



3CDC

CINCINNATI CENTER CITY
DEVELOPMENT CORPORATION



- I. Finance and Administration
 - A. Approval of June 22, 2023 Minutes (**approval requested**)
 - B. Treasurer's Report

- II. OTR DM Operations Overview
 - A. Operating Budget
 - B. Renewal Update
 - C. Public Safety
 - D. Environment
 - E. GeneroCity 513
 - F. Events

- III. New Business

- IV. Appendices
 - A. Stakeholder Services statistics
 - B. Operations statistics

OTR South SID - 2023 Projections

	8/31/23	12/31/23
	Actual	Projected
Cash	\$ 608	\$ 3,672
Accounts Payable	-	-
Accrued Liabilities	-	(3,000)
Net Assets	\$ 608	\$ 672

	2023	2023	Change	
	Projection*	Budget	\$	%
Special Improvement District Assessments	\$ 680,620	\$ 700,000	\$ (19,380)	-3%
Allowance for Uncollected Assessments	(22,488)	(44,975)	22,488	-50%
Past Due Assessments	19,380	-	19,380	100%
TOTAL REVENUES	677,513	655,025	22,488	3%
OTR DM Service Contract	652,862	624,000	28,862	5%
County Collection Fees	20,133	20,133	-	0%
Accounting Services	2,800	3,200	(400)	-13%
Stakeholder Services	327	-	327	100%
Legal Services	-	-	-	0%
D&O Insurance	2,269	2,269	-	0%
Bank Fees and Other	278	300	(22)	-7%
TOTAL EXPENSES	678,669	649,902	28,767	4%
NET SURPLUS/(DEFICIT)	\$ (1,157)	\$ 5,123	\$ (6,280)	-123%

*Includes actual results through August 2023 and projections for the rest of the year

OTR District Management, LLC Operating Budget

OTR DM – 2023 Projections

	2023	2023	Change	
	Projections*	Budget	\$	%
Special Improvement District	\$ 652,862	\$ 628,500	\$ 24,362	4%
Community Partner Contributions	30,000	30,000	-	0%
3CDC Contributions	118,215	105,934	12,281	12%
Event Revenues	37,625	45,000	(7,375)	-16%
Cleaning and Beautification Contracts	57,403	50,750	6,653	13%
Other Revenue	-	-	-	0%
TOTAL REVENUES	896,105	860,184	35,921	4%
Environment: Clean & Safe	736,727	696,710	40,017	6%
Environment: Beautification	72,784	71,166	1,618	2%
Environment: GeneroCity 513	25,000	25,000	-	0%
Stakeholder Services	500	500	-	0%
Marketing	510	-	510	0%
Events	35,981	42,326	(6,345)	-15%
Personnel: non-Clean & Safe	18,929	18,352	577	3%
Overhead	5,674	6,130	(456)	-7%
TOTAL EXPENSES	896,105	860,184	35,921	4%
NET SURPLUS/(DEFICIT)	\$ -	\$ -	\$ -	100%

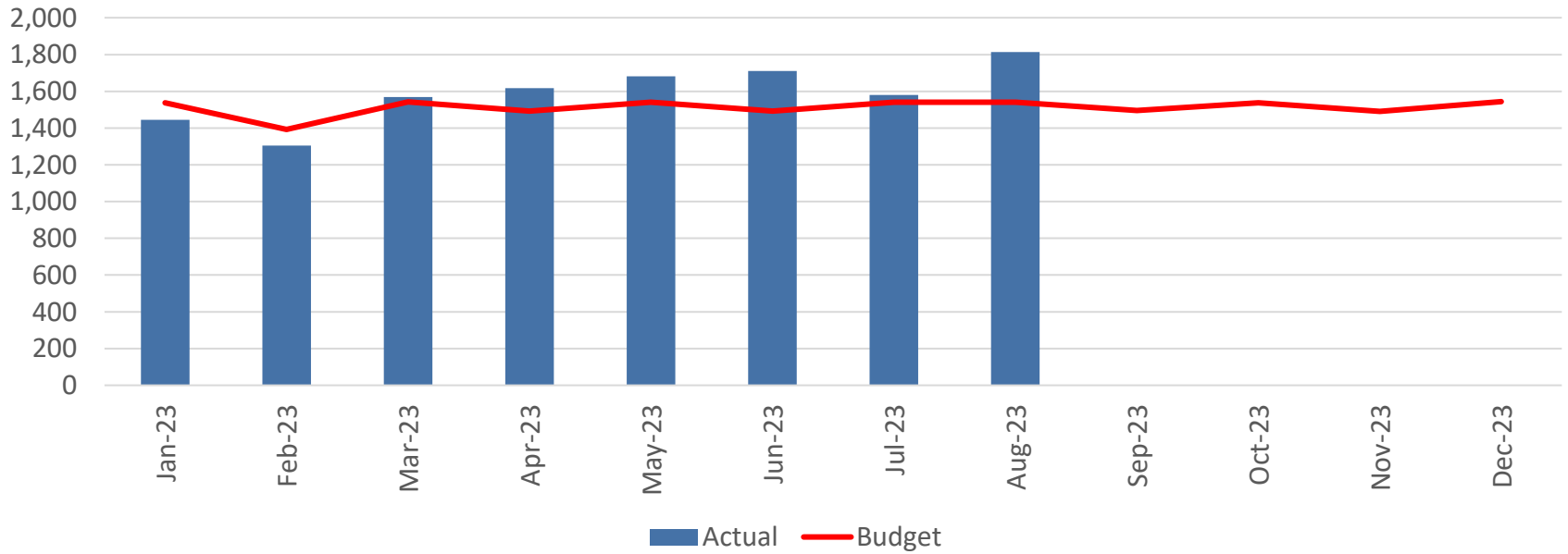
*Includes actual results for July and projections for the rest of the year

- **SID Revenues** – First half assessment collection included the collection of delinquent assessments that the budget did not assume would be collected
- **Environment: Clean & Safe** – Health insurance coverage elections resulted in \$30k of cost greater than budget

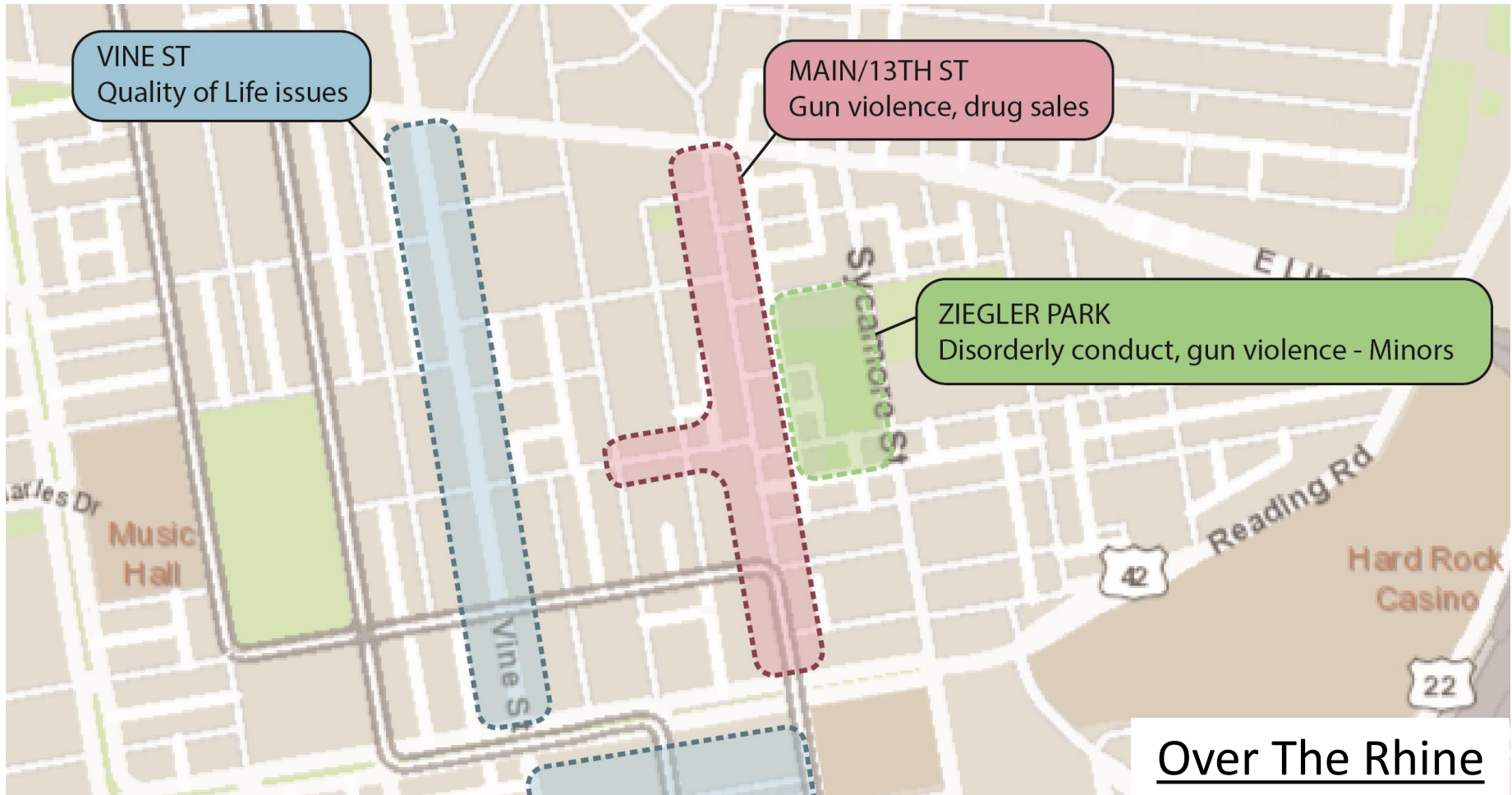
OTR South SID Renewal Update

- 2025-2028 Services Plan sent to OTR South SID Board for Review– **10/11/2023**
- Board comments/feedback returned to 3CDC staff – **10/25/2023**
- Updated draft of 2025-2028 Services Plan sent to OTR South SID Board for final review/approval – **11/1/2023**
- OTR South SID Board Adopts 2025-2028 Services Plan (assuming no changes) – **11/8/2023**
- Submit Services Plan to City Council and City Manager (comments due by **1/8/2024**)
- Petition prepared based on 2025-2028 Plan as adopted/amended – **1/12/2024**
- Petition submitted to SID members subject to assessment – **1/30/2024**

Ambassadorial Hours Budget to Actual



Public Safety



Over The Rhine

Ziegler Park Expansion/Main Street

- Police detail filled at 65%, weekends remain a challenge to be filled.
- Late Night Activity 11p-4a continues to be a difficult problem to solve.
 - Dedicated Rideshare Locations effective early June/July, working with City to determine how to get more buy-in from Uber/Lyft. Install signage to help identify routes.
 - Street Vending- causing environmental challenges and pedestrian egress issues. Working with City to develop dedicated vending zones.



Summer Season Programming

- Monday – Thursday:
 - ✓ Summer Camp: 99 registered, avg 60 come each day
- Mondays:
 - ✓ CSL on the Lawn
 - ✓ **New basketball program with CPS**
- Tuesdays: Workouts at Ziegler
- Wednesdays: Summer Cinema – slowly picking up on attendance
- Thursdays:
 - ✓ CSL on the Lawn
 - ✓ Pop Up Play
- **Swimming Pool Programming**
 - ✓ Swim Lessons: 600 participants
 - ✓ Swim Team Practice: 50 Rhinos
 - Hosted Swim Meet 7/26
 - ✓ Monthly adult swims: avg. 250 guests



Inventory	June 2023	August 2023
Vacant	22	16
Filled (occupied or LOI)	14	20
Total Storefronts	36	36

Attempting contact with the following property owners:

Address	SF	Owner
1304 Main St	1,540	Issac Properties, LLC
1305 Main St	880	Joseph & Edith Gaudio
1339 Main St	4,407	1335 Main Street LLC
1347 Main St	1,878	1347 Main Limited
1405-07 Main St	2,428	Robert Borchardt III
1414/1416/1418 Main St	3,445	City Center Properties

Applicants

- Over 100 applications submitted as of early August.
- Applicants are primarily retail, service or food & beverage.
- 80% of businesses are currently in operations, 20% for 5+ years.
- 75% of applicants are female. 72% of applicants are African American/Black.

Hello Beautiful

Business Type: Retail
Women's clothing boutique
<https://therack.store/>



Current Pop-Ups			
Business	Address	Term	Opening
Selfie Cincy	1316 Main St	6 months	8/18/2023
The Makeup Room	1249 Main St	12 months	9/1/2023
Hello Beautiful	1415 Main St	3 months	8/18/2023
I75 Summit	1319 Main St	3 months	8/25/2023

Pipeline *(does not reflect full pipeline)*

Chai For

Miss Mary's Premium Ice Cream

Mama Afrique Nigerian Cuisine

Fruleef

Fitnext

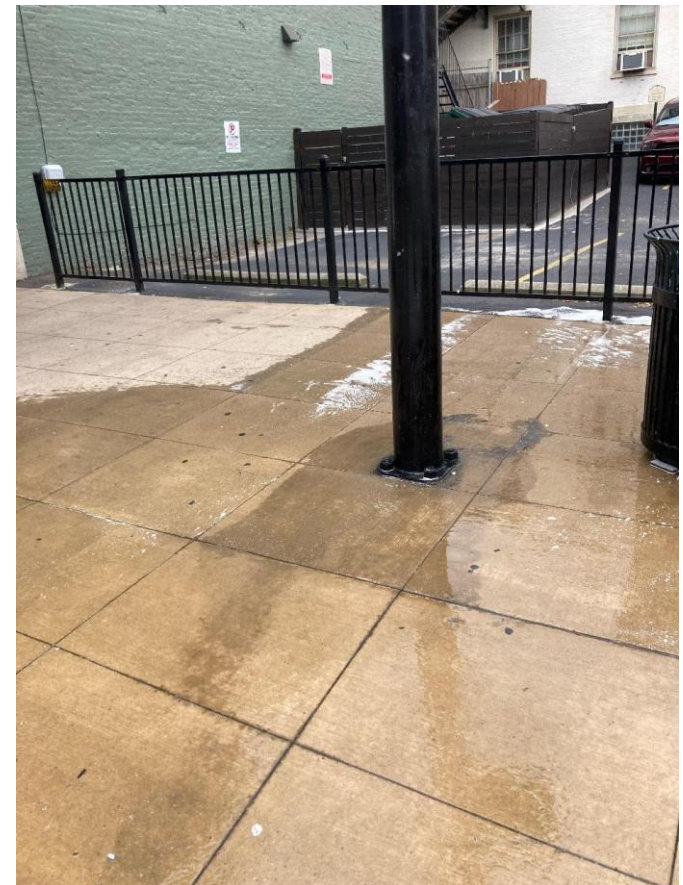
Collaborative Counseling Services

Shea Candle

Environment

Pressure Washing

- Focus on Main Street recently given increase in late-night street vending.
- 160 hours spent on PW in OTR since 6/1/23 – 48% of hours spent in Main Street area.



Lighting

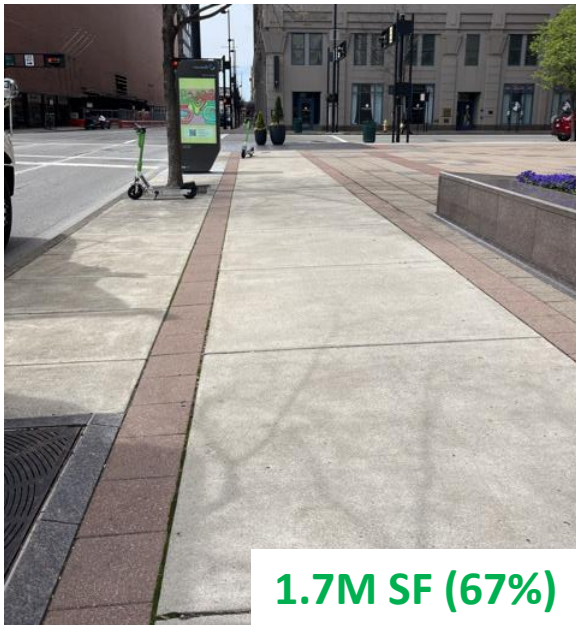
- Mapped outages across downtown & used to discuss areas of highest need. DOTE focused crews on these areas for repairs.
- Areas with repeated and/or costly repairs considered for infrastructure improvements:
 - Duke Manholes – Remove City circuits from Duke-owned manholes to avoid scheduling conflicts between crews, slowing down repairs.
 - DOTE reviewing circuit maps & service request data.
 - LED Conversions – Convert all fixtures to LED along streetcar route to avoid scheduling conflicts with streetcar crews.
 - DOTE determining total number of fixtures, quoting installation.

Total Lights	Operational	Non-Operational
2,767	2,556 (92%)	211 (8%)

Sidewalks:

- 3CDC staff rated condition of sidewalks according to DOTE's criteria.

Satisfactory: free from nuisance – blocks are flush, no large gaps, cracks, or depressions.



Condemnable: offset sidewalk blocks, gaps, cracks, depressions – making sidewalk unsafe for passage.



Emergency Repair: conditions deteriorated to the point where sidewalk is impassable or hazardous for all users.

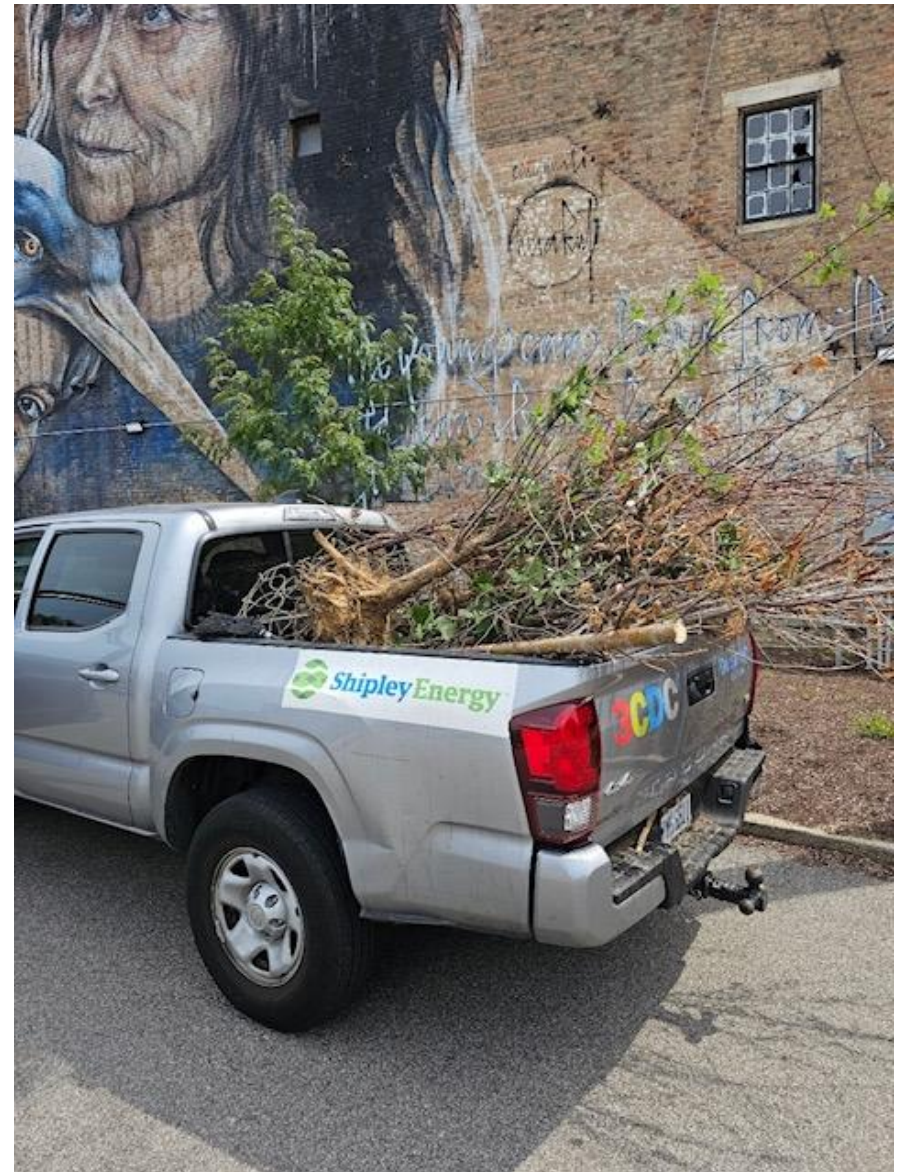


Sidewalks:

- Findings:
 - Material: 81% of sidewalks are concrete, 5% pavers, 14% concrete/paver mix.
 - Pavers require more maintenance – 18% of Paver sidewalks require Emergency Repairs vs. 8% of Concrete sidewalks.
- Next Steps:
 - 3CDC finalizing sidewalk report summarizing findings.
 - 3CDC submitted Citizen Service Requests (CSRs) for any sidewalks needing Emergency Repairs. DOTE will inspect all sidewalks and issue orders to property owners.
 - 3CDC incorporating current and upcoming development projects into mapping to understand where sidewalks will soon be replaced.
 - DOTE working on joint communication to property owners outlining sidewalk program.
 - 3CDC developing a program for sidewalk restoration, will include both public and private funding

Trees:

- 3CDC contracted stump grinding at **6** locations this spring to expedite planting (appx \$1900)
- 3CDC staff submitted **47** planting locations for fall 2023.
 - Preparing 16 sites for planting.
- Urban Forestry's planting contractor continued to experience significant issues – contract has since been terminated. Procurement process to select new contractor in progress.
- 3CDC coordinating with Urban Forestry on plan for fall tree planting.



GeneroCity 513 Outreach

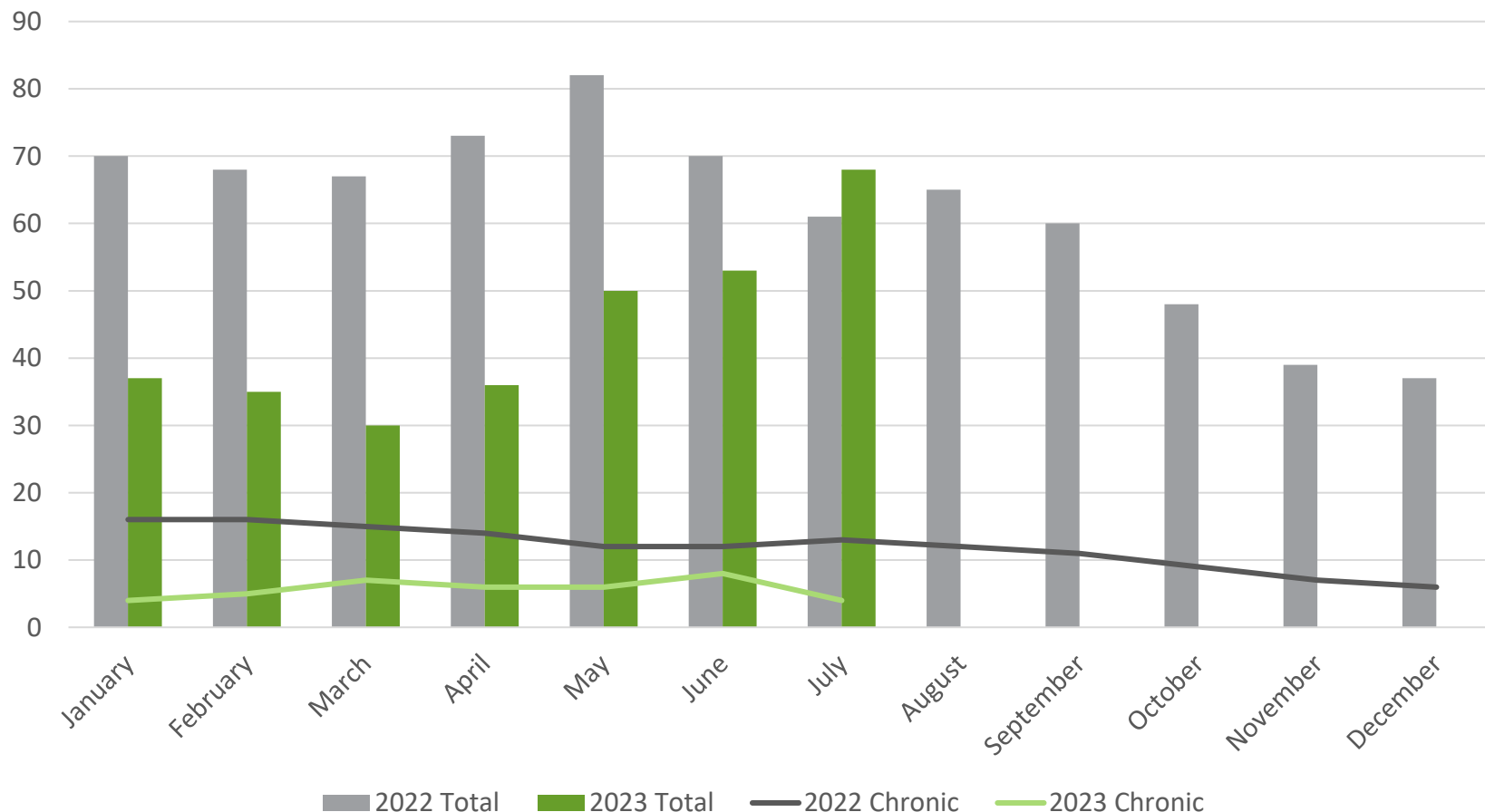
Outreach Overview– Challenges

- **Integration with 3CDC Staff**– 3CDC Operations team needs to improve collaboration with Operations Field Supervisors and ensure they see GCB staff as an extension of the 3CDC team including supervisory responsibilities
- **Turnover**– Greater Cincinnati Behavioral Health (GCB) continues to struggle with recruitment, retaining staff, and filling in call-offs
- **Training**– More rigid training on resources outside of mental health and housing; pushing staff to be more creative with solutions around jobs, substance abuse, and available resources outside of traditional paths.

Outreach Reporting – through 7/31/23

- Total Homeless clients – 68
 - Increased from 53 in July.
 - July 2023 surpassed July 2022.
- Total Chronically Homeless clients – 4
 - Decreased from 8 to 4 in July due to 3 clients getting housed!
 - This total is only clients considered chronically homeless according to HUD's definition – essentially over a year of documented street homelessness and a documented disability.
- Total High-Profile Clients – 15
 - This total includes all chronically homeless clients, along with other clients 3CDC and GeneroCity 513 have determined to be the most resource intensive and highest visibility.
 - Clients are the focus of the new Expanded Outreach Program with GCB and Hamilton County Mental Health & Recovery Services Board.

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.*

Findlay Community Center

Site Summary

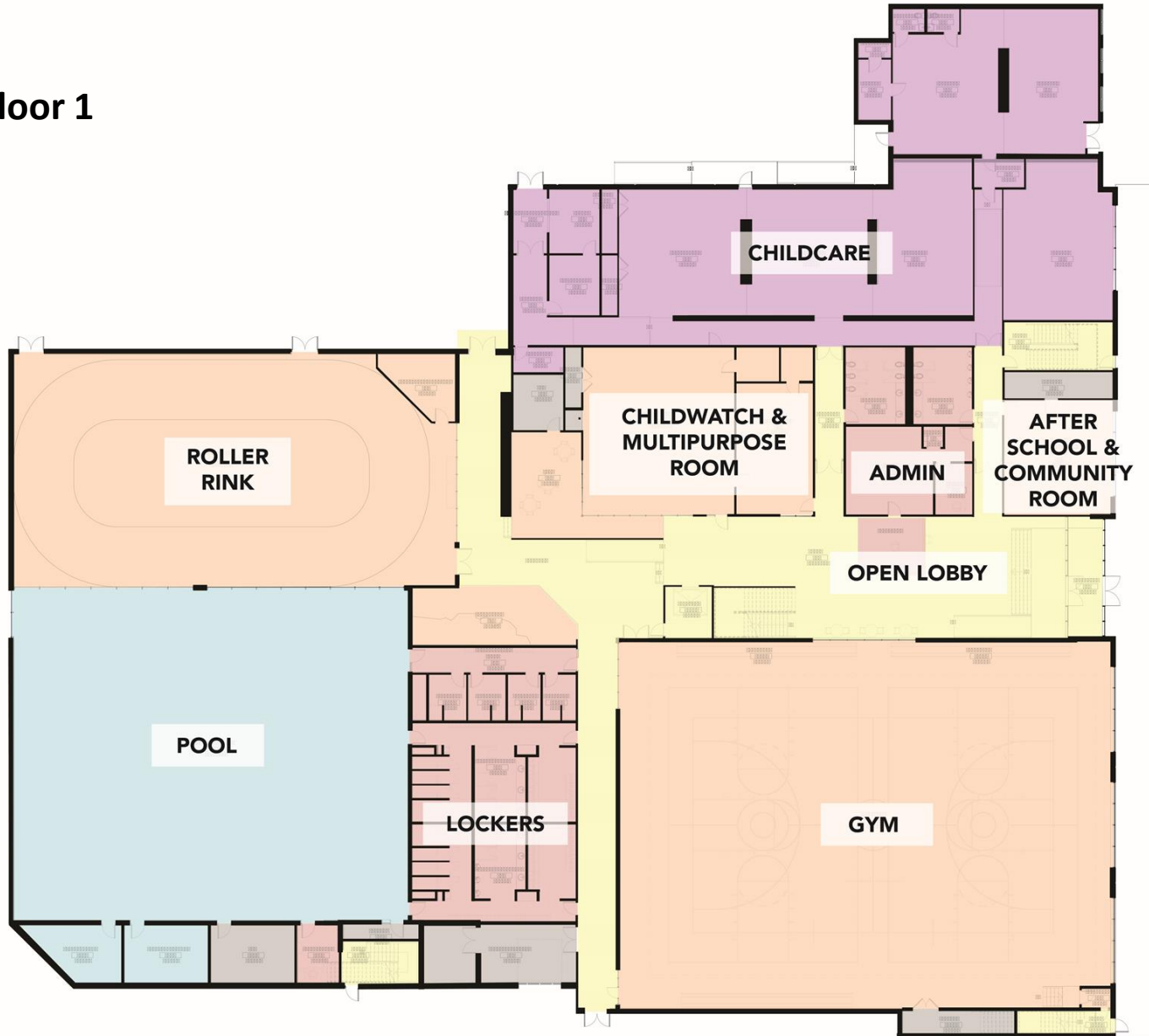
- Findlay Playground – location of new Community Center and YMCA childcare
- Grant Park – outdoor amenities
- The Hub – Crossroad Health Center

Update

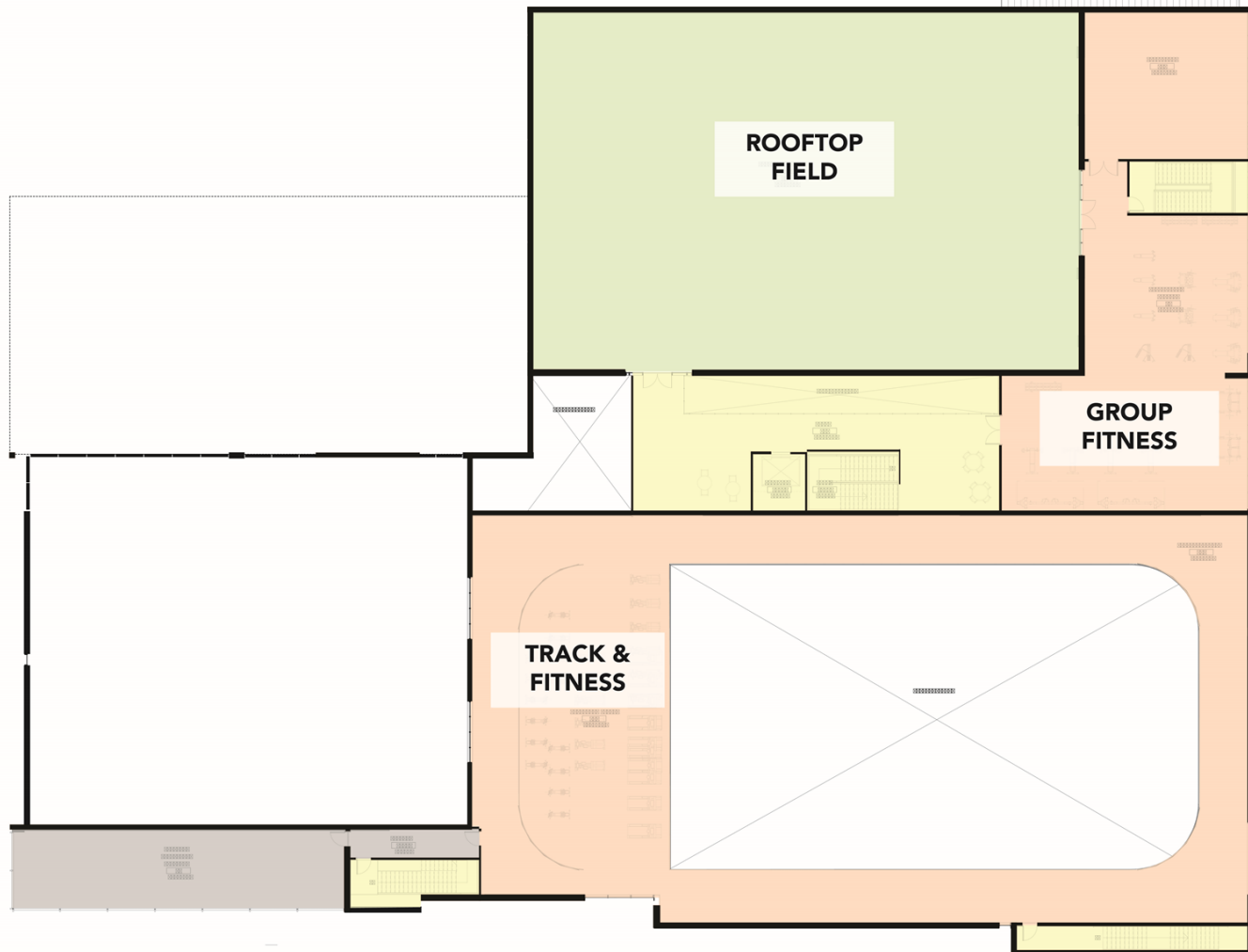
- \$1,698,000 TIF funding to continue design
- Design and Construction Team
 - ✓ Architecture – Moody Nolan
 - ✓ Landscape Arch – Human Nature
 - ✓ Construction – Skanska, Jostin

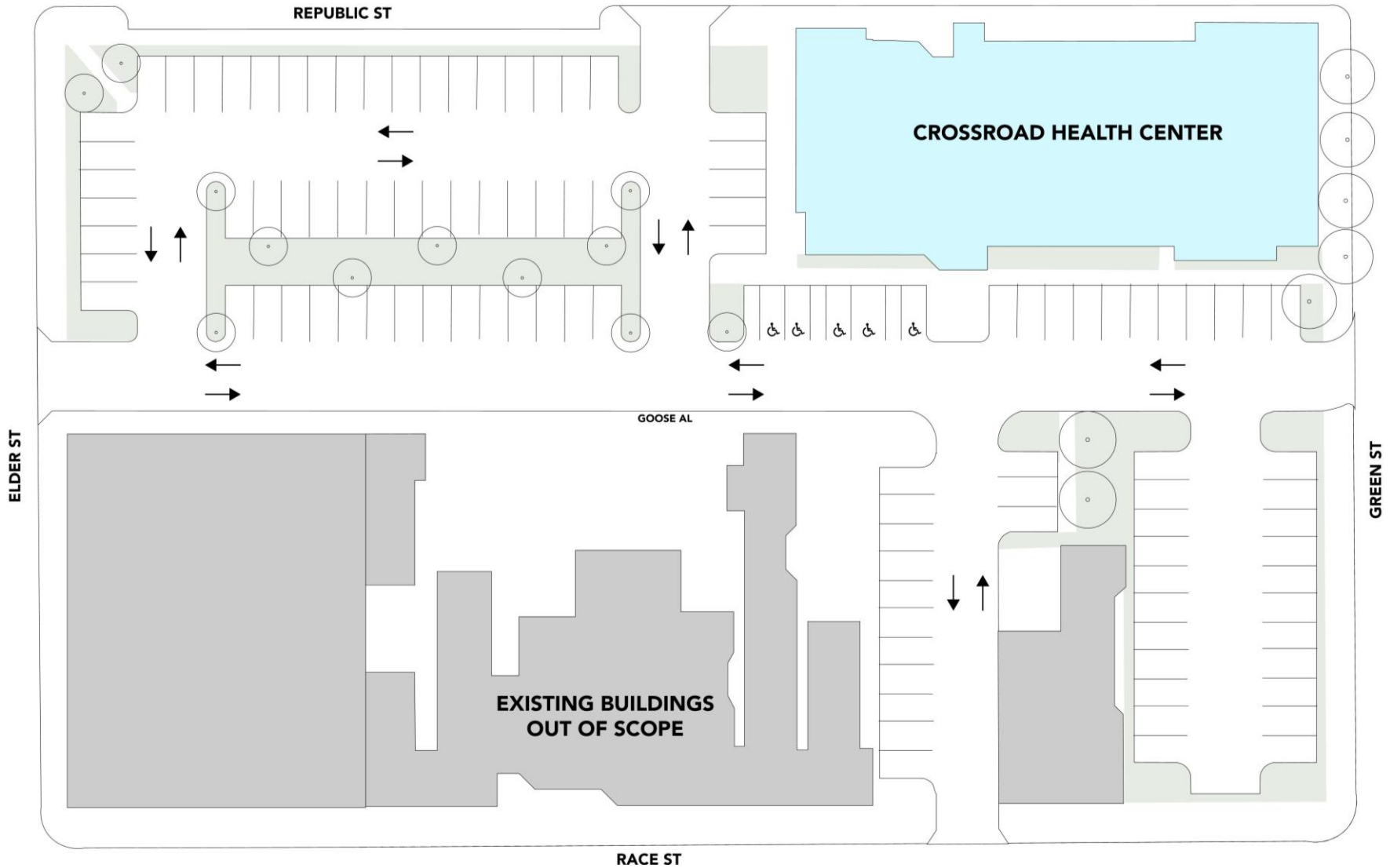


Floor 1



Floor 2





Capital Budget Updates

USES	Total	Community Center & Grant Park	Parking Lot
Acquisition	385,192	385,192	-
Hard Costs	35,664,561	32,510,607	3,153,954
FF&E	1,500,000	1,500,000	-
Soft Costs	12,911,765	12,096,190	815,575
TOTAL USES	50,461,518	46,491,990	3,969,529
SOURCES			
Acquisition	-	-	-
1st Mortgage - Parking Debt	3,969,529	-	3,969,529
Federal NMTC Equity	9,360,000	9,360,000	-
State NMTC Equity	500,000	500,000	-
State Capital Grant	1,200,000	1,200,000	-
Fundraising (partner)	-	-	-
Fundraising (3CDC)	10,911,990	10,911,990	-
City Grant	22,500,000	22,500,000	-
YMCA Equity	2,020,000	2,020,000	-
Crossroad Grant	-	-	-
TOTAL SOURCES	50,461,518	46,491,990	3,969,529

New Business



THANK YOU



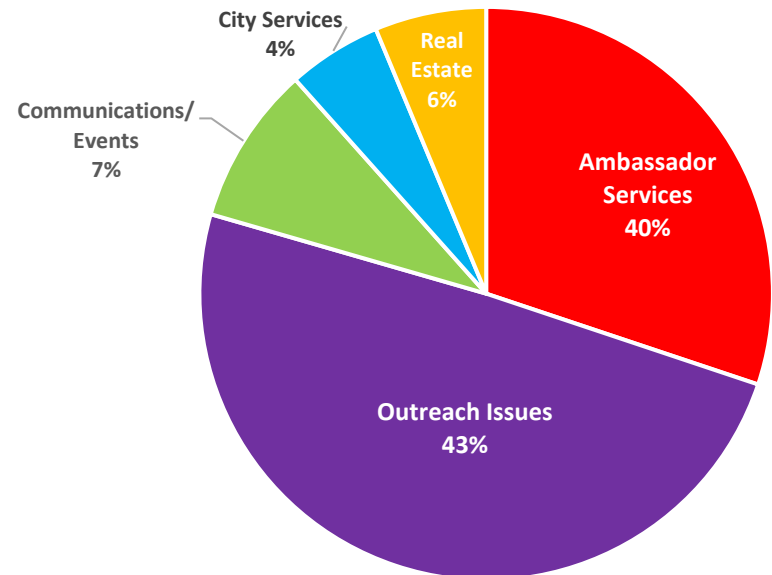
2023 YTD Stakeholder Requests

434

- Closed 96% of requests

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

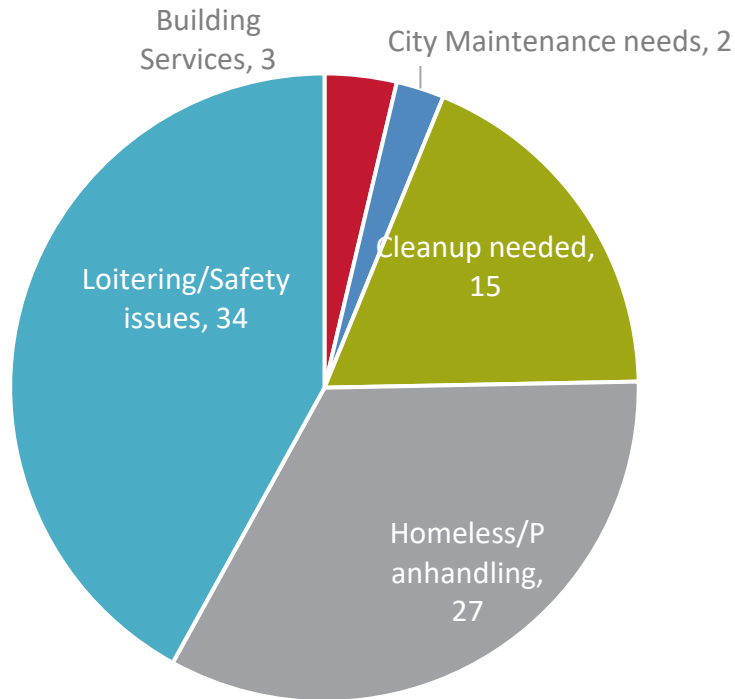
Stakeholder Requests OTR YTD



Ambassador Reporting – YTD through 8/31/23

Business checks: 3,411

81 reported issues

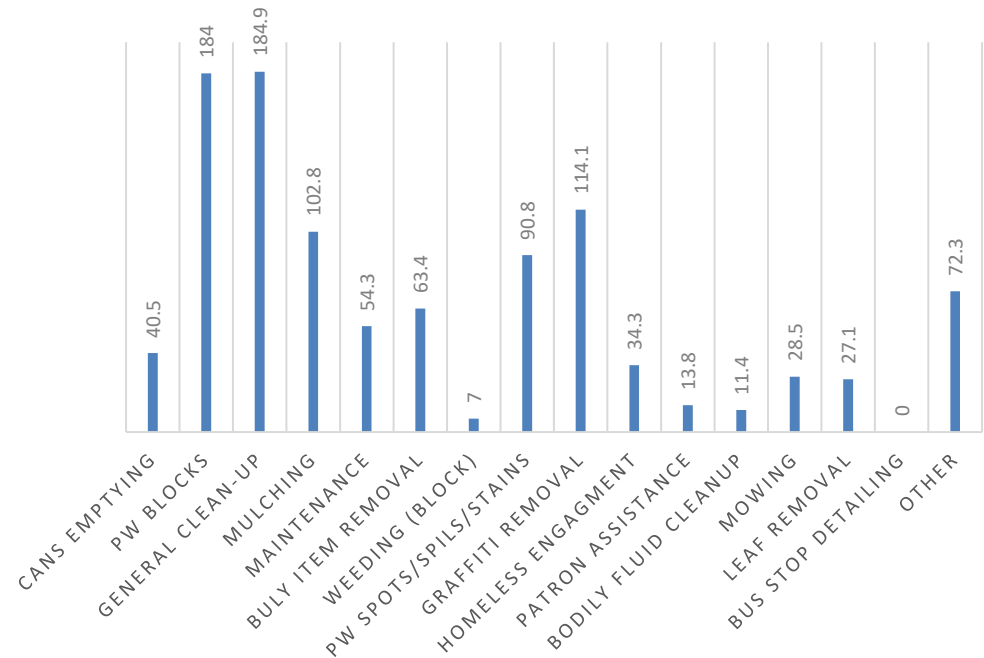


UPDATE

Cleanup tasks: 4,943 Hours

1.5K hours non-litter tasks

HOURS PER TASK (NON LITTERING)



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