

VI. Development Process and Issues.

A. Involvement of City Elected Officials in Development Contract Negotiations:

1. Council should not be involved in negotiating or brokering development deals. (See Dave Mann's December 2020 motion calling for the separation of council from the negotiation of development agreements)
2. City Council members should direct a developer's questions related to a development project to the Development Department and/or the Office of Constituent Affairs.
3. In discussing a development project with a developer, a best practice would involve a member of the city administration in that conversation.

B. Economic development process.

"Big Topic" question: Do we want to pursue this topic as recommendations or background for the other topics, e.g. training/ code of conduct?

The EDRP recommends that the process should be streamlined and additional bureaucracy should be avoided. Changes should be made to:

1. Encourage new developers
2. Educate developers and public officials and staff on the process
3. Avoid confusing of developers
4. Have City Administration provide reports from requests that go to Economic Development, which provides reporting to City Council.
5. Provide a contact person from Economic Development staff that developers can contact rather than calling elected officials.

C. Development Incentives¹

- a. A review of this topic is beyond the expertise and resources of the panel. These issues are probably best undertaken by academic or professional economists who have the appropriate expertise and resources.²

¹ Ordinance: (b) Review and evaluate the City's use of public incentives for development. (c) assess City's meeting its goals vis. public incentives (f) Propose ways in which the City could track the connection between contributions and development incentives.) **Note:** 3 yr audit approved

² See, for example, the attached study by the Metropolitan Policy Program entitled "Examining the Local Value of Economic Development Incentives." This study was released in 2018 and includes Cincinnati.

- b. The City should review the efficacy of development incentives, real property tax exemptions for accomplishing the city's goals, and establish an objective basis for evaluating developments and setting council policy.³

³ (Discussion: City already has a wealth of data about development incentives. Once the new census data is available, broken out by census tracts and blocks, both sets of data should be merged and analyzed. Some of that can be done by city staff but having an outside independent review would be valuable. Questions to consider here may be how many did the incentives produce new housing units of any type? Where and how many did the incentives produce low income units? Do each set of incentives have a goal that can be articulated.)