

August 26<sup>th</sup>, 2024

**To:** Markiea Carter, Director, Department of Community & Economic Development

**From:** Katherine Keough-Jurs, FAICP, Director, Department of City Planning & Engagement

**Subject:** Community Engagement Meeting Summary – Cooper Street Acquisition

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On Wednesday, July 31<sup>st</sup>, 2024, the Department of City Planning & Engagement (DCPE) hosted a community engagement meeting regarding the proposed use of Tax Increment Financing (TIF) funds for the acquisition of properties located at 1670 Cooper Street (PID 194-11-242) and 3924 Cherry Street (PID 194-11-256) located in Northside.

Mailed notices were sent to 67 property owners within 400 feet of the subject properties and the respective Community Council. The DCPE Community Engagement Specialist posted a physical notice in the form of a yard sign near the proposed sites. Yard signs included a link to the DCPE website where additional information about the proposed project could be found: <https://www.cincinnati-oh.gov/planning/community-engagement/upcoming-community-engagement-meetings/>. Several social media posts were posted on DCPE's Facebook and Twitter accounts.

The meeting was conducted virtually on Zoom at 5:30 p.m. Staff from DCPE and the Department of Community & Economic Development (DCED) were present. The facilitation of the meeting was carried out by Community Engagement Specialists in DCPE.

A total of six community members attended the meeting. All attendees had the opportunity to hear from the applicant team, to learn about the TIF request, and understand the anticipated project timeline. Attendees were also provided an opportunity to ask questions. For detailed questions and concerns raised during the meeting, please refer to Attachment 1, labeled as Additional Information. Additionally, you can find the PowerPoint presentation used during the meeting in Attachment 2.

Attachments:

- Attachment 1: Additional Information
- Attachment 2: PowerPoint Presentation

## Proposed Use of TIF Funds for the Acquisition of Properties on Cooper Street in Northside

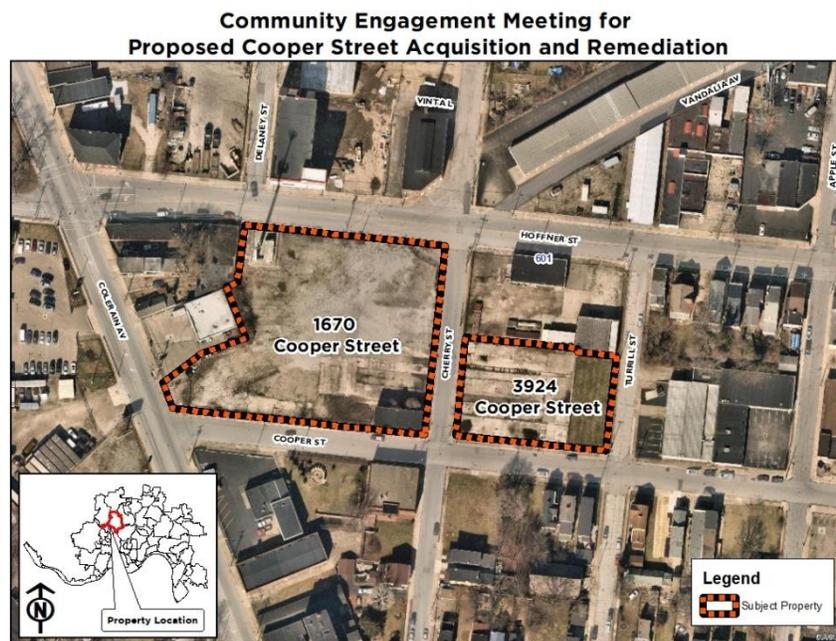
This document outlines information shared during the community engagement meeting on Wednesday, July 31<sup>st</sup>, 2024. This document is intended as a summary and not as meeting minutes.

### Background

The co-applicants for this project are the Port Authority and Cincinnati Northsiders Engaged in Sustainable Transformation (NEST). The Port is a quasi-public nonprofit real estate redevelopment agency that has a multitude of experience in single-family home development rehabilitation, industrial site selection, remediation, large site development, and commercial/multi-family development. NEST has experience in community led development including single family home development, LIHTC co-development, commercial development, beautification, and public/quality of life improvements.

The project sites consist of approximately 2.24 acres of vacant, former industrial land. The future use of the site will be explored by the applicant team.

### Location and Existing Site



### Engagement

NEST and The Port presented at the Northside Community Council (NCC) on July 15, 2024. 7/15/24. NEST will lead community engagement throughout the project, with The Port providing support.

**Notice**

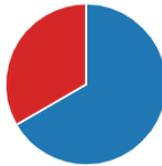
The Department of City Planning and Engagement (DCPE) sent out notices to sixty-seven property owners within 400 feet of the subject properties and the respective Community Council. The DCPE Community Engagement Specialist posted a physical notice in the form of a yard sign near the proposed sites and a copy of the notice was emailed to the Northside Community Council to notify additional community members.

**Meeting Requests and Attendance** Ten people requested the meeting link for the community engagement meeting with six people in attendance. Demographic data was captured for six registrants using an online QR code to request the meeting link.

4. Please select an option below that best describes your gender identity

[More Details](#)

● Woman	4
● Man	0
● Non-binary	0
● Prefer not to say	2



5. Are you of Hispanic, Latino or other Spanish ancestry?

[More Details](#)

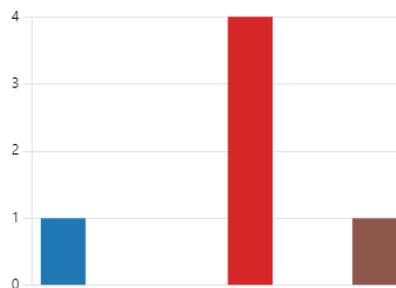
● Yes	1
● No	5



6. Which of the following best describe your race/ethnicity

[More Details](#)

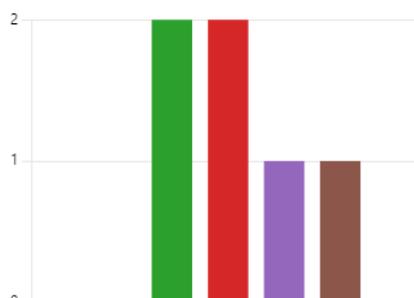
● Asian	1
● Black/African American	0
● American Indian/Alaska ...	0
● White/Caucasian	4
● Native Hawaiian/Pacific I...	0
● Hispanic/Latinx	1



7. Please select the age range below that best describes your current age.

[More Details](#)

● Under 18	0
● 18-24	0
● 25-34	2
● 35-44	2
● 45-54	1
● 55-64	1
● 65 and over	0



## Meeting Questions

- **With Community Council support for using these TIF funds, how likely is this to be approved by City Council?**
  - **The applicants** explained that they had a large amount of support from the Northside Community Council and felt generally positive about it but did not view that as a guarantee.
- **If the funding request doesn't get approved, what is the next step?**
  - A representative from The Port explained that due to the size of the acquisition, The Port would unlikely be able to fund the purchase of the property.
  - A representative from NEST explained that they attempted to acquire funding from other financial institutions but were unsuccessful due to the size of their organization and the size of the lien that would be required.
- **What are the opportunities for engagement?**
  - A representative from NEST explained that they will lead community engagement initiatives throughout the development phase and provided a few examples, such as attending community council meetings, developing a community survey, and implementing a community design committee.

## Meeting Comments

- Some community members expressed their excitement towards the proposed project and are looking forward to the acquisition.



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## Welcome & Housekeeping

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
  - Please save all questions/comments until Q&A
  - Staff will unmute each participate one at a time
  - You may use “raise hand” function in the chat bar if you have a follow-up question



Eunique Avery- Community Engagement Specialist

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## Welcome & Housekeeping

- Please remain muted. City staff will unmute during the open feedback portion of the meeting.
- Chat Bar
  - Use the chat bar for tech-related issues or questions
  - Do not use the chat bar to ask project-specific questions

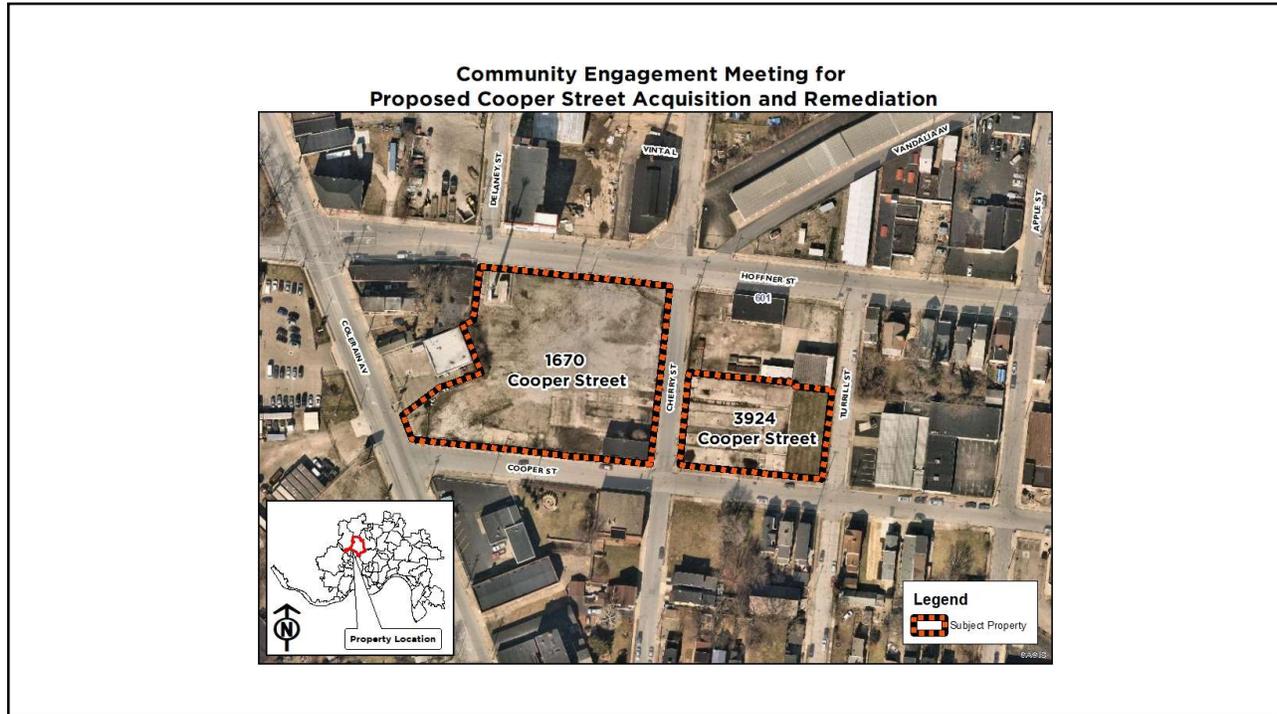
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## Purpose of Meeting

This is a public meeting to discuss the proposed use of TIF funds for Cooper Street Acquisition.

- Eunique Avery is here to facilitate the meeting
- Maria Dienger is here to capture notes/comments brought up during the meeting
- Greg Koehler from the Department of Community and Economic Development is here to answer any TIF related questions.
- The Port Authority and Northsiders Engaged in Sustainable Transformation are here to answer any project related questions.
- **No decisions are being made at this meeting**

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## Background

The co-applicants for this project are the Port Authority and the Cincinnati Northside Community Urban Redevelopment Corporation (NEST). The Port is a quasi-public nonprofit real estate redevelopment agency that has a multitude of experience in single-family home development/rehab, industrial site selection, remediation, large site development, and commercial/multi-family developer. NEST has experience in community led development including SFH development, LIHTC co-development, commercial development, beautification, and public/quality of life improvements.

The project sites consist of approximately 2.24 acres of vacant, former industrial land. Future use of the site will be explored by the applicant team.

### Location and Existing Site:

The subject properties consist of 1670 Cooper St. and 3924 Cooper St. both located in Northside.

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## Presentation

# THE PORT

Making Real Estate Work



Northsiders Engaged in  
Sustainable Transformation

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## Q&A

### Reminder

Everyone will be unmuted one-at-a-time. Due to the number of speakers, please limit your time to two (2) minutes. There will be time at the end for any questions/concerns that were not addressed

- Use “raise hand” function if you have a follow-up question following your initial question
- Do not use the chat bar for project-related questions (tech issues only)

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## Contact

**Department of City Planning & Engagement**

Eunique Avery, Community Engagement Specialist

[eunique.avery@cincinnati-oh.gov](mailto:eunique.avery@cincinnati-oh.gov)

***Written comment must be submitted by 5pm on Friday, August 1st, 2024,  
for inclusion in the public engagement summary.***



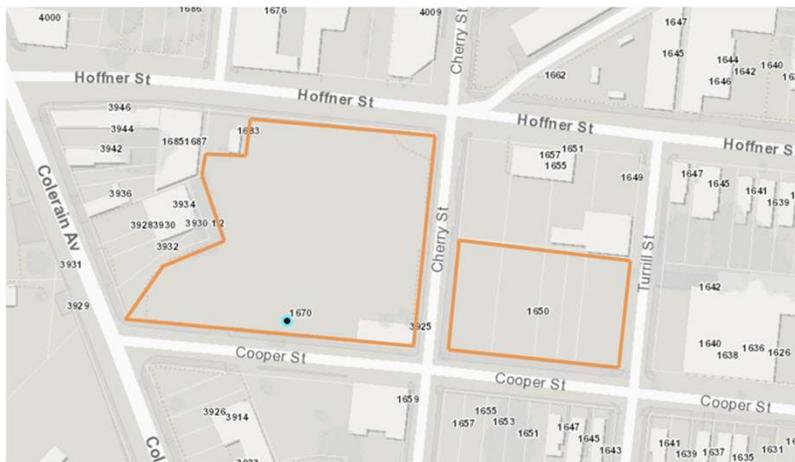
**Thank you for coming!**

**THE PORT**  
Making Real Estate Work



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**NEST is requesting community support for The Port of Greater Cincinnati to use TIF funds to purchase 3924 Cherry and 1670 Cooper**



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## TIF FAQ

- What can TIF funds be used for?
    - ◆ Acquisition, demolition, environmental remediation, public infrastructure, residential improvements
  - What is the current balance in Northside's TIF fund?
    - ◆ \$1,598,000.00
  - What is the *estimated* annual accrual in Northside's TIF fund?
    - ◆ \$1,720,000.00 per year
  - What is the current allocation requested from Northside's TIF fund?
    - ◆ \$3.35M: acquisition, soft purchase costs, holding costs, environmental
      - Current \$1,598,000.00 balance + \$1,750,000.00 loan from CDF
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## Purchase FAQ

- The Port Currently has properties under contract and will purchase properties with a loan from Cincinnati Development Fund backed by payments from the Northside TIF Fund
  - Purchase with TIF funds must be approved by Cincinnati City Council
  - The Port and NEST would work together under a Memorandum of Understanding to engage the community and create a development plan
  - Detailed plans to be determined in the future, but with use of TIF funds there will be a guaranteed portion of affordable housing units at or below 60% AMI
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## TIMELINE

- 7/9/2024: Purchase agreement signed; due diligence begins
  - 7/15/2024: Northside Community Council presentation
  - 7/15/2024-7/31/2024: City notice and engagement period
  - 9/3/2024: City Budget & Finance Committee vote on TIF funds
  - 9/5/2024: City Council vote on TIF funds
  - 9/26/2024: City legal documents finalization deadline
  - 10/7/2024: Completion of due diligence items
  - 10/21/2024: Property transfer deadline
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