

May 14th, 2025

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 – Omar Redevelopment TIF Request

On Tuesday, April 29th, 2025, the Department of City Planning & Engagement (DCPE) hosted a Community Engagement Meeting regarding the proposed use of Tax Increment Financing (TIF) funds for the Omar mixed use redevelopment in Evanston.

Mailed notices were sent to 73 property owners within 400 feet of the subject property and the respective Community Council, which included a QR to register for the meeting and 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 5:00 p.m. Staff from DCPE and the Department of Community & Economic Development (DCED) were present. The facilitation of the meeting was carried out by a Community Engagement Specialist in DCPE.

A total of seven community members attended the meeting. All attendees had the opportunity to hear from the applicant team and learn about the TIF request and the next phase of the project. 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 Omar Mixed Use Redevelopment in Evanston

This document outlines information shared during the Community Engagement Meeting on Tuesday, April 29th, 2025. This document is intended as a summary and not as meeting minutes.

Background

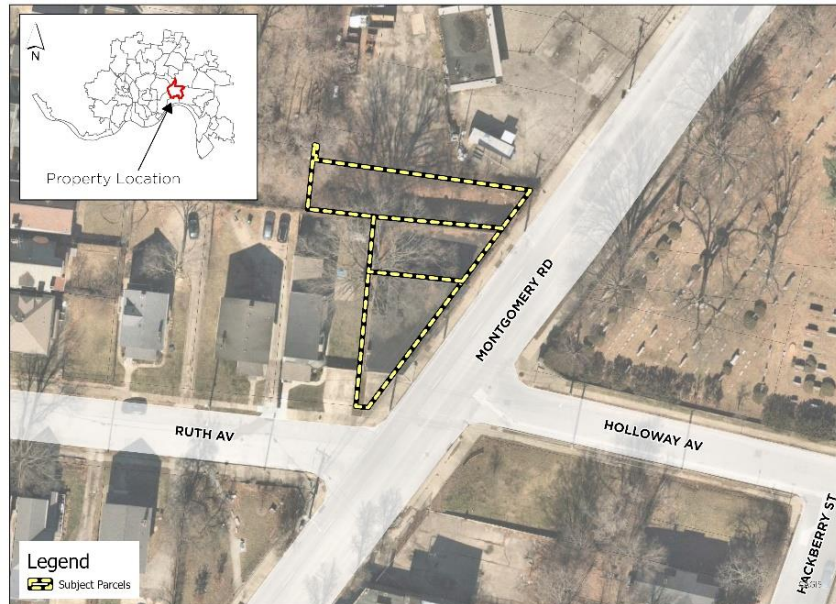
This mixed-use development is comprised of one (1) historic building. The project site, 3341-3351 Montgomery Road, is located on a 24-hour bus route and is within both the Evanston Business District. The project will produce 6 mixed-income residential units: three (3) one-bedroom units and three (3) two-bedroom units. Three of the six units are proposed to have rents that will not exceed what is affordable to households making 60% of the Area Median Income (AMI) and the remaining three units will not be income restricted. The project includes approximately 5,000 square feet of commercial space with one commercial unit proposed.

Total project cost is projected to be approximately \$1.25 million, with construction costs at approximately \$1 million. The project is estimated to take 12 months to complete and is projected to support the creation of 20 temporary construction jobs with a total annual payroll of approximately \$500,000 and 2 full-time permanent jobs with an estimated annual payroll of approximately \$60,000. The developer intends to begin construction in Summer 2025.

DCED is proposing a 15-year, net 52% Community Reinvestment Area (CRA) tax exemption in addition to up to \$602,000 in direct financial assistance from the Evanston Tax Increment Financing (TIF) District. Approximately \$300,000 would come from the affordable set-a-side and the remaining balance from the base TIF.

Location and Existing Site

Proposed Use of TIF Financing for "Omar's Redevelopment" Mixed-Use Development



Notice

The Department of City Planning and Engagement (DCPE) sent out notices to 73 property owners within 400 feet of the subject properties and the Evanston Community Council.

Meeting Requests and Attendance

Fifteen people requested the meeting link for the community engagement meeting with seven community members in attendance. Demographic data was captured for the seven attendees using an online QR code to request the meeting link.

Represented neighborhoods	Race/Ethnicity	Age Range
Evanston: 4 Westwood:1 N/A: 2	Black/African American: 3 White: 1 Other: 3	25-34: 3 35-44: 2 65 & Older: 2

Meeting Comments & Questions

- **How is AMI determined?**
 - **DCED Response:** Area Median Income (AMI) is established by HUD and is updated annually in June. The information is available on the HUD website (www.hud.gov) and can be found by searching the Cincinnati Metropolitan Statistical Area.
- **What are the plans for the side/back of building? Are there any parking plans or to demolish any part of the site? Supportive of the project.**
 - **Applicant Response:** If permitted, parking would be located in the side lot. If not, tenants will use street parking. A tree will be removed as it is causing damage to the building.
- **Who will manage the apartments?**
 - **Applicant Response:** The apartments will be self-managed.
- **What percentage of Evanston's TIF will this use?**
 - **DCED Response:** Up to \$602,000 in direct financial assistance will come from the Evanston Tax Increment Financing (TIF) District. Approximately \$300,000 would come from the affordable set-a-side and the remaining balance from the base TIF.
 - **DCED Response:** As of December 31, 2024, the balance of the Evanston TIF was approximately \$1.8 million.
- **How might neighboring properties be affected? Are there plans to purchase adjacent properties for parking?**
 - **Applicant Response:** No adjacent properties should be affected. Construction tools and vehicles will be kept on site. Residents will be made aware of any planned impacts to traffic or on living spaces.

Submitted Comments & Questions

- **What is the long-range vision for the northern, 1-story portion of the building? And what about the northernmost parcel, which appears to be vacant?**
 - **Applicant Response:** The space will be retained for commercial use and they will work

with businesses that will bring meaningful value to the neighborhood. In the short term, the vacant lot will be secured and may be used for storage during construction. Looking ahead, the applicant will clean up the lot and explore how it can support the needs of future business and benefit the community.

- **The commercial space is quite large (~5,000 square feet), which can be burdensome on a first-time small business. However, I understand that other arrangements (e.g., several smaller commercial spaces) may not be feasible.**
- **I would also like to see a clear safety commitment from the developer regarding the pedestrian traffic this development will attract, particularly on Montgomery Road, including things like protected bike lanes, improved crosswalks, bump outs, etc., which the developer should coordinate with DOTE.**
 - **Applicant Response:** They will coordinate with DOTE as needed. They are committed to keeping the site safe throughout construction and to taking all necessary steps to ensure it remains safe and well-maintained once the project is complete.