



3CDC

CINCINNATI CENTER CITY
DEVELOPMENT CORPORATION



- I. Finance and Administration
 - A. Approval of the September 21, 2021 Minutes (**approval requested**)
 - B. Annual Meeting
 - C. Board Discussion
 - D. D & O Insurance Renewal
 - E. OTR SID Budget (**approval requested**)

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

- IV. New Business

OTR South SID Annual Meeting of the Members

- OTR South SID Annual Meeting – Tuesday, December 7 at 2p
- Confirmed location– Memorial Hall
- Notice to property out 11/11/2021

Discussion Items:

- Carl Hunt confirmed for replacement of Christian Gill (City appointed seat)
- Replacement needed for Robert Sehlhorst (Residential seat- Single Family or Condo)

Directors and Officers (D&O) Coverage

- Carrier – Cincinnati Insurance Company
- Per Claim Limit – \$1MM
- Aggregate Limit – \$1MM
- Deductible:
 - Side A: \$0
 - Side B: \$5M
 - Side C: \$5M
- Annual premium - \$1,984
- Policy term is 1/22/21 to 1/22/22
 - 3CDC is obtaining quotes for a multi-year policy

	10/31/21 Actual	12/31/21 Projected
Cash	\$ 29,066	\$ 8,016
Accounts Payable	-	-
Net Assets	\$ 29,066	\$ 8,016

	2021 Projection*	2021 Budget	Change	
			\$	%
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	7,500	5,000	2,500	50%
D&O Insurance	2,009	7,500	(5,491)	-73%
Bank Fees and Other	199	-	199	100%
TOTAL EXPENSES	627,315	635,000	(7,685)	-1%
NET SURPLUS/(DEFICIT)	\$ 1,216	\$ -	\$ 1,216	100%

* Actual results through October

Note: See handout for monthly breakout

	2022	2021	Change	
	Budget	Projection	\$	%
Special Improvement District Assessments	\$ 650,000	\$ 628,531	\$ 21,469	3%
Allowance for Uncollected Assessments	(15,000)	-	(15,000)	100%
TOTAL REVENUES	635,000	628,531	6,469	1%
OTR DM Service Contract	600,000	595,000	5,000	1%
County Collection Fee	22,225	18,307	3,918	21%
Accounting Services	4,500	4,300	200	5%
Legal Services	5,000	7,500	(2,500)	-33%
D&O Insurance	2,109	2,009	100	5%
Bank Fees and Other	313	199	114	57%
TOTAL EXPENSES	634,148	627,315	6,832	1%
NET SURPLUS/(DEFICIT)	\$ 852	\$ 1,216	\$ (364)	-30%

Accounting Services

- Original budget included \$18,000 for a tax return and independent audit
- Tax return
 - 990 required to be filed annually – May 15 deadline which can be extended to November 15
 - Estimated cost of \$4,300
 - Request for proposal for 2021 return to be completed
- Independent Audit
 - NOT required by the IRS or State law
 - Estimated cost is at least \$10k
 - Tax return – must indicate if an independent audit is performed; no additional information if answered no
 - Limited activity in the bank account with multiple Board members having access to the 5/3 online bank portal to review activity

Approval Request

Requesting approval of the OTR South SID Budget for 2022

3CDC Operations Overview

OTR District Management Budget

	2021	2021	Change	
	Projection*	Budget	\$	%
Special Improvement District	\$ 595,000	\$ 582,000	\$ 13,000	2%
Community Partner Contributions	10,000	-	10,000	100%
3CDC Contributions	109,000	125,000	(16,000)	-13%
Event Revenues	20,000	20,000	-	0%
Cleaning & Beautification Contracts	19,716	-	19,716	100%
TOTAL REVENUES	753,716	727,000	26,716	4%
Environment: Clean & Safe	602,300	572,846	29,454	5%
Environment: Beautification	68,710	59,458	9,252	16%
Environment: GeneroCity 513	24,997	25,000	(3)	0%
Stakeholder Services	2,500	15,000	(12,500)	-83%
Marketing	425	5,300	(4,875)	-92%
Events	21,700	20,000	1,700	9%
Personnel	25,172	25,891	(719)	-3%
Overhead	7,542	1,800	5,742	319%
TOTAL EXPENSES	753,346	725,295	28,051	4%
NET SURPLUS/(DEFICIT)	\$ 370	\$ 1,705	\$ (1,335)	-78%

* Actual results through October

	2022	2021	Change	
	Budget	Projection*	\$	%
Special Improvement District	\$ 600,000	\$ 595,000	\$ 5,000	1%
Community Partner Contributions	30,000	10,000	20,000	200%
3CDC Contributions	72,270	109,000	(36,730)	-34%
Event Revenues	36,200	20,000	16,200	81%
Cleaning & Beautification Contracts	18,750	19,716	(966)	-5%
TOTAL REVENUES	757,220	753,716	3,504	0%
Environment: Clean & Safe	595,314	602,300	(6,986)	-1%
Environment: Beautification	63,153	68,710	(5,557)	-8%
Environment: GeneroCity 513	24,996	24,997	(1)	0%
Stakeholder Services	500	2,500	(2,000)	-80%
Marketing	-	425	(425)	-100%
Events	44,480	21,700	22,780	105%
Personnel	26,513	25,172	1,341	5%
Overhead	1,664	7,542	(5,878)	-78%
TOTAL EXPENSES	756,620	753,346	3,274	0%
NET SURPLUS/(DEFICIT)	\$ 600	\$ 370	\$ 230	62%

* Actual results through October

- **Environment: Safe & Clean**

- Ambassador hours (see table to the right)
 - Increase in full time positions and field coordinator hours
 - Fewer seasonal hours
 - Increase in hour rate for part time employees from \$13.25 to \$14.00 per hour
- Salary allocation – same as 2021
 - VP Operations – 15%
 - Operations Manager – 15%
 - Operations Engagement Manager – 10%
 - 2nd Shift Supervisor – 80%

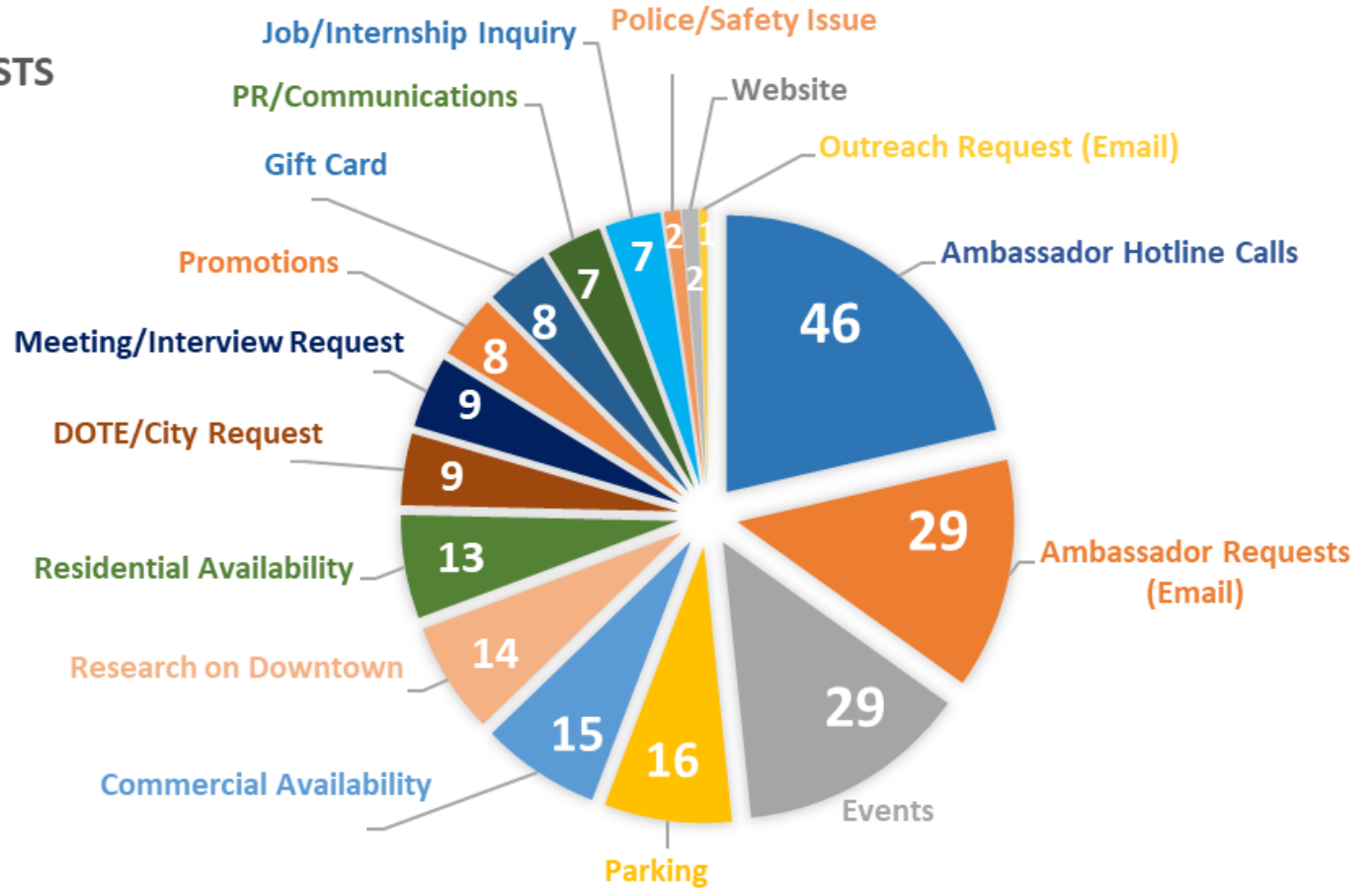
	Ambassador Hours		
	2022	2021	Change
Jan	1,424	1,412	12
Feb	1,296	1,272	24
Mar	1,443	1,398	45
Apr	1,633	1,856	(223)
May	1,673	1,898	(225)
Jun	1,634	1,836	(202)
Jul	1,681	1,916	(235)
Aug	1,682	1,896	(214)
Sep	1,634	1,846	(212)
Oct	1,424	1,908	(484)
Nov	1,394	1,356	38
Dec	1,442	1,418	24
Total	18,360	20,012	(1,652)

Stakeholder Services

Stakeholder Request Tracking

STAKEHOLDER REQUESTS
2021 YTD
OTR

215 TOTAL



Stakeholder Communications:

- Main Street Bar Owner Meetings (OTR) – coordination with CPD, OTR Chamber, Main Street Bar Owners, Parking Services on police detail, parking enforcement, quality of life issues
- Permanent Outdoor Dining (Streateries) Program – communication with merchants and other stakeholders about upcoming construction for outdoor dining locations and street closures
- Raised crosswalk installations – communications to neighboring stakeholders
- Attended monthly meetings of Over-the-Rhine Community Council
- Snow Removal – tracked and responded promptly to snow removal requests and issues
- Merchant Outreach – communications to merchants about marketing initiatives:
 - Save Local campaign, Downtown Vibrancy Campaign, Holiday Retailer Meeting
- Affordable Housing Inventory – outreach to affordable housing providers to create a map and detailed list of units and rents for each project

Ambassador & Outreach Card

- Ambassadors and Outreach staff distribute in the field.
- Stakeholders may request copies to keep in their buildings or businesses.
- Ambassador Hotline is for any requests related to safety or cleanliness
 - Please call 911 for emergencies!
- Outreach Hotline is for panhandling or homelessness issues

DOWNTOWN CINCINNATI
ambassadors
Serving the Central Business District and Over-the-Rhine



HOTLINE:
(513) 623-3429
or email: ambassadors@3CDC.org

HOURS:
Monday-Sunday: 7a-10p

The Ambassadors keep Downtown Cincinnati clean and safe by providing:

LITTER PATROLS • GRAFFITI REMOVAL • WEEDING & MULCHING
PRESSURE WASHING • SAFETY ESCORTS

Become an Ambassador: [Apply at www.3cdc.org/Careers](http://www.3cdc.org/Careers)

DOWNTOWN CINCINNATI
outreach
Serving the Central Business District and Over-the-Rhine



OUTREACH HOTLINE:
(513) 498-6192
or email: outreach@generocity513.org

HOURS:
Monday-Friday, 7a-9p; Saturday-Sunday, 11a-9p

Connecting those in need with:

MEALS • HOUSING • ADDICTION TREATMENT • EMPLOYMENT

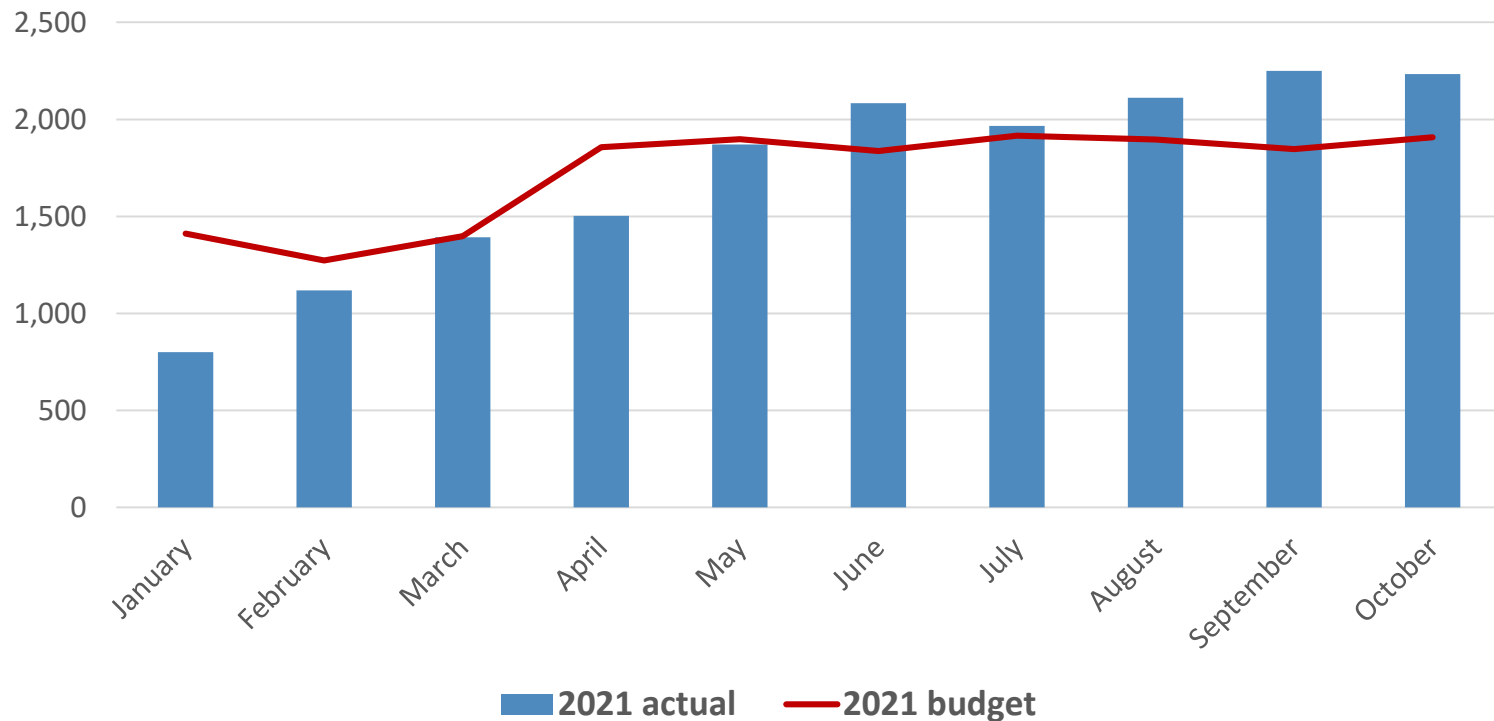
www.generocity513.org

GENEROCITY⁵¹³

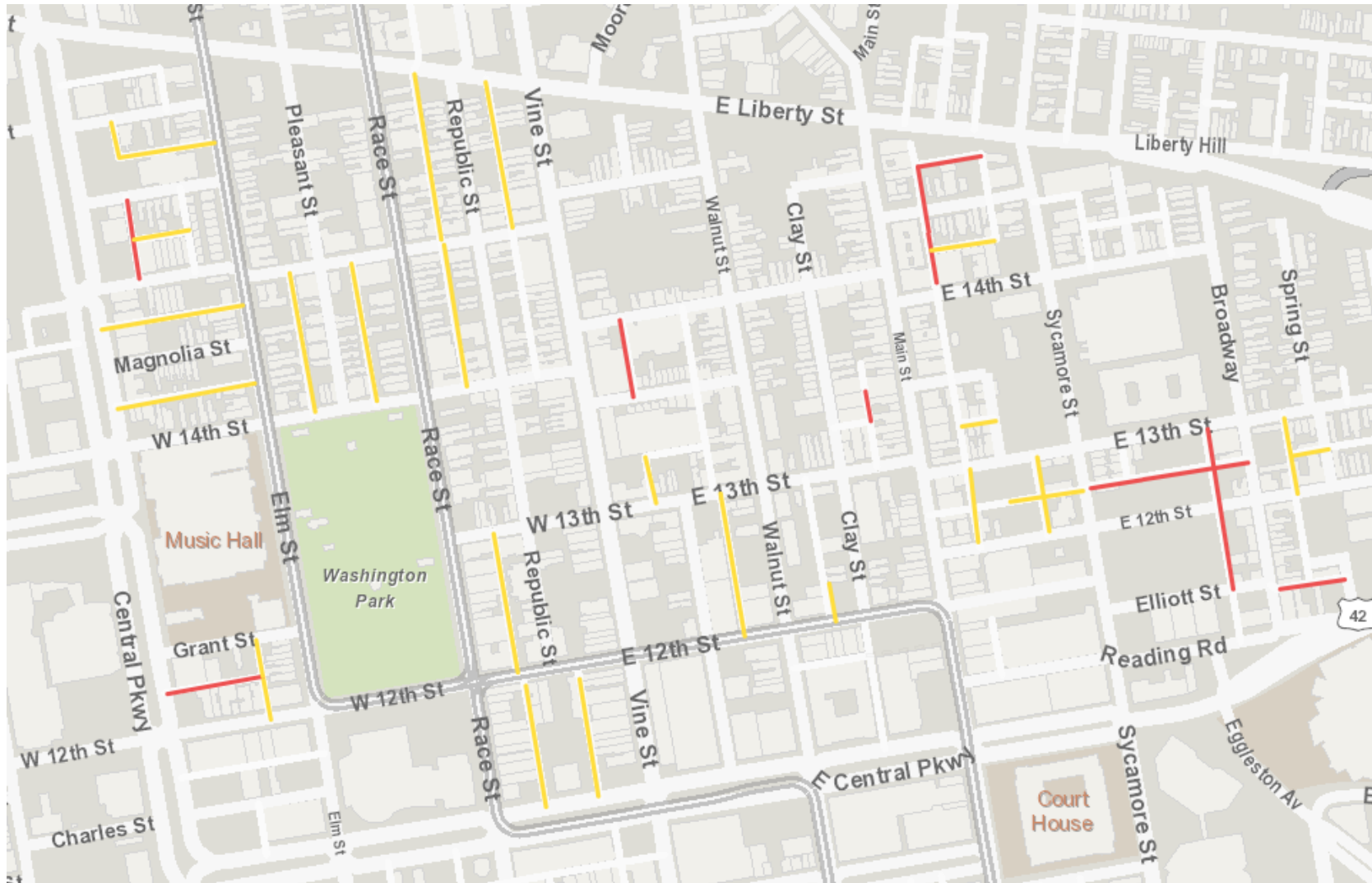
Environment

Ambassadorial Hours – Actual vs Budget

OTR Total Hours Comparison



Special Projects- Alley Management



Special Projects- Alley Management

2022 Improvements:

- Pre-emergent application in spring and fall for weed prevention
- Supervision to complete monthly alley inspections. Rating alley based of condition for staff deployment
- Mapping technology will allow staff to see in real-time what alleys are complete and direct deployment based off activity during each month

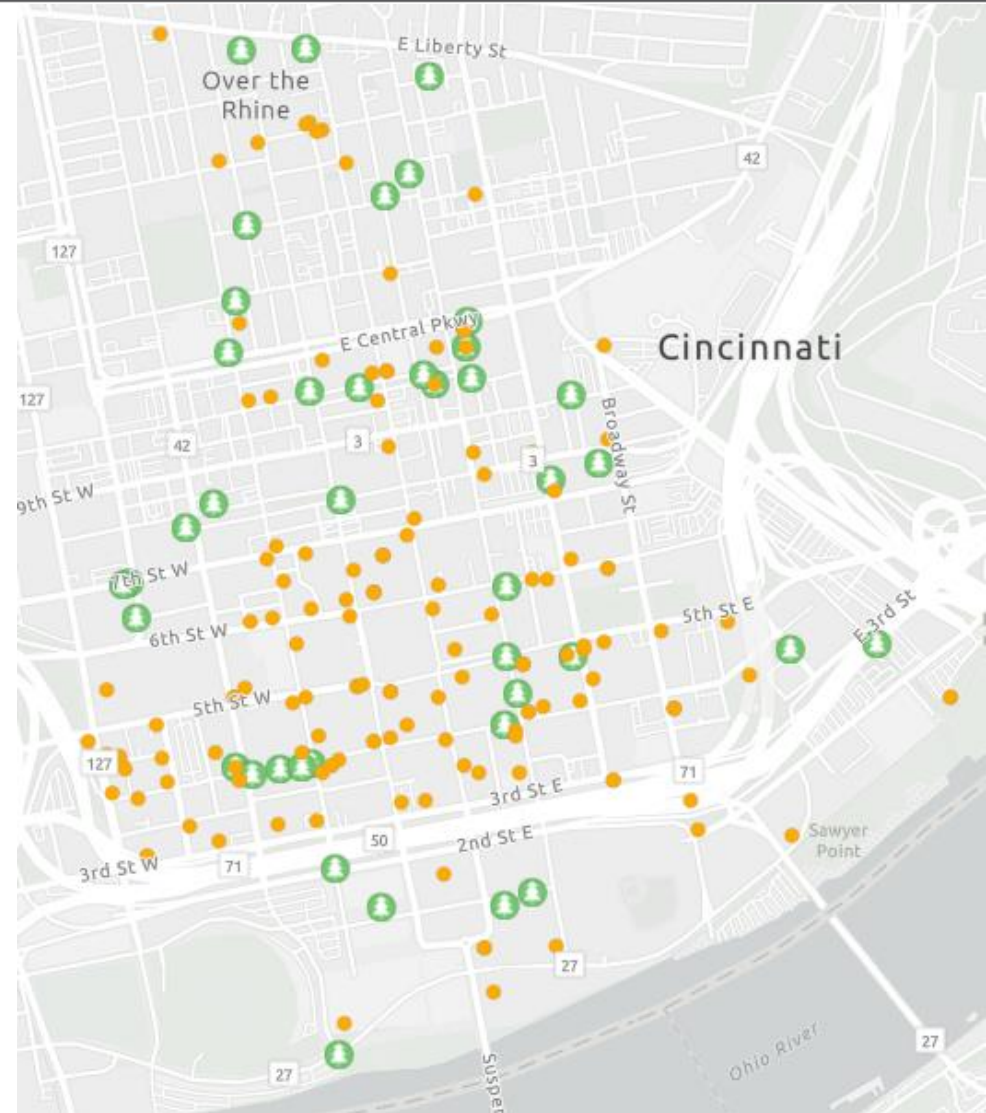
City Partnerships

Urban Forestry/Street Trees:

- 102 trees planted in Spring 2021
- 54 trees planned for Fall 2021

DOTE/Lighting:

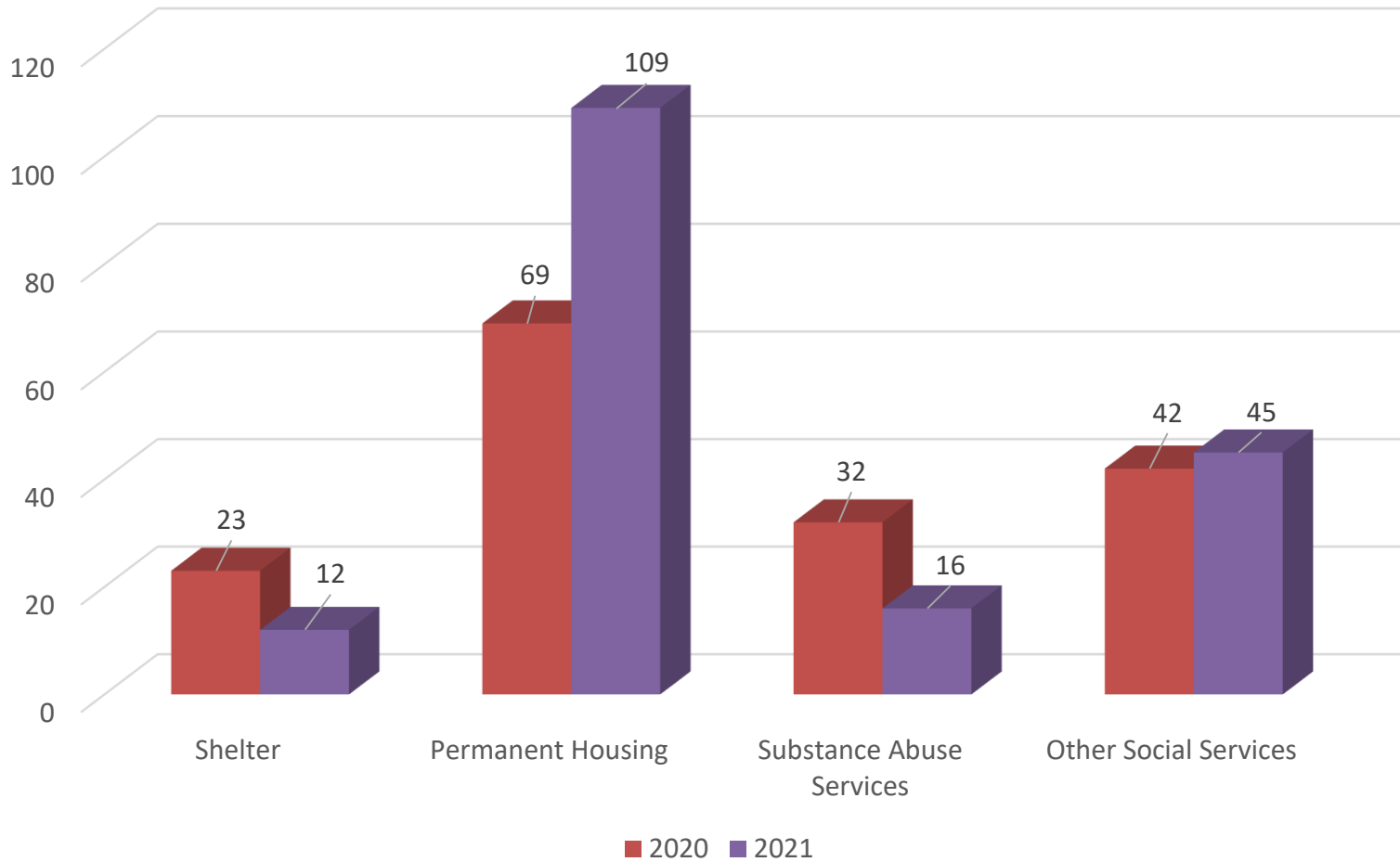
- 215 total lighting CSRs submitted in 2021 – 193 have been closed (90%)
- Establishing timeline for requests to be completed



- Completed Lighting Repairs
- 🌳 Trees Planted

GeneroCity 513

YTD September



Communications/Marketing



Downtown Holidays

- Partnership with Agar & Haile Foundation to combine efforts with the Banks, DCI, OTR Chamber, and Findlay Market to create an umbrella holiday campaign to make Downtown a true holiday destination in the winter months.
- Campaign includes:
 - ✓ Mobile browser app to aggregate all holiday happenings
 - ✓ Walkable holiday window installations spanning length of Vine Street
 - ✓ An urban-core, four-week scavenger hunt
 - ✓ 50-tree light art installation
 - ✓ Founders Day – Kickoff Concert at the Banks



THANK YOU

