

December xx, 2023

FOR YOUR INFORMATION

To: Sheryl M.M. Long, City Manager

From: Markiea Carter, Director, Department of Community & Economic Development

Subject: Neighborhood Catalytic Capital Investment Program – Award Recommendations

DCED received 32 applications for the Neighborhood Catalytic Capital Investment Program (“NCCIP”), totaling \$2,818,624 in funding requests on October 20, 2023. Following an extensive review process, DCED recommends funding six projects with the \$500,000 allocation.

BACKGROUND

The NCCIP Program was created in 2022 to support transformative neighborhood projects across the City of Cincinnati. With the passage of Ordinance No. 331-2022, City Council allocated approximately \$1.9 M in general funds in the carryover budget to fund projects in two categories: *Early Action* and *Project Implementation*. To execute this programming, the Department of Community and Economic Development (“DCED”) oversaw a competitive Request for Proposals (“RFP”) process; this first round of NCCIP funded 13 projects across both categories.

Following the overwhelming success of the first round of applications, **City Council funded a second round of the *Early Action* program category, with \$500,000 from the 2023-2024 City Operating Budget.** This memo outlines the results of DCED’s RFP process for this second round of applications. Summaries of the program’s categories are listed below.

- 1) ***Early Action:*** *Evaluated based on likelihood of proposed uses to advance the project to the next phase in the development process or ability to determine economic viability of the project’s vision.*
 - Applicant must have site control of proposed project site.
 - \$100,000 maximum dollar request.
 - Eligible uses: pre-development and stabilization including, but not limited to, third-party market and feasibility studies, environmental assessments, design and engineering studies, preliminary construction cost verifications, and site and security capital improvements.
 - Ineligible uses: staff salaries, fundraising activities, property holding costs, and other similar activities, costs incurred prior to an agreement with the City.

- 2) **Project Implementation*:** *Evaluated based on the project’s ability to significantly impact efforts to stabilize and revitalize neighborhoods. Projects that demonstrate construction can commence in the 18 months following a City contract are prioritized.*
- No minimum or maximum dollar request limit
 - Eligible uses: hard or soft costs associated with construction activities.
 - Awardees permitted to use the City’s funding commitment to secure additional loans, grants, tax credits, and solicit other forms of investment. City funds are disbursed with an executed funding agreement when all financing and due diligence materials have been secured.

NCCIP APPLICATION REVIEW COMMITTEE

The applications for the NCCIP program were reviewed by a 7-person committee comprised of City staff from DCED, Real Estate, and City Planning & Engagement, as well as representatives from Invest in Neighborhoods and HOMEBASE Cincinnati. The committee facilitated two meetings, one for review and the other for scoring. Although the program was exceptionally competitive, the review committee was able to identify the top projects aligned with the program through an equitable scoring system.

Each NCCIP application was evaluated based on 1) neighborhood impact, 2) benefit to strategic investment areas, 3) community support, 4) project scope & budget, 5) private leverage, 6) organization’s capacity, and 7) completeness of application.

The scoring results produced the following ten projects with the highest scores. The Administration recommends funding the **top six projects** with the \$500,000 allocation.

Applicant & Request	Project Address	Proposed Future Project
ROMAC <i>Award: \$100,000</i>	1201 Linn Street, Cincinnati, OH 45203	Commercial Redevelopment
COMMUNITY MATTERS <i>Award: \$70,000</i>	2118 W 8th Street, Cincinnati, OH 45204	Mixed-Use Development
CARTHAGE CIVIC LEAGUE <i>Award \$100,000</i>	7036 Fairpark Avenue, Cincinnati, OH 45216	Parking Lot and Community Space
MT. AUBURN CDC <i>Award: \$67,100</i>	2001-2009 Auburn Avenue, Cincinnati, Ohio 45219 149-155 Dorchester Avenue, Cincinnati, Ohio 45219	Mixed-Use, Multi- Family Development
IMPERIAL THEATRE MOHAWK ALLIANCE <i>Award: \$100,000</i>	278-280 W McMicken Avenue, Cincinnati, OH 45214	Commercial Redevelopment
RIVERSIDE CIVIC AND WELFARE CLUB <i>Request: \$75,000, Recommended: \$62,900</i>	1 Anderson Ferry Road Cincinnati, OH 45204	Commercial Development
PORT OF GREATER CINCINNATI, THE <i>Request: \$100,000</i>	1941 Baymiller, Cincinnati, OH 45214	Mixed-Use, Multi- Family Development
BLOC MINISTRIES <i>Request: \$87,484</i>	4431 Glenway Avenue, Cincinnati, OH 45205	Community Learning Center

<p>NEST (NORTHSIDE) <i>Request: \$100,000</i></p>	<p>1627, 1629, 1631, 1653, 1657 Cooper Street; 1647 Powers Street; 3817 Spring Grove Avenue Cincinnati, OH 45223</p>	<p>Single Family Housing Development</p>
<p>HAMILTON COUNTY LAND REUTILIZATION CORPORATION <i>Request: \$100,000</i></p>	<p>700-702 State Avenue, Cincinnati, OH 45214</p>	<p>Commercial Redevelopment</p>

Attachment

Project Descriptions for Recommended Awards

Applicant	Project Description
BLOC MINISTRIES \$87,484	BLOC Ministries intends to develop an Immigrant Welcome Center at 4431 Glenway Avenue by renovating an existing church building in the West Price Hill neighborhood. The City funds will be used to replace the roof. Other renovations include painting classrooms, a new HVAC system, updated electric and lighting, and updating the kitchen to commercial grade.
CARTHAGE CIVIC LEAGUE \$100,000	Carthage Civic League in partnership with Yard & Company intends to renovate the lots at 7036 Fairpark Avenue into a new parking lot and community center. The immediate project will require zoning adjustments, utility connections, and schematic designs for the future project.
COMMUNITY MATTERS \$70,000	Community Matters intends to complete an additional phase of pre-development following its first stabilization phase. The immediate project will require additional architectural and mechanical/engineering drawings that will fully plan the redevelopment and provide the full scope for the future construction project. The City funds will also be used for a feasibility study for creating an affordable condo model to increase homeownership. The future project will result in 2-4 housing units and one storefront.
HAMILTON COUNTY LAND REUTILIZATION CORPORATION \$100,000	HCLRC (Landbank) intends to redevelop the historic property at 700-702 State Avenue in the Lower Price Hill Neighborhood. The immediate project will require complete demolition, masonry work, framing repairs, roof repairs, and exterior façade renovations to further stabilize the property.
IMPERIAL THEATRE MOHAWK ALLIANCE \$100,000	Imperial Theatre Mohawk Alliance intends to renovate the existing building and construct an addition at 278-280 W McMicken Avenue in the Mohawk District of the Over-the-Rhine neighborhood. The future project will feature a 425-seat theatre, sprung-floor stage, motorized fly gallery with digital controls, state of the art digitally controlled lighting, sound, and communications. The new-build annex will house back-stage facilities and dressing rooms, a black box theatre, two studio/classrooms, two-story lobby, accessible entrance lobby with a ticket office and bar, expanded restrooms, elevator, and central utility hub for the entire complex. The immediate project will require information gathering for future building stabilization work and site preparation for the full renovation and construction project. The scope of work includes an ALTA survey for site consolidation, borings and geotechnical report, site utility location services for plumbing and electrical design, phase I ESA, and a hydrant flow test for a fire protection sprinkler system design.
NEST (NORTHSIDE) \$100,000	NEST intends to construct affordable housing units on 6 individual parcels in the Northside neighborhood. The immediate project will require a feasibility study to identify the highest and best uses for the site, phase I ESA, site surveys, and design work.
MT. AUBURN CDC \$67,100	The partnership between Mt. Auburn CDC and Neyer Holdings Company intends to complete pre-development and due diligence

	<p>activities that will contribute to their zoning application for a Planned Development designation at 2001-2009 Auburn Avenue and 149-155 Dorchester Avenue. The immediate project will require civil engineering studies and drawings, traffic impact study, parking demand study, and a financial assessment. The future project will include mixed-use residential, commercial, and parking structures at the site.</p>
<p>PORT OF GREATER CINCINNATI, THE \$100,000</p>	<p>The Port Authority acquired the former Bloom School building at 1941 Baymiller in 2022. The property currently sits vacant and blighted. The Port intends to work on the redevelopment of the project with the West End Community Council, Seven Hills Neighborhood Houses, and Sanders Development group. The Developer intends to use City funds to understand the initial massing, design, unit count, and historic features of the property to transform the structure to result in a multi-family residential project. The immediate project will require preliminary architectural and engineering drawings, historic consultant, a market study, and property surveys.</p>
<p>RIVERSIDE CIVIC AND WELFARE CLUB \$75,000</p>	<p>Riverside Civic and Welfare Club intends to remove blight and improve the vacant river front land at the property of 1 Anderson Ferry Road. The project is intended to attract neighborhood friendly businesses, increase home ownership, create local jobs, and encourage environmentally sustainable development with mixed commercial and agricultural functions. To encourage future development, properties need to be raised out of the flood plain. The pre-development project will evaluate the highest and best use of the land and how to prepare the site for future development.</p>
<p>ROMAC \$100,000</p>	<p>The Robert O'Neal Multicultural Arts Center (ROMAC) intends to renovate the Regal Theatre into a multi-purpose creative "hub" that will both preserve and showcase the arts, history, and culture of African Americans other BIPOC populations while promoting the region's most diverse offering in branding, marketing, and design. The City funds will be used for architectural and engineering design costs.</p>