

January 29, 2024

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

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

Subject: Community Engagement Meeting Summary - East Price Hill Improvement Association TIF Request for Purchase of 3509 and 3519 Warsaw Avenue.

On Tuesday, January 16, 2024, the Department of City Planning and Engagement (DCPE) hosted a community engagement meeting on the proposed use of Tax Increment Financing (TIF) funds for the purchase of the properties located at 3509 and 3519 Warsaw Avenue in East Price Hill. This memorandum's purpose is to summarize the community engagement event.

A mailed notice was sent to property owners within 400 feet of the subject property and the East Price Hill Improvement Association. Notice of the meeting was also posted on the Department of City Planning and Engagement's Facebook and X (formerly Twitter) pages. Signage with a QR code that is linked directly to a website that provides more information about the project was posted on both properties.

The meeting was held via Zoom at 4:00 p.m. and facilitated by the DCPE. The Department of Community and Economic Development (DCED) and the applicant team were present to help answer any questions. Members of the public were able to attend and shared some of the following thoughts:

Members of the public expressed support for the project for the following reasons:

- Adding productive use to these buildings.
- Bringing business and excitement back to the Warsaw Business District
- Community members enjoyed how much community engagement was done surrounding the potential use of the buildings.

There were concerns noted about the following:

- The Salvation Army next door has expressed interest in the space for years and wants to be engaged in the end use of the property.

Attachments:

- Attachment 1: PowerPoint Presentation from Community Engagement Meeting
- Attachment 2: PowerPoint Presentation from Price Hill Will



***Proposed use of TIF funds for the
purchase of 3509 and 3519
Warsaw Avenue in East Price Hill***

Community Engagement Meeting | January 16, 2024

Welcome & Housekeeping

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

Welcome & Housekeeping

- Please remain muted. City staff will unmute during question & answer.
- Chat Bar
 - Use the chat bar for tech-related issues or questions
 - Do not use the chat bar to ask project-specific questions

Purpose of Meeting

- This is a public meeting to discuss the proposed use of TIF Funds in a mixed-use development.
 - City staff is here to facilitate the meeting and answer any process-related questions
 - The applicant is here to answer any project-related questions
 - **No decisions are being made at this meeting**

Proposed Use of TIF Funds for 3509 and 3519 Warsaw Ave in East Price Hill



Background

- City Council will consider the use of TIF funds in a mixed-use development project.
 1. Per City Council Ordinance No. 0206-2020, 25% of revenues collected within a tax increment financing incentive district (TIF District) will be set aside for affordable housing projects within the districts.

Proposed Project

- This project is a proposed use of East Price Hill tax increment financing incentive district (TIF) funds in a mixed-use development project in East Price Hill.
- The East Price Hill Improvement Association (EPHIA) and Price Hill Will are requesting \$315,000 in TIF funds to buy properties at 3509 and 3519 Warsaw Avenue in East Price Hill.
- The proposed project will turn these properties into a mixed-use space with affordable housing and ground-floor shops.

Question & Answer

- 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)

Next Steps

- There are no decisions made in today's meeting
- This item will go to the City Planning Commission (TBD)
- If passed in CPC it will go to City Council for a final decision (TBD)

Contact

City Planning

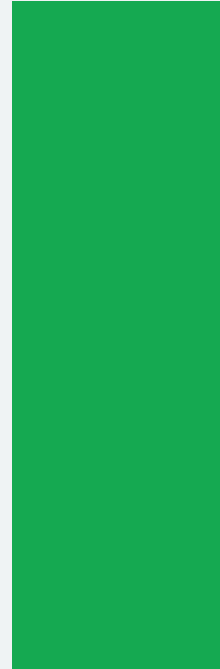
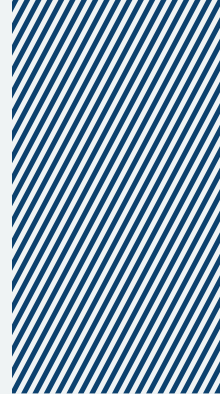
Jeremiah Hairston, Community Engagement Specialist

Jeremiah.Hairston@cincinnati-oh.gov

Written comments must be submitted by 9 a.m. on Tuesday, January 23rd for inclusion in the public engagement summary.



Our mission is to improve the quality of life for all residents of Price Hill using an equitable, creative, and asset-based approach to physical, civic, social, and economic development. Our programs connect residents, particularly immigrants, BIPOC, and residents with lower income or lower formal education levels, to resources, programming, neighborhood engagement opportunities, and leadership development.





**WARSAW
ALIVE**

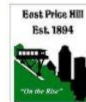
S youth density, arts partners,
gateway location
W lack of capital
O vacant commercial spaces,
rapidly growing immigrant population
T safety, absentee ownership, lack
of pedestrian safety



Information and Solutions on Neighborhood Crime & Safety



Warsaw Alive! Safety Meeting
Wednesday, May 8, 2019 at 6 p.m.
Price Hill Recreation Center.



Join your neighbors to work together on priorities that the community identified in the 2018 Warsaw Alive! Plan. The meeting will focus on items to make the neighborhood cleaner and safer. Items include:

- Pedestrian Safety on Warsaw Avenue
- Slowing traffic on East Price Hill Streets
- Get ready for the NEP and P.I.V.O.T.
- Gain input on implementing neighborhood safety strategy
- Do residents want an East Price Hill Youth Council?



Supporting communities in public safety



For more information contact the Community Police
Partnership Center at partneringcenter@ulgo.org or call
Andria Y. Carter at 513-487-6513 and/or Price Hill Will at
rachel@pricehillwill.org or call 513-312-3259.



WARSAW EXISTING ANCHORS



PH Library



**PH Rec
Center**



**PH
Community
Garden**

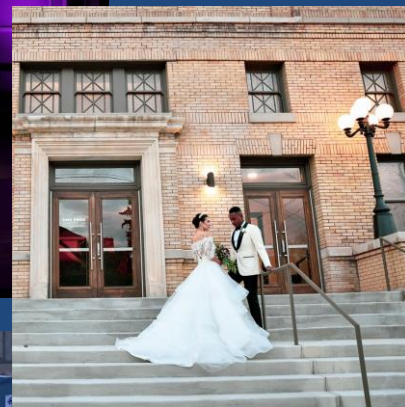


**Dempsey
Aquatic Center
& Park**



ARCO

Arts + Community



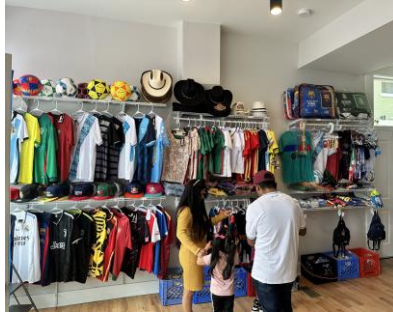


- Created local and national historic districts
- Obtained Predevelopment + Acquisition Loans from LISC
- Development Team: Model Group, City Studios
- Applied for City NOFA (\$700k) + NBDIP (\$250k)
- Applied for Finance Fund grant (\$100k)
- New Markets Tax Credit Allocation (Federal + State) via CDF (\$3.3M)
- Historic Tax Credits (Federal + State) Awarded + Bridged (\$2.6M)
- Recruited 5/3 Bank as Tax Credit Investor
- Awarded City Capital (\$500k)
- Began to recruit commercial tenants



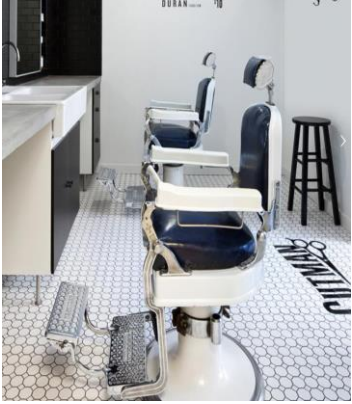


WARSAW AVENUE CREATIVE CAMPUS



● Commercial tenants

- Perez Sport Latino*
- Living Rooms
- Urbana Cafe *
- Wendigo Tea
- Cutman Barbershop
- The Empanada's Box*
- Sunny African Food *



WARSAW / WELLS NODE



Potential Acquisitions:

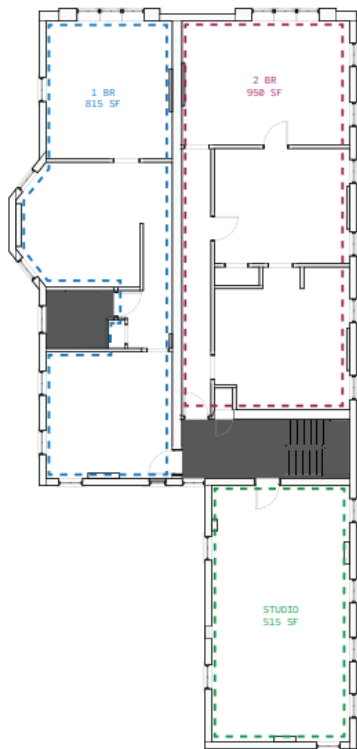
- **3509 Warsaw**
 - Former Wrestling Arena
 - \$350,000 asking price
- **3515 Warsaw**
 - Deaf Institute
 - \$115,000 asking price
- **3519 Warsaw**
 - Former Anointed Cuts
 - \$136,754 asking price

3509

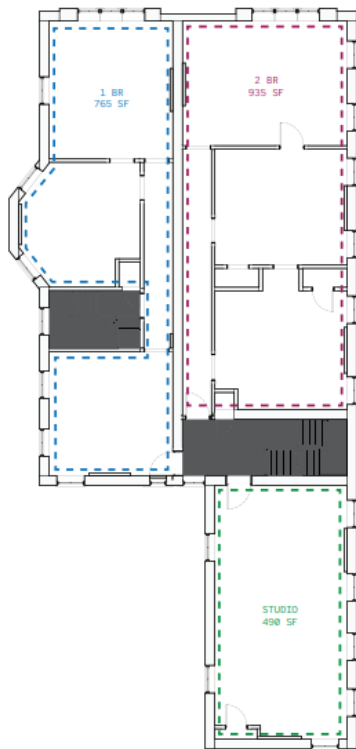
Warsaw



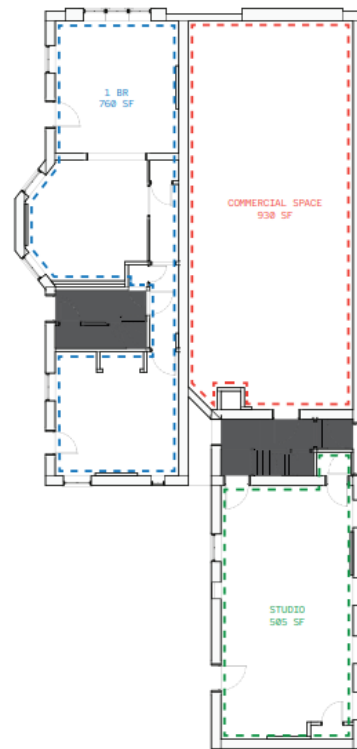
3519 Warsaw



SCALE: 3/16" = 1'-0" PROPOSED 3RD FLOOR PLAN 3



SCALE: 3/16" = 1'-0" PROPOSED 2ND FLOOR PLAN 1



SCALE: 3/16" = 1'-0" PROPOSED 1ST FLOOR PLAN 2

PLATTE
ARCHITECTURE
+
DESIGN

1616 CAMPBELL STREET
CINCINNATI, OH 45202
513.475.1846
www.plattedesign.com

NOT FOR
CONSTRUCTION

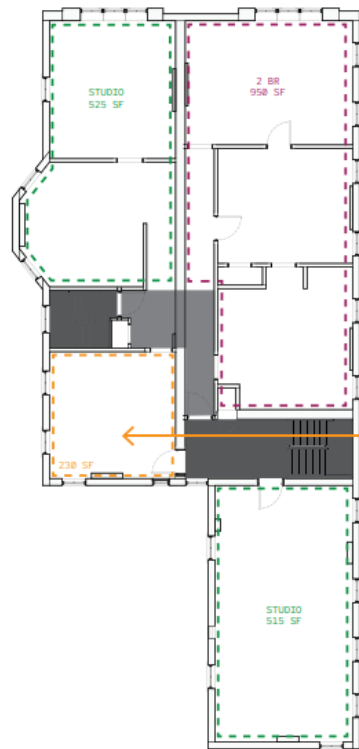
Design Team
Designer
Program Owner
Architectural Consultant

Architect

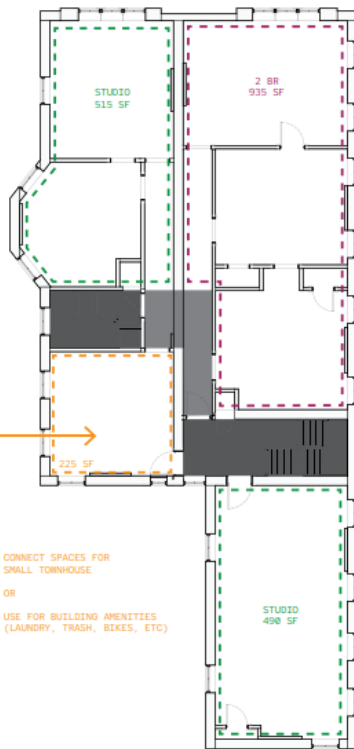
RENOVATION
3519 WARSAW AVE
CINCINNATI, OH 45205

July-Nov 2016 11/2016

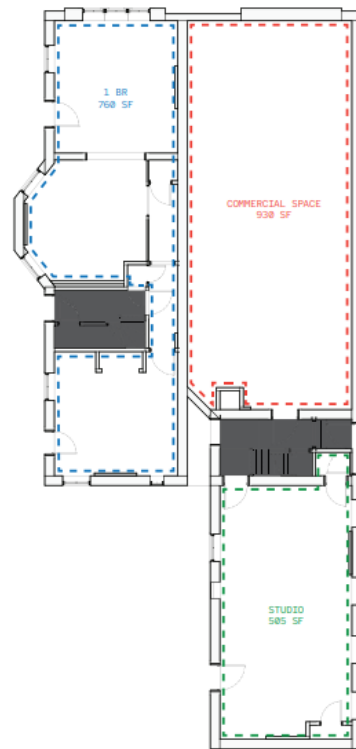
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SCALE: 3/16" = 1'-0" PROPOSED 3RD FLOOR PLAN 3



SCALE: 3/16" = 1'-0" PROPOSED 2ND FLOOR PLAN 1



SCALE: 3/16" = 1'-0" PROPOSED 1ST FLOOR PLAN 2

CONNECT SPACES FOR
SMALL TOWNHOUSE
OR
USE FOR BUILDING AMENITIES
(LAUNDRY, TRASH, BIKES, ETC)

PLATTE
ARCHITECTURE
+
DESIGN

1619 CAMPBELL STREET
CINCINNATI, OH 45219
513.875.1888
www.plattedesign.com

NOT FOR
CONSTRUCTION

Design Team
Designer
Program Coordinator
Architectural Coordinator

Revisions

RENOVATION PROJECT
3519 WARSAW AVE
CINCINNATI, OH 45205

304 Nov 2020 11/07/20

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Thank You!