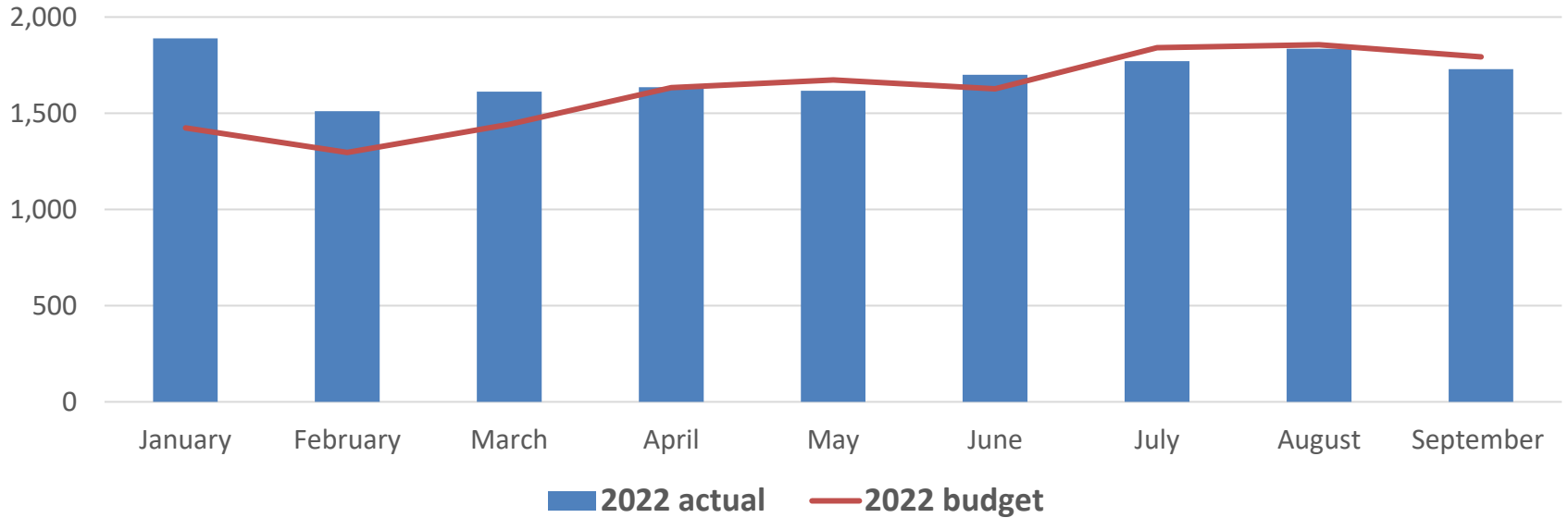
# OTR DM Operating Budget - 2022

	2022	2022	Variance	
	Projection*	Budget	\$	%
Special Improvement District	\$ 619,000	\$ 600,000	\$ 19,000	3%
Community Partner Contributions	30,000	30,000	-	0%
3CDC Contributions	90,013	71,820	18,193	25%
Event Revenues	36,132	36,200	(68)	0%
Cleaning and Beautification Contracts	23,750	18,750	5,000	27%
Other Revenue	-	-	-	0%
<b>TOTAL REVENUES</b>	<b>798,895</b>	<b>756,770</b>	<b>42,125</b>	<b>6%</b>
Environment: Clean & Safe	626,417	594,934	31,483	5%
Environment: Beautification	71,485	63,153	8,332	13%
Environment: GeneroCity 513	24,999	24,996	3	0%
Stakeholder Services	500	500	-	0%
Marketing	175	-	175	0%
Events	44,480	44,480	-	0%
Personnel	24,577	26,442	(1,865)	-7%
Overhead	6,262	1,664	4,598	276%
<b>TOTAL EXPENSES</b>	<b>798,895</b>	<b>756,169</b>	<b>42,726</b>	<b>5%</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>\$ -</b>	<b>\$ 601</b>	<b>\$ (601)</b>	<b>-100%</b>

\*Includes actuals through September and projections for the remainder of the year

- **Special Improvement District** – The Second Half Assessment was collected by OTR South SID resulting in a total of \$640M in collections for the year; including \$23M in past due assessments. After consideration of collection fees and overhead expenses, the SID remitted \$619M to OTR DM for their service contract.
- **Cleaning and Beautification Contracts** – The cleaning contract for the Kiosks located in OTR added \$5M into revenue that was not included in the budget.

## 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

	2023	2022	Change	
	Budget	Projection*	\$	%
Special Improvement District	\$ 628,500	\$ 619,000	\$ 9,500	2%
Community Partner Contributions	30,000	30,000	-	0%
3CDC Contributions	101,864	90,013	11,851	13%
Event Revenues	45,000	36,132	8,868	25%
Cleaning and Beautification Contracts	50,750	23,750	27,000	114%
<b>TOTAL REVENUES</b>	<b>856,114</b>	<b>798,895</b>	<b>57,219</b>	<b>7%</b>
Environment: Clean & Safe	692,635	626,417	66,218	11%
Environment: Beautification	71,166	71,485	(319)	0%
Environment: GeneroCity 513	25,000	24,999	1	0%
Stakeholder Services	500	500	-	0%
Marketing	-	175	(175)	-100%
Events	42,326	44,480	(2,154)	-5%
Personnel	18,357	24,577	(6,220)	-25%
Overhead	6,130	6,262	(132)	-2%
<b>TOTAL EXPENSES</b>	<b>856,114</b>	<b>798,895</b>	<b>57,219</b>	<b>8%</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\* Includes actual results through September 2022 with projections for the remainder of the year

- **Special Improvement District** – Property assessments increased from \$650M to \$700M with \$629M budgeted to OTR DM to deliver services
- **Community Partner Contributions** – Budgeting additional support above property assessment for Model Group, Urban Sites, and Western & Southern
- **3CDC Contributions** – Funding above the \$90M paid by 3CDC through property assessments
- **Event Revenues** – Sponsorships, vendor fees and concession income
- **Cleaning & Beautification Contracts** – FC Cincinnati fees to provide additional Safe & Clean staffing on match days and cleaning contract for City of Cincinnati Kiosks

- **Environment: Safe & Clean**

- Ambassador hours (see table to the right)
  - Decrease due to promoting a full-time hourly staff position to Supervisor
  - 3% raise provided to full-time employees
- Salary allocation – increased Manager & Supervisor hours from 2022
  - VP Operations – 15%
  - Senior Project Manager – 10%
  - Senior Operations Manager (1<sup>st</sup> shift) - 10%
  - Operations Manager (projects) – 15%
  - Operations Manager (2nd shift) - 70%
  - District Supervisor (2nd shift) – 100%

Hours			
Ambassador	2023	2022	Change
Jan	1,506	1,424	82
Feb	1,360	1,296	64
Mar	1,506	1,443	63
Apr	1,464	1,633	(169)
May	1,500	1,673	(173)
Jun	1,456	1,634	(178)
Jul	1,512	1,681	(169)
Aug	1,500	1,682	(182)
Sep	1,456	1,634	(178)
Oct	1,506	1,424	82
Nov	1,458	1,394	64
Dec	1,512	1,442	70
<b>Total</b>	<b>17,736</b>	<b>18,360</b>	<b>(624)</b>
<b>Management</b>	<b>4,576</b>	<b>2,496</b>	<b>2,080</b>
<b>Total Hours</b>	<b>22,312</b>	<b>20,856</b>	<b>1,456</b>



- **Environment: Beautification** –\$48M for planter maintenance and seasonal plantings, \$6M for Imagination Alley, as well as \$17M for the maintenance of the islands on Liberty St.
- **Environment: GeneroCity 513** – contribution of \$25M towards the program as detailed in the DCI operating budget
- **Stakeholder Services** – budgeting for one communication to the stakeholders
- **Events** – The Street Stage Project and 36 events at Imagination Alley consisting of movie nights, pop up concerts, kids programming and neighborhood night
- **Personnel**
  - Accounting Manager – 5%
  - HR Recruiter – 5%
  - Board Governance and Executive Assistant – 5%
  - Communications Officer – 5%

## **Approval Request**

Requesting approval for the 2023 OTR DM Operating Budget

# Public Safety

## **SAFETY STRATEGY- MAIN STREET**

**OTR 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
  - Safety Committee Meeting 11/1
- Engagement around Woodward and Yukon Street Closure
  - Black Art Speaks selected to lead sessions

Category	Subcategory	Owner(s)	Objective	Resources/Funding/Partners	Next Steps
Outreach/Engagement	Resident engagement	City, 3CDC, Chamber	Establish active working group to get consistent feedback and be a collective voice for desired changes	City completed outreach to residents and individuals on the streets, two community sessions	Working with City to determine follow up meeting on next steps
	Business engagement	Seth Maney, Garth Lieb	Establish active working group to get consistent feedback and be a collective voice for desired changes	working to reestablish LLC and develop meeting frequency	once LLC is activated set up meeting frequency and goals
	Bar Engagement	Bob Deck	Establish working group that can help fund off-duty, share information in real-time at night, and ensure everyone is working together	Bar owners share cost for summer detail	Bob prepare proposal to review with CPD
	Youth engagement & programming	Marissa	Target organization to help with youth violence that is impacting residents and business community on Main	Found Village, Black Art Speaks My Brother's Keeper CPS/CRC Saturday Hoops, WCM, Cornerstone	Meeting with Found Village

Category	Subcategory	Owner(s)	Objective	Resources/Funding/Partners	Next Steps
Placemaking	Storefronts - inactive/issue	Kelly/David	determine if any of the existing businesses are having a negative impact on busines based on anything from hours, product, etc.	decide if this is worth pursuing	Meeting with City Legal
	Storefronts - vacant	Kelly	Fill vacant storefronts through temporary pop-ups, short-term rentals, and filling vacancy long-term	does City have funding available?	Meeting with Our Shop
	ZP Expansion	3CDC/City	Improve conditions on Woodward/Yukon to ensure a safe corridor for businesses and residents to traverse	City of Cincinnati- fully funded	outreach to residents, utility work
	Two Way Conversion	City- DOTE	slow traffick, deter double parking, and		requesting timeline for evaluation, follow up 10/27
	Dedicated ride share locations	City- DOTE	ride share locations can help deter pedestrian/vehicular conflict. Specifcally on 12th street		requesting timeline for evaluation, follow up 10/28

Category	Subcategory	Owner(s)	Objective	Resources/Funding/Partners	Next Steps
Public Safety	Lighing	David/Marissa	Pedeseestrian level lighting is inadequare in several locations on Vine. Fill in the gaps, primarily focused on vacant storefronts and problem locations	Duke Energy (John Juech) KCB - Safe & Clean grant	3CDC installed lighting, use \$ to target safe and clean grant for other properties
	ROE	David/Marissa	Have comprehensive working document of properties with Right of Entry on file for Police to utilize for enforcement	do we want to explore signage for each storefront?	continue collection
	Cameras	CPD/David	CPD is workign to target problematic areas on Main to they have proactive/real-time viewing capabilities.	City cameras, 3CDC funding running power/signal for one off locations. Captain is pursuing camera tower through Chief/City	installing in 1300 block, CPD investigating adding on goodfellows
	Enforcement	OTR SID Letter to Council	Empower CPD to enforce laws by getting them support of the community and City Council	will want to circle back in the Spring to discuss as we are heading into summer	Novemberr 1st, Safety Committee
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## 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
  - ✓ City Council pending approval week of 10/17

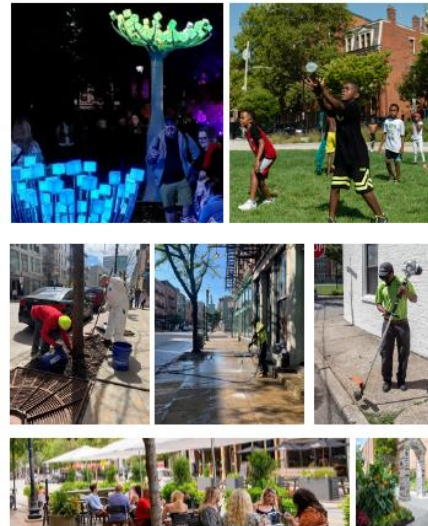




# Stakeholder Services

## OTR South SID Annual Meeting

- Tuesday, December 13 at 2:00 p.m. at Memorial Hall
- Annual Meeting only, no election
  
- Letter in print and prepared to be dispatched by Monday, November, 7
- Email outreach on Tuesday, November 8
- Email reminder to be sent on Tuesday, December 6
- Final draft of the presentation by Monday, December 5



Dear OTR South SID Property Owners,

Please join us for the 2022 OTR South SID Annual Meeting on **Tuesday, December 13 at 2:00 p.m.**, at **Memorial Hall**, located at 1225 Elm Street.

During this meeting, 3CDC staff will be reviewing the services provided within the District during 2022, including clean & safe activities, social outreach, beautification and events.

We thank you for your ongoing support and look forward to another year building a clean, safe and welcoming Over-the-Rhine!

Please email Sara Bujas ([sbujas@3cdc.org](mailto:sbujas@3cdc.org)) to RSVP.

2022 YTD Total Requests: **550**

**98.36 %** Closed

Issue	Received	In Progress	Delegated	Closed
Ambassador Services	<b>156</b>	-	-	156
Outreach Services	<b>249</b>	-	1	248
Communications/ Events	<b>56</b>	-	-	56
City Services	<b>22</b>	-	8	16
Real Estate	<b>67</b>	-	-	67
<b>TOTAL</b>	<b>550</b>	-	9	<b>541</b>

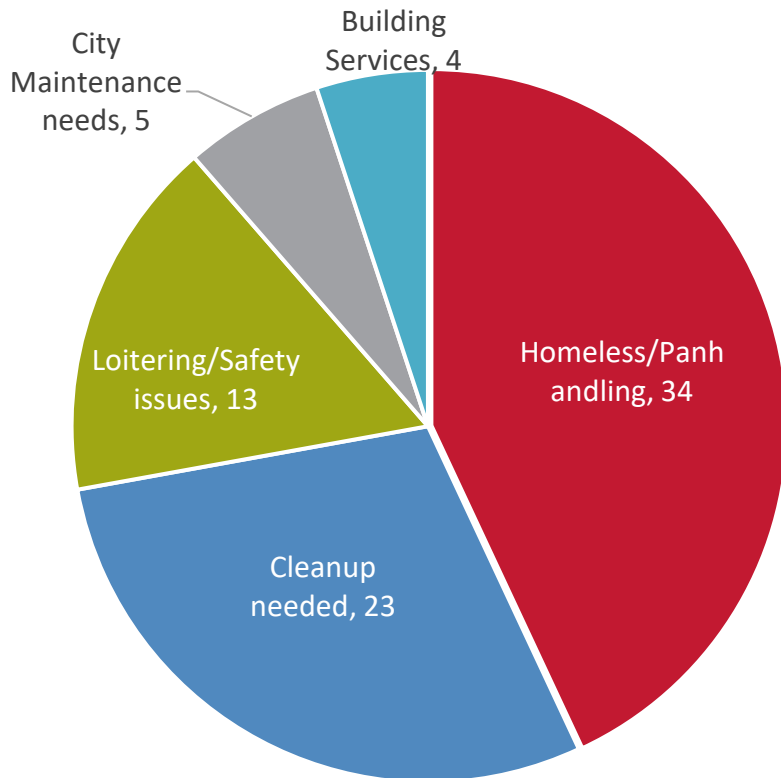
Hot Spots:     - Vine Street – vagrant activity and panhandling  
                   - Coffee Emporium

# Environment

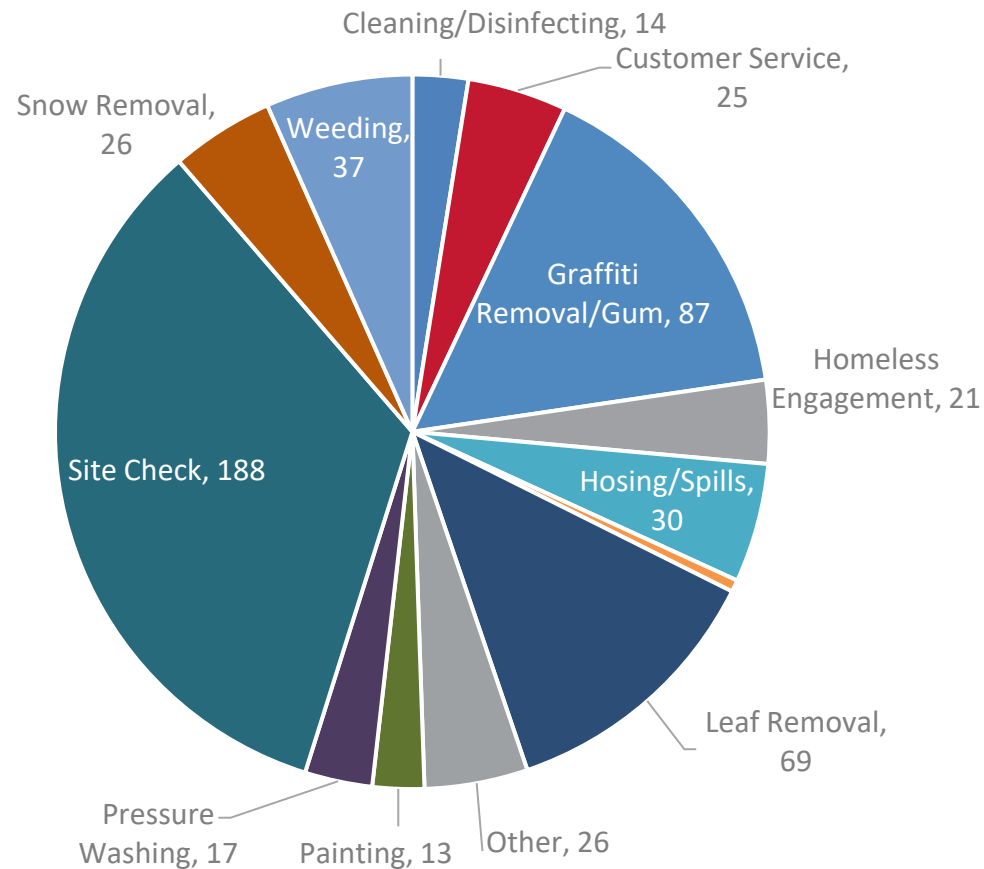
## Ambassador Reporting – YTD through 10/25/22

**Business checks: 4,237**

*79 issues reported*



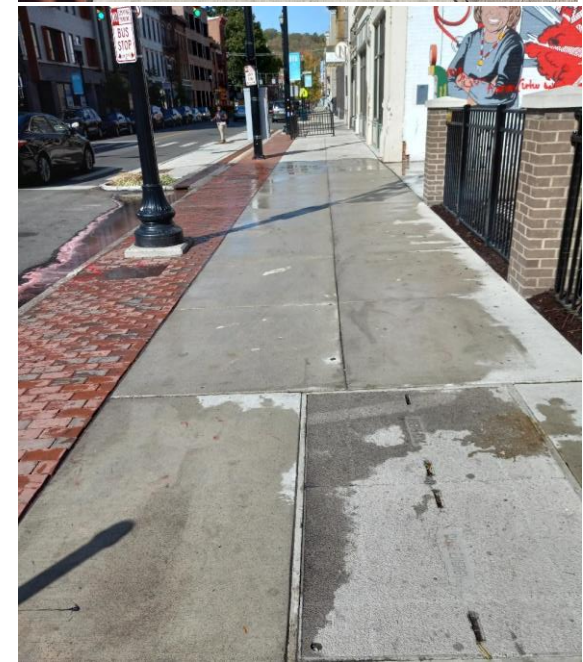
**Non-Trash Cleanup tasks**





## Summer Projects – YTD through 10/25/22

Task	YTD Total
Graffiti	1,089 tags
Weeding	388 blocks
Pressure Washing	443 blocks
Alley details	226 alleys



## 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



## 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 - 7 updated as of 10/25/22
- Inspections to be completed annually in Q1 moving forward.
- Bollard initially approved by DOTE; installing at Japps location and having City inspect approve prior to ordering more



# GeneroCity 513

## Outreach Reporting

- Total homeless clients decreased in September – from 65 to 61.
  - Outreach workers seeing more transient clients coming from out-of-state.
- Total Chronically Homeless clients in September – from 12 to 11
  - 1 clients aged-in to being chronically homeless
  - 2 client exited the program – one moved in with family/friends, lost contact with another

# Events

## District

- Street Stage finished the season Oct 16
- Restructuring Holiday Campaign

## Imagination Alley

- ArtWorks mural
- Monthly Movie Nights
- Monthly Neighborhood Nights
- Music Nights

## Washington Park

- Porch sales are on par with 2021
- Events for remainder of the year:
  - Fall Fest
  - Winter Market in holiday months
  - Santa's Workshop





## Ziegler Park

- Pool closed on Sept 11 for the season
  - 442 Season Passes (1,031 people)
    - 46% pass holders with an income \$34k or below
- Swim Team: 40 participants signed up
  - Wrapped up season on 8/3, participated in CRC League
- Swim Lessons: 473 participants (94 adults)
- Adult Swim – hosted 4 with a total 837 attendance
- Ended the season with Dog Swim, 90 attendees
- Participating in Cincy Gives which starts on November 29





THANK YOU

