

RESOLUTION 22 - 24, 2022
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO

**AUTHORIZING THE ADMINISTRATOR TO PREPARE AND TO SUBMIT AN APPLICATION TO PARTICIPATE
IN THE HAMILTON COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT ASSISTANCE PROGRAM
(CEDAP), AND TO EXECUTE CONTRACTS AS REQUIRED, FOR MADISON PLACE FIREHOUSE
REDEVELOPMENT, AND DISPENSING WITH THE SECOND READING**

WHEREAS, the Columbia Township Board of Trustees desires to seek grant funds from the Hamilton County Community and Economic Development Assistance Program ("CEDAP") toward redeveloping the long-vacant, former Madison Place Firehouse; and

WHEREAS, Hamilton County sponsors CEDAP to help promote strategic large-scale projects that will make a significant impact in local communities. To qualify for CEDAP funding, local governments must implement community and economic development plans that will have a catalytic impact by revitalizing community assets, spurring other development projects, removing blighted properties or conditions, and promoting economic development; and

WHEREAS, CEDAP utilizes Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development, and funds must benefit residents and businesses in a low-to-moderate income area. Projects must meet one or more criteria, for example: to create or retain jobs for low-to-moderate income employees; to remove slum and/or blight conditions; and to follow all CDBG regulations including federal prevailing wage regulations; and

WHEREAS, Columbia Township qualifies for CEDAP for its project to redevelop the former Madison Place Firehouse into a multi-purpose center for meetings, events, and office co-sharing space. The 1950 firehouse is in the Madison Place neighborhood which is designated as a 44% Low-to-Moderate Income neighborhood, and the condition of the long-vacant former firehouse qualifies as blighted; and

WHEREAS, the former firehouse also is located in the Plainville Business District, and Columbia's Comprehensive Plan calls for new investment in the business district to generate needed jobs and income for this neighborhood; and

WHEREAS, the Board of Trustees, upon majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Columbia Township, Hamilton County, Ohio, for the benefit and welfare of Columbia Township and its citizens:

Section 1: The Administrator is hereby authorized to apply to the Hamilton County Community and Economic Development Assistance Program as described above.

Section 2: The Administrator is authorized to enter into any agreements and perform other actions as

Passed this 10th day of May, 2022

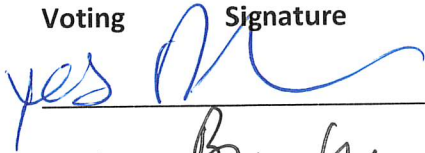

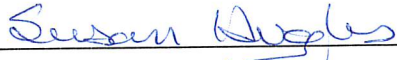

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may be necessary and appropriate for obtaining this financial assistance and for required reporting and compliance.

Motion to accept Resolution made by: Mrs./Mr. HUGHES

Seconded by: Mr./Mrs. KUBICKI

VOTE:

TRUSTEE	Voting	Signature	Date
David Kubicki	yes		05-10-2022
Brian Lamar	yes		05-10-2022
Susan Hughes			05-10-2022
ATTEST:			05-10-2022
		Caroline Heekin, Fiscal Officer	

APPROVED as to form: _____
Township Legal Counsel

Passed this 10th day of May, 2022

2020 Hamilton County CDBG Community and Economic Development Assistance Program

August 31, 2020



What is the CEDAP Program?

In 2017, Hamilton County established the Community and Economic Development Assistance Program (CEDAP) using Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD). CEDAP funds strategic large-scale projects that will make a significant impact in our communities. Participating local governments are encouraged to implement community and economic development plans that will have a catalytic impact by revitalizing community assets, spurring other development projects, removing blighted properties or conditions, and promoting economic development. This program will also include smaller projects formerly funded through the Urban Land Assistance Program (ULAP) to acquire and/or demolish commercial properties for redevelopment.

What are the Funding Requirements?

The 2020 program will have up to \$700,000 in CDBG funds which are restricted to projects that:

- Benefit residents and businesses in a low to moderate income area
- Create or retain jobs for low to moderate income employees
- Remove slum and/or blight conditions
- No minimum award
- Maximum award of \$300,000
- Follow all CDBG regulations including federal prevailing wage regulations

Who Can Apply?

Only Hamilton County communities outside the City of Cincinnati which participate in the County's CDBG program can apply for these funds. The City receives separate CDBG funding from HUD.

Participating communities are listed below:

Addyston	Glendale	North Bend
Anderson Township	Golf Manor	North College Hill
Amberley	Green Township	Norwood
Arlington Heights	Greenhills	Reading
Cheviot	Harrison Township	St. Bernard
Cleves	Harrison	Sharonville
Columbia Township	Lincoln Heights	Silverton
Crosby Township	Loveland	Springdale
Colerain Township	Lockland	Springfield Township
Delhi Township	Madeira	Sycamore Township
Deer Park	Miami Township	Whitewater Township
Elmwood Place	Montgomery	Woodlawn
Fairfax	Mt. Healthy	Wyoming
Forest Park	Newtown	



What Can Be Funded?

Program funds, which will be awarded as loans and grants, can be used for projects that enhance the community and economic development for an area, including but not limited to:

- Site preparation including environmental studies, remediation, demolition, land clearance, etc.
- Land and building acquisition and assembly
- Business district plans and improvements such as streetscape improvements, façade renovations, gateway signs, traffic calming, etc.
- Public infrastructure that promotes development, including providing matching funds to State of Ohio Transportation Improvement District (TID) and State Capital Improvement Program (SCIP) grants, such as upgraded traffic signals, widening or narrowing of lanes, expanding utilities, etc.
- Building renovations and expansions
- Pre-development costs if combined with implementation
- Project specific market studies if combined with implementation
- Gap financing for a business expansion
- Higher risk loans for business expansions
- Tenant build out of commercial space

What Cannot Be Funded?

CDBG program funds cannot be used for private infrastructure; acquisition or improvements to government owned buildings or land; cultural or sports centers; and airports or hospitals.

Some previously funded projects include:

- Reading – Road Improvement Project to extend, widen and increase capacity of a road enhancing access to commercial property
- Silverton – Streetscape Improvements in the Beer and Wine Garden District benefitted business by improving walkability
- Springfield Township – Mural and Plaza created public outdoor space for community gatherings, food trucks and small concerts
- Forest Park – Shopping Center Redevelopment/Demolition assisted in the expansion of a local manufacturing company by providing for partial demolition of a shopping center
- Lockland – Acquisition of Industrial Property assisted with land assembly for development
- North Bend – Demolition of a nuisance property with health, safety and welfare issues allowing for possible commercial and/or residential redevelopment
- Lincoln Heights – Public Institutional Property Demolition – hazardous materials abatement and historic review has begun
- Golf Manor – Business District Improvements – funded ULI- Technical Assistance Panel
- Delhi – Remke Property Demolition and site Redevelopment
- Loveland - Downtown Parking Facility Development
- Reading – North Reading Road Infrastructure Project
- Springfield – Galbraith Road Improvements



How Will Projects Be Evaluated?

The following criteria will be used to evaluate applications:

- Leverage other funds from public and private sources
- Use of funds as loan instead of grant
- Projects that implement prior community plans or market studies
- Number and quality of jobs created and/or retained
- Number and type of businesses assisted
- Additional property, income and sales tax generated
- Economic inclusion with minority and women owned businesses
- Project readiness including site control, project timeframe, detailed budget and secured funding
- Implementation of the County's [Comprehensive Economic Development Strategy \(CEDS\)](#)
- Focus on place-based investments that complement additional development projects in the community, such as private sector investments, social service initiatives, infrastructure improvements, etc.
- Discretionary items including: clean-up of brownfield(s); sustainability measures such as LEED certification or reduction in storm water runoff, energy efficiency improvements; community did not receive prior CEDAP awards; and return on investment with taxes generated

How Are Projects Selected?

A pre-application must be submitted for each project to ensure that the proposed project is CDBG eligible. After pre-applications are submitted HCDC and County Staff will review all pre-applications and solicit full applications.

After full applications are due HCDC and County staff will review all submissions and underwrite project applications and forward them to the program Advisory Committee. The Committee of seven community and economic development professionals will review and rank the applications. Then the Committee will invite top ranked project applicants to make short 15-minute presentations. Funding recommendations will be made to the County Administrator for final approval. See program timetable below for additional details.



Program Timetable

Date(s)	Action
August 31, 2020	Release CEDAP pre-applications and Zoom meeting
September 14, 2020	Pre-Applications due
October 12, 2020	Full Applications due
October 28, 2020	CEDAP committee meeting #1, review and discuss
November 10, 2020	CEDAP committee meeting #2 make recommendations for BOCC

What if We Have Questions?

If you have any questions about the program or possible projects, please contact us. All questions and related answers will be shared via this link: [Q&A](#).

Catherine Fitzgerald
HCDC, Inc.
513-458-2234
cfitzgerald@hcdc.com

Joy Pierson
Hamilton County Planning + Development
513-946-8234
joy.pierson@hamilton-co.org





a m

*Need to consider
environmental
market study
find HamCo CED plan*

B. Project Information

Please provide the following information

B.1. Project Name

B.2. Location ?

B.3. Anticipated accomplishments

B.4. What is the intended final use of the property (if applicable)?

Please complete this [excel document](#)

(<https://www.hamiltoncountyohio.gov/common/pages/DisplayFile.aspx?itemId=15795319>) with projected leverage; please also upload any market studies or feasibility studies, etc. to the Documents section below.

B.5. Is the funding requested as a loan or a grant?

If loan, describe terms including the interest rate, number of years for repayment and deferment if applicable.



DEVELOPMENT PARTNERS

B.6. If you have an anticipated end user, additional development partners and/or secured business owners, please list the pertinent information below:



PARTNER NAME	CONTACT NAME	CONTACT EMAIL	NATURE OF ROLE
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Add Row

ECONOMIC INCLUSION

B.7. Do you anticipate using minority and/or women owned businesses in this project during construction or in the final use of the property?

- Yes
- No

i. Will this include professional services such as architectural, engineering, insurance/bonding, real estate broker or financing professions?

▼

ii. Will this include construction general contractor or subcontractors?

▼

iii. Will this include the end user?

▼

If Yes to any of the above sub-sections, please explain below.

B.8. Does your community have an economic inclusion plan?

- Yes



No

If Yes, please explain

RELATIONSHIP TO OTHER INITIATIVES

B.9. Does this project implement the Hamilton County Comprehensive Economic Development Strategy?

Yes

No

If Yes, please explain

B.10. Does this project implement an existing study or plan for the community?

Yes

No

If yes, please share the name of the study or plan and a link if it's available online

B.11. Does the project focus on place based investments that complement additional development projects in the community?

Yes

No

If Yes, Please explain

Documentation



Project Location Map

[Upload File](#)

Please attach any market studies, feasibility studies, etc.

[Upload File](#)

Please attach excel document with projected leverage

[Upload File](#)

Please attach letters of support from partners outlining their specific commitment(s) to the project.

[Upload File](#)

Economic Inclusion Plan

[Upload File](#)

Please provide any prior community plans where this project is mentioned (if applicable)

[Upload File](#)

No save history

Save

Cancel & Discard

A. Pre-Application

Completed by melissa@columbiatwp.org on 9/11/2020 5:35 PM

Case Id: 31300

Name: Columbia Community-Senior & Event Center -

Address: *No Address Assigned

A. Pre-Application

IMPORTANT: For additional details regarding the application and process please [CLICK HERE](#).

PROJECT INFORMATION

A.1. Local Government

Columbia Township

A.2. Project Title

Columbia Event Center Co-Share with Community Center/Senior Services/Small Office Center

A.3. Address of Project

6904 Murray Avenue Cincinnati, OH 45227

A.4. Description

Convert a vacant, run-down yet iconic 1950 former firehouse in a 44% low/mod neighborhood into a 10,000 SF multi-purpose Event Venue that also will function as a Community Center/Senior Services and Small Office Center (for lease). This project will put a former public service facility back into use but as a hybrid private event venue that will "flex space" for community, government and senior activities. The conversion will kick-start revitalization in the township's only "Main Street" business district that needs considerable TLC. The "co-shared" event venue will create a place-based local + regional destination along historic Plainville Rd. which connects Madisonville to Mariemont. It will "give back" the beloved firehouse to our walk-able, historic Madison Place neighborhood but reinvent it as an economic asset with "co-sharing" for community space. Columbia's Comprehensive Plan calls for new investment in the Plainville Business District to generate needed jobs and income for this neighborhood where Columbia and Cincinnati streets and residents are intertwined.

A.5. Contact Person

Melissa Taylor

A.6. Email

melissa@columbiatwp.org

A.7. Estimated Total Project Budget

\$600,000.00

A.8. CDBG Funding Request

\$250,000.00

A.9. Who owns the property?

Columbia Township

Printed By: Melissa Taylor on 9/16/2020

A.10. Does community have site control? Explain.

Yes - Columbia owns the building and road it fronts.

A.11. What is the intended final use of the property?

This newly re-imagined local and regional destination venue with large and small flex areas over two stories will function as a private event center (managed by a private entity) that will give space-available priority to community center and senior services and also will house small offices for lease. Columbia will relocate its monthly township public hearings to the facility as a "place making" initiative to promote it to community non-profit groups and for corporate and private events.

A.12. What eligible activities does the proposed project include? Check all that apply. Click these HUD links for more information about [eligible activities](#) or [ineligible activities](#).

Activity Type: Acquisition of property
Eligible Activities: Assemble land for redevelopment
Example: Purchase property to create a larger parcel

Activity Type: Demolition of property
Eligible Activities: Clearance for redevelopment
Example: Partial demolition of a shopping center to clear land

Activity Type: Rehabilitation of building(s)
Eligible Activities: Private or publicly owned buildings are eligible
Example: White-box historic building to create space for business

Activity Type: Public infrastructure improvements
Eligible Activities: Construction or extension of streets; construction, upgrade or extension of utilities; flood and drainage system improvements, etc.
Example: Widening and extension of a road to create access for commercial property

Activity Type: Direct assistance to organizations
Eligible Activities: Provide funds to non-profit or for-profit organizations to relocate or expand
Example: Loan to a private for-profit business

Activity Type: Pre-development expenses

Eligible Activities: Environmental assessments; engineering + architectural services if portion of project
Example: *planning funds can only be portion of request

A.13. Which one of the following CDBG national objectives does the project meet?
Eliminating or Preventing Slum and Blight

A.14. Provide census tract for this project below if project is qualified as Low/Mod Area (If not, put NA)
NA - FYI Block Group 2 Census Tract 56, 44.3% LMI-center service area incl. Madisonville >51% LMI

For more information regarding national objectives: [Meeting a National Objective via HUD Exchange](#)
If you have any questions, please contact Joy Pierson at joy.pierson@hamilton-co.org or Catherine Fitzgerald at cfitzgerald@hcdc.com.

Admin Review

Completed by emily.carnahan@hamilton-co.org on 9/15/2020
11:27 AM

Case Id: 31300
Name: Columbia Community-Senior & Event Center -
Address: *No Address Assigned

Admin Review

Please provide the following information

File Status

PRELIMINARY QUALIFIED: Applicant may proceed with full
application

Reviewed By

Emily Carnahan

Electronically signed by emily.carnahan@hamilton-
co.org on 9/15/2020 11:27 AM

Details

None.

B. Project Information

No data saved

Case Id: 31300

Name: Columbia Community-Senior & Event Center -

Address: *No Address Assigned

B. Project Information

Please provide the following information

B.1. Project Name

B.2. Location

B.3. Anticipated accomplishments

B.4. What is the intended final use of the property (if applicable)?

Please complete this [excel document](#) with projected leverage; please also upload any market studies or feasibility studies, etc. to the Documents section below.

B.5. Is the funding requested as a loan or a grant?

If loan, describe terms including the interest rate, number of years for repayment and deferment if applicable.

DEVELOPMENT PARTNERS

B.6. If you have an anticipated end user, additional development partners and/or secured business owners, please list the pertinent information below:

Partner Name	Contact Name	Contact Email	Nature of Role
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ECONOMIC INCLUSION

B.7. Do you anticipate using minority and/or women owned businesses in this project during construction or in the final use of the property?

i. Will this include professional services such as architectural, engineering, insurance/bonding, real estate broker or financing professions?

ii. Will this include construction general contractor or subcontractors?

iii. Will this include the end user?

If Yes to any of the above sub-sections, please explain below.

B.8. Does your community have an economic inclusion plan?

If Yes, please explain

RELATIONSHIP TO OTHER INITIATIVES

B.9. Does this project implement the Hamilton County Comprehensive Economic Development Strategy?

If Yes, please explain

B.10. Does this project implement an existing study or plan for the community?

If yes, please share the name of the study or plan and a link if it's available online

B.11. Does the project focus on place based investments that complement additional development projects in the community?

If Yes, Please explain

Documentation

Project Location Map

***No files uploaded*

Please attach any market studies, feasibility studies, etc.

***No files uploaded*

Please attach excel document with projected leverage

***No files uploaded*

Please attach letters of support from partners outlining their specific commitment(s) to the project.

***No files uploaded*

Economic Inclusion Plan

***No files uploaded*

Please provide any prior community plans where this project is mentioned (if applicable)

***No files uploaded*

C. Community Impact

No data saved

Case Id: 31300

Name: Columbia Community-Senior & Event Center -

Address: *No Address Assigned

C. Community Impact

Please provide the following information

COMMUNITY IMPACT

C.1. What impact will this project have on other development initiatives? For example, improving an intersection for increased commercial traffic may make an 8-acre piece of land available for development.

C.2. What is the anticipated increase in real property values?

TAX GENERATION AND ROI

C.3. What impact will this project have on tax generation or Return on Investment in the community? For example, does the project create additional property, **income or sales tax revenue?**

BUSINESSES ASSISTED AND CREATION OF JOBS

C.4. If applicable, list the number and types of business that will be assisted from this project

Business Name	Business Type	Impact (ex. façade improvement)

C.5. If applicable, list the number and types of jobs retained or created from this project.

	Total	# Low Mod

C.6. Please provide any additional narrative

D. Project Readiness and Feasibility

Case Id: 31300
Name: Columbia Community-Senior & Event Center -
Address: *No Address Assigned

No data saved

D. Project Readiness and Feasibility

Please provide the following information

D.1. Do you have site control?

D.2. Please provide any additional narrative regarding site control

D.3. Is the property vacant?

D.4. If yes, has it been vacant for at least 90 days?

D.5. Is there any pending litigation or liens filed against the property?

D.6. Does the property require rezoning/special use permit to accommodate proposed use?

i. If yes, has approval been received?

ii. If No, anticipated date of approval

D.7. Are adequate utilities available at the site?

D.8. Does right-of-way need to be vacated?

D.9. Do you have architectural plans and a site plan for the project?

D.10. Do you have engineering reports detailing property conditions?

D.11. Has an environmental study of the site been undertaken?

D.12. Is the project site a brownfield?

D.13. If yes, has remediation funding been sought?

D.14. Has an appraisal been completed on the project?

D.15. Has a market study been completed for the project?

D.16. Has a development schedule been proposed for the project?

D.17. Is the property occupied?

PROJECT TIMELINE

D.18. Please list key milestones and projected target dates for this project below. All CDBG funds must be expended within 24 months of award.

Action	Target Date	Amount of CDBG Funds
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BUDGET

Please download and complete this [Budget Spreadsheet](#).

Documentation

Attach evidence of site control ***Required**

***No files uploaded*

Attach architectural plans and a site plan for the project. ***Required**

***No files uploaded*

Engineering Reports ***Required**

***No files uploaded*

Environmental Study ***Required**

***No files uploaded*

Appraisal *Required

***No files uploaded*

Market Study *Required

***No files uploaded*

Development Schedule *Required

***No files uploaded*

Please attach budget spreadsheet. *Required

***No files uploaded*

Submit

No data saved

Case Id: 31300

Name: Columbia Community-Senior & Event Center -

Address: *No Address Assigned

Submit

Please provide the following information

CDBG COMPLIANCE:

All projects must follow CDBG procurement policies including competitive bidding, preferences and recording of Section 3 and MBE vendors, and paying of federal prevailing wage rates outlined in the Davis Bacon Act. For projects that create jobs, employee demographic data must be submitted no later than 12 months after project completion. Planning +Development staff will monitor and assist with these compliance issues.

I attest that all information provided in this application (and related exhibits and attachments) is true and accurate to the best of my knowledge and that I am duly authorized to sign this application. Further, by my signature, I acknowledge that any materially false, fraudulent or misleading statement in this application or the concealment of any material fact related to this application may subject me to criminal penalties under federal or state law.

Authorized Representative

Title

Signature

***Not signed*

Date

All questions and related answers will be shared via Excel Online at [this link](#).