



Pat Moeller

Mayor

Carla Fiehrer
Vice Mayor

Matthew Von Stein
Council Member

Kathleen Klink
Council Member

Rob Wile
Council Member

Robert Brown
Council Member

Timothy Naab
Council Member

2 Public Hearings

Call to Order

Offering of Prayer – Council Member Rob Wile

Pledge of Allegiance

Special Presentations by City Council or the City Manager/ Proclamations/ Verbal Reports

1. Sanitary Sewer Inflow Reduction Program Presentation
2. 2016 Golf Report Presentation

Audience of Citizens

Individuals who wish to make comments regarding items scheduled on the Agenda may speak during this part of the agenda or may reserve the right to speak specifically when that item is up for a vote on Council floor. Individuals who wish to speak regarding items not specifically scheduled may do so at this time. All individuals who intend to address City Council are required to sign in at the table in the back of the room. Each speaker is allowed 5 minutes.

Consent Agenda

The Consent Agenda is intended to allow the City Council to spend its time and energy on the important items on a lengthy agenda. Staff recommends approval of the Consent Agenda. Anyone may request an item on this calendar to be "pulled" off the Consent Agenda and considered separately. Agenda items pulled from the Consent Agenda will be considered separately under Pulled Consent Items.

- Approval of Minutes
- All Staff Reports
- Receive and File Council Information
- Committee of the Whole Report (Includes all Caucus Reports)
- Informational Report – Regarding the December 2016 Financial Report
- Informational Report – Regarding the December 2016 Investment Report
- [Receive and File – JEDD Agreement](#)
- [Receive and File - Report regarding waiving of Advertising - Single Source Purchase Greenup Hydroelectric Facility](#)
- [Receive and File - Report regarding the Hamilton Beltline Recreational Trail Property Acquisition Timeline](#)
- [Receive and File - Report regarding Change order #1 to contract #16-11 “2016 Miscellaneous Water Main Replacement” in relation to North D Street.](#)

Caucus Agenda January 25, 2017

1. [Recommendation Relative to amend existing Schedule “A” of the City’s Classification and Compensation Plan by creating the new position of Purchasing Coordinator.](#)
2. [Recommendation Relative to the Restatement of the franchise agreement with Redflex Systems Inc. relative to an Automated Speed Enforcement Program.](#)

Public Hearings

3. [A Public Hearing regarding declaring program income and amending the use of budgeted Fiscal Year 2013-2017 CDBG Funds.](#)





4. [A Public Hearing regarding the Draft Fiscal Year 2017-2021 Consolidated Plan and 2017-2018 Annual Action Update for Hamilton, Ohio which includes City Council recommended budgets for the Community Development Block Grant \(CDBG\) and HOME funds.](#)

These icons illustrate which strategic goals Council Actions align to

<p>Live</p> <p>I Increase residential property values by CPI + 5%</p> <p>D Decrease vacant residential structures by 30% (1000 total)</p>	<p>Work</p> <p>R Realize \$150 million of new private industrial/commercial investment</p> <p>A Add 2,000 net new jobs</p>	<p>Play</p> <p>G Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River</p> <p>E Engage 50,000 participants annually in special events, arts, and recreation activities</p>
<p>0 General Operations and Government Business</p>		

Council Actions Pertaining to Legislative Items:

Pending Legislation:

5. [An ordinance denying a request for a conditional use to allow the establishment of an automobile sales facility to operate on the property zoned “B-2” Community Business District located at 2044 Dixie Highway \(aka 2021 S. Erie Blvd.\) on City Lot No. 10852. \(Ziyad Aleissa/Warren & Carter, Inc., Applicant/Owner\). \(Second Reading\).](#) **0**

New Legislation:

6. [An ordinance to declare program income for Fiscal Year 2013 – Fiscal Year 2016 and amend, budget and appropriate up to \\$150,433 of Fiscal Year 2016 – 17 Community Development Block Grant \(CDBG\) Program Fund Budget. \(First Reading\).](#) **R A I D**
7. [An ordinance approving the City of Hamilton’s Consolidated Plan for Fiscal Years 2017-2021 and Annual Action Plan update for Fiscal Year 2017-2018, delineating the statement of objectives and proposed use of Community Development Block Grant \(CDBG\) and Home Investment Partnership Program Funds, and authorizing the submittal of said plans to the United States Department of Housing and Urban Development. \(First Reading\).](#) **I D A R E O**





8. [An ordinance approving a request for a conditional use to allow the establishment of a residential use on property Zoned B-2 Community Business District located at 545 Central Avenue \(City Lot No. 28540\)\(Katherine Rumph, applicant/owner\). \(First Reading\).](#)
0
9. [An ordinance authorizing and directing the City Manager to execute a Land Swap Agreement with Consortium for Ongoing Reinvestment Efforts, relative to the trade of property in exchange for certain Consortium for Ongoing Reinvestment Efforts property. \(First Reading\).](#) R D 0
10. [An ordinance amending Schedule “D-2” of the Classification and Compensation Plan of the City of Hamilton, Ohio, as set forth in Emergency Ordinance No. EOR2008-1-9 adopted January 23, 2008 and as amended from time to time, by deleting the pay range, 14 and amending and repealing the pay range for the High School Co-Op position. \(First Reading\).](#) 0
11. [An ordinance authorizing and directing the purchase of 120 Warwick Avenue, Hamilton, OH 45013. \(First Reading\).](#) 1 0
12. [An ordinance authorizing and directing the purchase of 127 North Second Street, Hamilton, OH 45011. \(Two Readings\).](#) 1 0
13. [A resolution authorizing and directing the filing of a revised loan application with the Ohio Public Works Commission for the 2017 Southern Hills Subdivision Water Main Replacement Project, and accepting a zero-interest loan if it is awarded.](#) 0
14. [A resolution authorizing a recoverable grant to Milillo Grocery \(“Milillo”\) in the sum of no more than \\$5,000 for the redevelopment of Milillo’s 1102 Ludlow Street location within the corporate limits of the City of Hamilton, and authorizing and directing the execution of an Economic Development Agreement with Milillo for said purposes.](#) 1 A R
15. [A resolution authorizing, directing, and supporting the filing of a grant application with the Ohio Department of Natural Resources’ \(ODNR\) Clean Ohio Trails Fund relative to the construction for the Hamilton Beltline.](#) G E 0

Audience of the City Manager

Audience of City Council

Executive Session

Adjournment



City Council Meeting Informational Report

TO: The Honorable Mayor and Members of the City Council
FROM: Tom Vanderhorst, Finance Director
RE: DECEMBER, 2016 MONTHLY FINANCIAL REPORT TO COUNCIL

Dear Mayor and Members of Council:

This report is provided for your information and requires no City Council action.

Related Strategic Goal(s)

- I** Increase residential property values by CPI + 5%
- D** Decrease vacant residential structures by 30% (1,000 total)
- A** Add 2,000 new jobs
- R** Realize \$150 million of new private industrial/commercial investment
- G** Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River
- E** Engage 50,000 participants annually in special events, arts and recreation activities
- O** General operations / Government Business





HAMILTON OHIO

MONTHLY FINANCIAL REPORT
TO THE CITY COUNCIL

Prepared by the Department of Finance

DECEMBER 31, 2016

INCOME STATEMENT GENERAL FUND
MONTH ENDING December 31, 2016
(Budgetary Basis)

Comparative Revenue

Description	Revenue This Month Current Year	Revenue Year To Date	Revenue Prior Year To Date	Revenue Estimated	% Est Received
General	\$2,068,137.74	\$29,124,714.81	\$26,913,054.25	\$28,770,116.00	101.23%
Public Works	1,465.05	6,537.30	3,491.25	4,150.00	157.53%
Police	20,343.49	255,716.70	216,036.09	236,100.00	108.31%
Fire	157,254.00	1,762,740.01	1,727,829.80	1,651,600.00	106.73%
Public Health	22,110.34	498,766.85	430,806.63	469,165.00	106.31%
Parks & Recreation	10,830.59	204,007.48	110,661.38	267,510.00	76.26%
Municipal Court	66,656.00	919,028.44	879,376.47	875,430.00	104.98%
Construction Services	60,394.57	573,966.56	548,580.45	566,000.00	101.41%
Planning	3,156.67	10,996.67	9,600.36	5,500.00	199.94%
Transfer In	0.00	622.00	1,314,449.41	622.00	100.00%
Proceeds From Debt	3,450,000.00	3,450,000.00	0.00	3,450,000.00	100.00%
Reimbursement of Expense	850,644.74	12,090,293.30	11,988,954.91	12,280,950.00	98.45%
TOTAL REVENUES	\$6,710,993.19	\$48,897,390.12	\$44,142,841.00	\$48,577,143.00	100.66%

Comparative Expenditures

Description	Expenditures This Month Current Year	Expenditures & Encumbrances Year To Date	Expenditures & Encumbrances Prior Year To Date	Budget This Year	Budget Used %
City Council	\$5,506.81	\$70,716.67	\$81,951.61	\$86,558.00	81.70%
City Clerk	6,593.28	104,097.91	127,999.64	122,753.00	84.80%
Municipal Court	172,608.18	1,596,913.61	1,496,036.03	1,686,454.00	94.69%
City Manager	40,111.59	358,853.64	609,290.02	361,412.00	99.29%
Construction Services	59,643.32	570,137.40	589,508.36	575,210.00	99.12%
Planning	(105,230.94)	853,197.65	490,686.06	860,585.00	99.14%
Law	0.00	0.00	281,468.70	97.00	0.00%
Human Resources	40,408.91	353,030.56	\$0.00	382,233.00	92.36%
Civil Service	39,131.72	294,202.15	302,470.30	297,897.00	98.76%
Finance - Administration	120,293.32	1,193,614.91	1,304,207.38	1,198,735.00	99.57%
Finance - Purchasing	27,554.00	242,495.07	225,690.72	250,440.00	96.83%
Finance - Building Services	26,414.00	413,137.57	350,543.73	347,472.00	118.90%
Finance - Taxation	120,130.60	719,189.38	806,813.27	862,128.00	83.42%
Finance - Utility Cashiers	16,230.16	158,411.33	130,948.87	181,915.00	87.08%
PW - Administration	24,344.41	220,760.73	236,379.85	227,428.00	97.07%
PW - Engineering	52,672.16	514,335.34	430,355.04	532,726.00	96.55%
PW - Traffic Engineering	32,903.90	310,143.72	312,779.37	308,472.00	100.54%
PW - Signal	50,073.40	422,002.35	381,429.58	391,697.00	107.74%
Police	1,353,973.29	12,830,595.36	12,731,767.67	12,642,902.00	101.48%
Civilian Dispatch	70.34	14,258.00	13,075.00	9,309.00	153.16%
Bldg Maint - Criminal Justice	6,917.43	159,998.90	173,851.47	163,664.00	97.76%
Corrections	66,512.57	570,213.58	537,943.83	587,790.00	97.01%
Fire	926,221.14	9,164,903.46	8,812,112.91	9,737,926.00	94.12%
Fire Building Maintenance	6,432.31	165,532.64	160,883.73	168,274.00	98.37%
EMT/Paramedic Levy Expenditures	302,590.54	2,829,151.99	2,890,177.94	2,423,783.00	116.72%
Health - Administration	31,464.11	481,498.85	628,874.91	494,827.00	97.31%
Environmental Health	79,980.60	709,814.33	695,235.30	746,351.00	95.10%
Nursing	17,305.76	166,194.78	162,833.70	150,732.00	110.26%
Health - Bioterrorism	3,759.07	25,329.82	24,988.77	26,454.00	95.75%
Parks & Playground Maint	0.00	(100.44)	150,984.52	(73.00)	137.59%
Community Center	0.00	0.00	82,644.43	132.00	0.00%
M. J. Colligan Lodge	0.00	0.00	11,388.55	0.00	
Rivers Edge Park	0.00	5,942.99	6,000.00	5,942.00	100.02%
Special Approp - General	554,220.46	9,184,544.15	5,872,918.25	5,350,594.00	171.65%
Special Appropriations	26,174.69	1,968,970.05	1,139,541.36	1,897,092.00	103.79%
Income Tax Refunds	0.00	438,589.56	386,351.12	439,500.00	99.79%
Transfers Out	89,404.44	3,721,709.03	3,979,320.60	3,785,533.00	98.31%
CDBG Expense	19.90	17,081.42	76,292.46	19,653.00	86.92%
TOTAL EXPENDITURES	\$4,194,435.47	\$50,849,468.46	\$46,695,745.05	\$47,324,597.00	107.45%
FUND NET GAIN / LOSS	\$2,516,557.72	(\$1,952,078.34)	(\$2,552,904.05)	\$1,252,546.00	

**INCOME STATEMENT - GENERAL FUND
SUPPORTING SCHEDULE - GENERAL REVENUE
MONTH ENDING December 31, 2016
(BUDGETARY BASIS)**

	Revenue This Month Current Year	Revenue Year To Date	Revenue Prior Year To Date	% Increase/ Decrease Over Prior Year	Revenue Estimated	% Est. Received
TAXES						
Real Estate Taxes	\$ -	\$ 2,102,036.64	\$ 2,117,493.52	-0.73%	\$ 2,220,000.00	94.69%
Personal Property Taxes	-	-	47.13	-	-	-
Income Tax - General Fund	1,475,482.08	20,442,128.42	19,347,852.89	5.66%	20,000,000.00	102.21%
Income Tax - JEDD 1	46,693.94	453,228.01	411,443.58	10.16%	385,000.00	117.72%
Income Tax - JEDD 2	12,129.43	166,860.82	145,376.66	14.78%	140,000.00	119.19%
Motel Tax	-	100,041.91	86,933.33	15.08%	99,380.00	100.67%
2/3rd KWH Tax Revenue	115,270.64	1,572,375.66	1,552,754.47	1.26%	1,650,000.00	95.30%
1/3rd KWH Tax Revenue	57,634.46	786,176.03	776,365.60	1.26%	810,000.00	97.06%
SUB-TOTAL-TAXES	\$ 1,707,210.55	\$ 25,622,847.49	\$ 24,438,267.18	4.85%	\$ 25,304,380.00	101.26%
LICENSES & PERMITS:						
Cable TV Franchise Fees	\$ 179,970.95	\$ 701,124.99	\$ 664,381.01	5.53%	\$ 635,000.00	110.41%
Other Licenses, Permits	1,000.00	20,857.36	14,570.00	43.15%	14,450.00	144.34%
SUB-TOTAL LICENSES & PERMITS	\$ 180,970.95	\$ 721,982.35	\$ 678,951.01	6.34%	\$ 649,450.00	111.17%
INTERGOVERNMENTAL						
ULGF - County	\$ 80,754.91	\$ 931,001.68	\$ 960,625.77	-3.08%	\$ 950,000.00	98.00%
ULGF - Direct	4,841.01	67,712.62	136,555.94	-50.41%	190,000.00	35.64%
Inheritance Taxes	-	33,735.19	7,832.50	-	17,145.00	196.76%
Other Intergovernmental	-	381,152.94	388,127.36	-1.80%	406,000.00	93.88%
SUB-TOTAL INTERGOVERNMENTAL	\$ 85,595.92	\$ 1,413,602.43	\$ 1,493,141.57	-5.33%	\$ 1,563,145.00	90.43%
CHARGES FOR SERVICES	\$ 78,731.61	\$ 534,677.53	\$ 143,199.54	273.38%	\$ 403,850.00	132.40%
INVESTMENT INCOME	\$ 12,603.91	\$ 115,556.19	\$ 100,595.36	14.87%	\$ 100,000.00	115.56%
MISCELLANEOUS	\$ 3,024.80	716,048.82	58,899.59	-1115.71%	\$ 749,291.00	95.56%
TOTAL	\$ 2,068,137.74	\$ 29,124,714.81	\$ 26,913,054.25	8.22%	\$ 28,770,116.00	101.23%

**INCOME STATEMENT - GENERAL FUND
SUPPORTING SCHEDULE - REIMBURSEMENT OF EXPENSE
MONTH ENDING December 31, 2016
(BUDGETARY BASIS)**

	Revenue This Month Current Year	Revenue Year To Date	Revenue Prior Year To Date	% Increase/ Decrease Over Prior Year	Revenue Estimated	% Est. Received
REIMBURSEMENT OF EXPENSE: FROM FUND:						
One Renaissance Center Fund 200	\$ 7,727.46	\$ 93,934.54	\$ 90,499.97	3.80%	\$ 79,000.00	118.90%
FEMA Reimbursement Fund 205	-	-	-	-	-	-
Stormwater Fund 279	14,314.45	133,994.70	121,823.85	9.99%	130,800.00	102.44%
Refuse Fund 280	6,410.70	58,224.49	61,628.77	-5.52%	61,000.00	95.45%
Street Maintenance Fund 281	59,575.08	519,628.37	486,050.34	6.91%	482,150.00	107.77%
Gas Fund 501	48,416.60	1,251,516.51	1,045,824.09	19.67%	1,300,000.00	96.27%
Electric Fund 502	72,465.46	1,439,034.81	1,213,231.94	18.61%	1,455,000.00	98.90%
Water Fund 503	48,416.60	1,251,516.51	1,045,824.09	19.67%	1,300,000.00	96.27%
Wastewater Fund 504	74,716.65	1,055,032.11	924,037.04	14.18%	1,020,000.00	103.43%
Parking Fund 550	6,586.95	61,583.49	58,604.06	5.08%	62,500.00	98.53%
Golf Fund 560	-	-	-	-	-	-
CDBG Reimbursement	12,014.79	140,439.24	245,663.99	-42.83%	110,000.00	127.67%
Public Safety & Health Inc Tax Fund 210	85,000.00	543,333.37	629,400.00	-13.67%	559,500.00	97.11%
SUB-TOTAL GENERAL	\$ 435,644.74	\$ 6,548,238.14	\$ 5,922,588.14	10.56%	\$ 6,559,950.00	99.82%
Law Enforcement Funds:						
Safety Helmet Grant Fund 232	-	-	-	-	-	-
DARE Grant Fund 239	\$ -	\$ -	\$ -	-	\$ -	-
Police Pension Fund 246	-	232,056.99	374,800.00	-38.09%	240,000.00	96.69%
Law Enforcement Block Grant 225	-	-	-	-	-	-
2002 Police Levy Fund 249	-	729,999.49	948,833.37	-23.06%	730,000.00	100.00%
Court Special Project Fund 207	-	-	70,500.00	-	70,500.00	0.00%
Public Safety & Health Inc Tax Fund 210	207,500.00	1,445,000.00	1,170,300.00	23.47%	1,495,250.00	96.64%
CDBG Reimbursement	-	-	-	-	-	-
SUB-TOTAL POLICE	\$ 207,500.00	\$ 2,407,056.48	\$ 2,564,433.37	-6.14%	\$ 2,535,750.00	94.92%
Fire Funds:						
Fire Pension Fund 250	\$ -	\$ 224,999.11	\$ 359,300.00	-37.38%	\$ 225,000.00	100.00%
Charter Fire Force Fund 252	-	744,999.94	1,003,000.00	-25.72%	745,000.00	100.00%
2002 Fire Levy Fund 253	-	719,999.63	969,333.40	-25.72%	720,000.00	100.00%
Public Safety & Health Inc Tax Fund 210	207,500.00	1,445,000.00	1,170,300.00	23.47%	1,495,250.00	96.64%
CDBG Reimbursement	-	-	-	-	-	-
SUB-TOTAL FIRE	\$ 207,500.00	\$ 3,134,998.68	\$ 3,501,933.40	-10.48%	\$ 3,185,250.00	98.42%
TOTAL	\$ 850,644.74	\$ 12,090,293.30	\$ 11,988,954.91	0.85%	\$ 12,280,950.00	98.45%

General Fund
Statement of Activities
For the Twelve Months January through December

Hamilton - Types

Funds Filter: General Fund
Download generated on 01/20/2017

Account Group	Account Type	December 2011 Actual	December 2012 Actual	December 2013 Actual	December 2014 Actual	December 2015 Actual	December 2016 Actual
Expenses		\$ 41,485,607	\$ 41,365,624	\$ 40,901,587	\$ 39,048,681	\$ 41,660,987	\$ 42,720,918
Expenses	Personnel Services & Benefits	35,044,326	34,228,217	31,542,561	30,746,858	30,998,189	31,176,073
Expenses	Other Expenditures	6,436,781	7,137,408	9,358,895	8,285,976	10,662,798	11,544,844
Expenses	Capital Improvements	4,500	0	132	15,847	0	0
Revenues		48,055,932	41,201,016	39,874,143	40,098,881	42,828,392	48,896,768
Revenues	Taxes	30,054,922	23,357,778	23,913,249	23,677,047	24,834,227	26,037,736
Revenues	Miscellaneous Revenue	278,170	486,878	258,182	190,644	219,773	1,036,135
Revenues	Licenses & Permits	1,133,771	1,278,539	1,222,232	1,333,219	1,305,039	1,400,421
Revenues	Intergovernmental Revenue	2,217,458	1,603,706	1,109,686	1,183,874	1,219,733	1,164,503
Revenues	Charges for Services	13,233,853	13,429,072	12,409,140	12,651,092	14,356,668	14,911,236
Revenues	Recreation Fees	124,456	124,515	114,938	188,976	78,394	49,216
Revenues	Enterprise Revenues	0	-542	0	0	0	0
Revenues	Fines and Forfeits	874,492	780,472	704,276	729,686	794,557	847,521
Revenues	Other Financing Sources	138,810	140,597	142,440	144,343	20,000	3,450,000
Revenues Less Expenses		\$ 6,570,325	\$ -164,608	\$ -1,027,445	\$ 1,050,200	\$ 1,167,405	\$ 6,175,850

*Revenue and Expense totals exclude transfers in/out



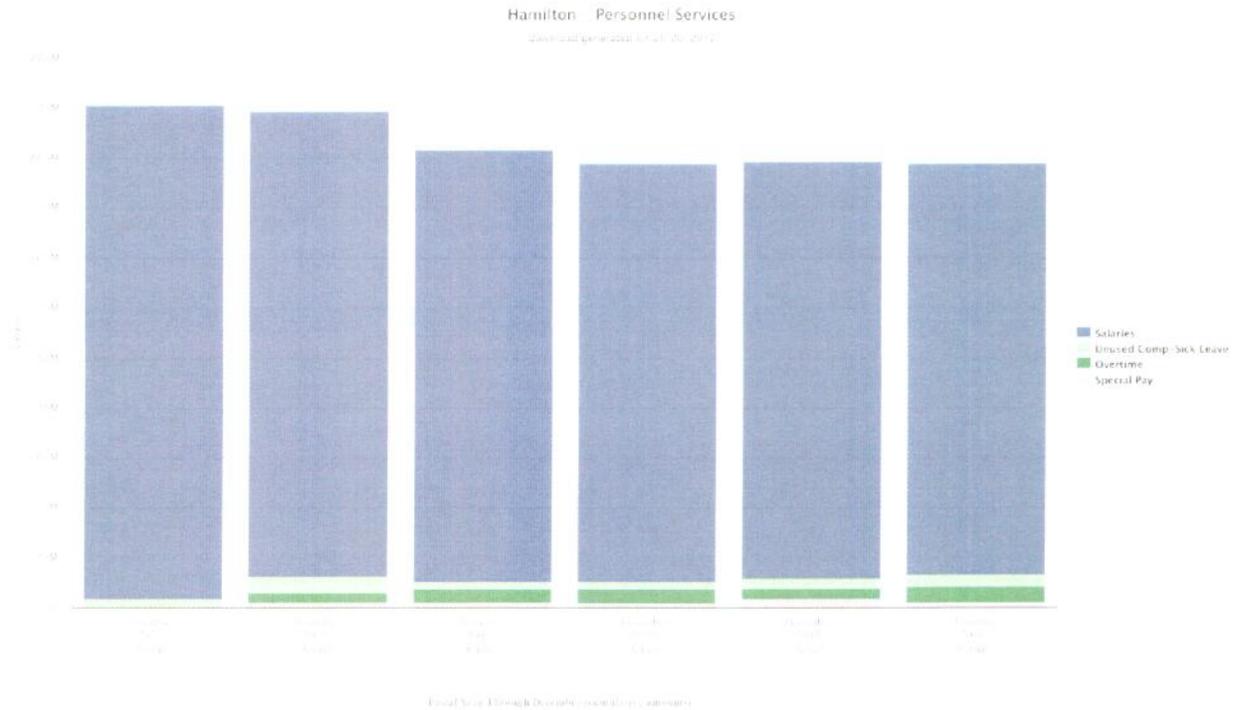
General Fund
Wages Paid all General Fund Departments
For the Twelve Months January through December

- The City experienced 27 pays in 2015 and 26 pays in 2016.
- Overtime and Special Pay was broken out as a separate line item in 2013. In 2012 and before, they were included in Salaries – Regular Employees.

Hamilton - Personnel Services

Funds Filter: General Fund
Download generated on 01/20/2017

Account Group	December 2011 Actual	December 2012 Actual	December 2013 Actual	December 2014 Actual	December 2015 Actual	December 2016 Actual
Salaries	\$ 24,693,897	\$ 23,261,722	\$ 21,584,971	\$ 20,928,221	\$ 20,826,583	\$ 20,576,173
Unused Comp-Sick Leave	492,894	855,988	392,953	397,405	518,871	604,770
Overtime	0	439,940	642,987	679,388	548,994	748,615
Special Pay	0	319,444	296,755	257,424	453,113	315,262
Total	\$ 25,186,791	\$ 24,877,095	\$ 22,917,666	\$ 22,262,439	\$ 22,347,560	\$ 22,244,819

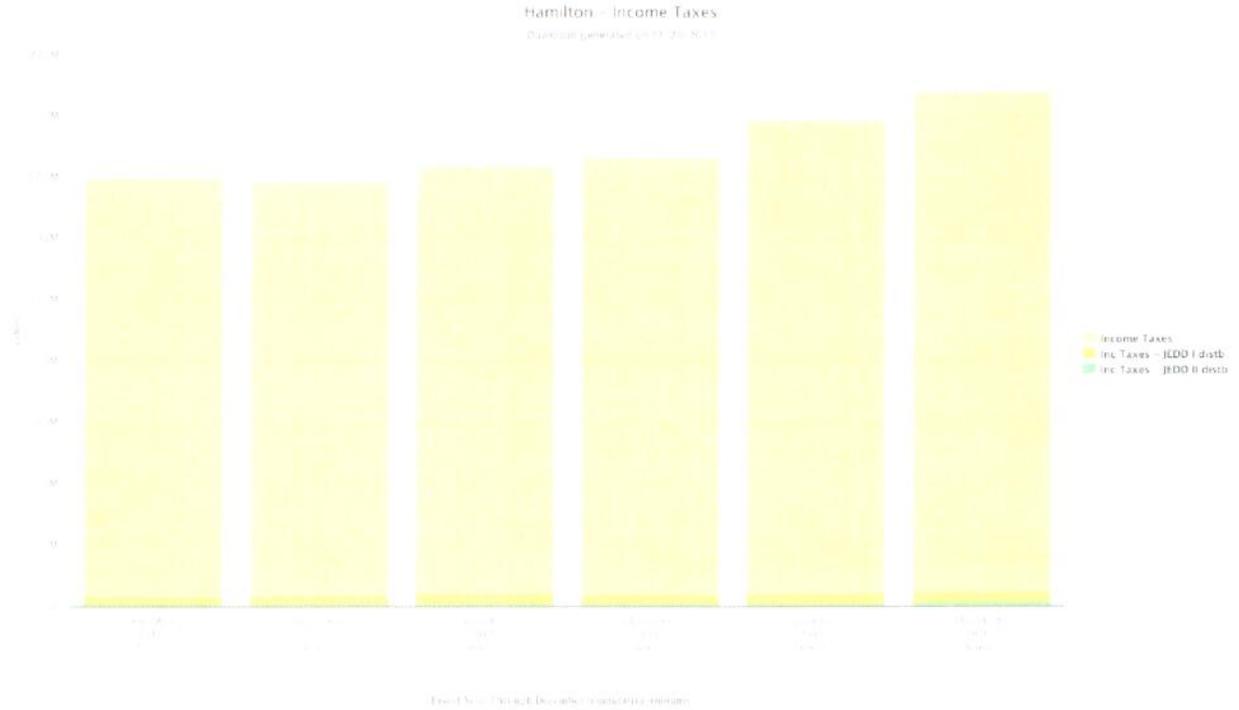


General Fund Income Tax Collections For the Twelve Months January through December

Hamilton - Income Taxes

Funds Filter: Fiduciary Funds, Capital Projects Funds, General Fund
Download generated on 01/20/2017

Account Group	December 2011 Actual	December 2012 Actual	December 2013 Actual	December 2014 Actual	December 2015 Actual	December 2016 Actual
Income Taxes	\$ 17,046,349	\$ 16,874,253	\$ 17,464,829	\$ 17,840,205	\$ 19,347,853	\$ 20,442,128
Inc Taxes - JEDD I distb	342,490	364,643	410,249	390,954	411,444	453,228
Inc Taxes - JEDD II distb	125,222	132,448	153,259	134,087	145,377	166,861
Total	\$ 17,514,060	\$ 17,371,344	\$ 18,028,337	\$ 18,365,246	\$ 19,904,673	\$ 21,062,217



**Summary of Cash Basis Activity
For the One Month Period Ending December 31, 2016**

	Balance Dec 01, 2016	Monthly Receipts	Monthly Disbursements	Non-Cash Items	Balance Dec 31, 2016	Purchase Orders Outstanding	Unencumbered Cash
GENERAL							
100 General	\$7,640,374.24	\$6,710,993.19	\$4,194,435.47	(\$141,761.28)	\$1,015,170.68	\$4,406,704.89	\$5,608,465.79
SPECIAL REVENUE							
200 One Renaissance Center Fd	1,046,739.96	177,777.52	92,659.80	(226.80)	1,131,630.88	61,374.99	\$1,070,255.89
2013 HOME FUND 2013	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2014 HOME FUND 2014	19,424.00	0.00	0.00	0.00	19,424.00	0.00	\$19,424.00
2015 Home Fund 2015	31,310.27	75.54	75.54	0.00	31,310.27	0.00	\$31,310.27
2016 HOME FUND 2016	31,742.40	23,987.88	2,762.72	0.00	52,967.56	0.00	\$52,967.56
205 Fed. Emg.Mgmt.Fund (FEMA)	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
206 Youthbuild Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
207 Hamilton Court Sec.Proj.	82,629.91	2,380.00	0.00	0.00	85,009.91	0.00	\$85,009.91
208 Hamilton Court Sp Proj Fd	133,607.31	4,089.22	0.00	0.00	137,696.53	4,725.00	\$132,971.53
210 Pub Safety/Health Inc Tax	413,302.10	237,981.09	500,000.00	0.00	151,283.19	0.00	\$151,283.19
211 Rounding Up Util Acct Trs	256.90	550.54	256.90	(57.06)	493.48	0.00	\$493.48
212 Hamilton Mun Ct Cap Imp	70,926.51	8,451.19	3,444.52	0.00	75,933.18	7,570.55	\$68,362.63
213 MIT Aggregatn/Venifctn Fd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
215 Hamltin Cap Imp Debt Serv	506,866.65	1,308,330.08	361,885.51	0.00	1,453,311.22	825,235.60	\$628,075.62
218 Brownfield Red Pilot Proj	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
219 Brownfields Job Trng Init	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
220 Weed & Seed Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
221 Dispute Resolutn Proc Fd	20,107.50	702.00	738.88	0.00	20,070.62	6.25	\$20,064.37
222 DOJ Forfeiture Prog Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
223 Brownfields Rev Loan Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
224 GREAT Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
225 Justice Assistance Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
226 Weed & Seed Grnt Exp Site	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
227 Land Reutilization Fund	11,579.00	20,000.00	5,590.75	0.00	25,988.25	1,000.00	\$24,988.25
230 Targeted Oriented Policing	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
231 Law Enforcement Trust	96,439.08	4,501.46	997.54	(2,694.00)	97,249.00	22,580.26	\$74,668.74
232 Safety Helmet Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
233 Safety Seat Belt Grant	14.97	0.00	0.00	0.00	14.97	0.00	\$14.97
235 Public Safety Spec Proj	112,256.15	200.00	1,053.40	0.00	111,402.75	5,940.82	\$105,461.93
237 Police Hiring Supp Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
238 Probation Services Fund	175,161.69	12,746.90	27,516.93	0.00	160,391.66	3,042.20	\$157,349.46
239 Dare Program	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
240 Drug Law Enforcmt Trust	70,895.08	0.00	3,124.40	(89.94)	67,680.74	1,774.17	\$65,906.57
241 Dui Enfrmt & Educntr Trst	4,272.88	226.00	0.00	(310.00)	4,188.88	0.00	\$4,188.88
242 Indlgnt Drvrs Alcoh Trt	172,794.53	1,678.36	0.00	0.00	174,472.89	0.00	\$174,472.89
244 Metro Housing Auth Pol Gr	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
245 Police K-9 Unit Fund	100.00	0.00	0.00	0.00	100.00	0.00	\$100.00
246 Police Pension Fund	58.48	0.00	0.00	0.00	58.48	0.00	\$58.48
247 CDBG Police Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
248 COPS MORE Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
249 Police Levy Fund	1,888.62	0.00	0.00	0.00	1,888.62	0.00	\$1,888.62
250 Firemen's Pension Fund	985.20	0.00	0.00	0.00	985.20	0.00	\$985.20
251 Emergency Med Serv Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
252 Charter Fire Force Fund	8,050.85	0.00	0.00	0.00	8,050.85	0.00	\$8,050.85
253 Fire EMS Levy Fund	8,085.62	0.00	0.00	0.00	8,085.62	0.00	\$8,085.62
254 Technology Initiative Fnd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
255 Energy Effe Block Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
256 Local Energy Assur Plng	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
260 Immunizatn Actn Plan Gran	208,657.17	0.00	6,076.86	0.00	202,580.31	9,439.00	\$193,141.31
261 Kathryn Weiland Trust Inc	4,999.32	3.29	0.00	0.00	5,002.61	610.45	\$4,392.16
262 Clinical Services Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
270 Str & Pks Beautification	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
279 Stormwater Mgmt. Fund	2,060,118.13	181,260.94	320,406.85	(14,633.64)	1,906,338.58	499,567.14	\$1,406,771.44
280 Refuse Fund	1,458,728.94	334,125.66	101,824.15	(284,557.44)	1,406,473.01	11,590.25	\$1,394,882.76
281 Street Maintenance Fund	360,637.76	219,888.66	266,976.32	(13,105.66)	300,444.44	42,449.91	\$257,994.53
282 Transit System	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
283 Convmtn & Vistrs Bur Fund	27,811.53	0.00	0.00	0.00	27,811.53	0.00	\$27,811.53
284 Miami Conservancy Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
800 CDBG - Revolving Loan Fd	50,792.36	3,402.42	0.00	0.00	54,194.78	0.00	\$54,194.78
801 HOME - Revolving Loan Fnd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
802 Neighborhood Stabl.Prgm	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
803 HPRP Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
804 Neighborhood Stabl. Program 3	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
913 CDBG 2012 - 2013	76,482.64	0.00	0.00	0.00	76,482.64	0.00	\$76,482.64
914 CDBG FUND 2014	28,207.09	0.00	0.00	0.00	28,207.09	0.00	\$28,207.09
915 CDBG FUND 915	45,741.10	0.00	0.00	0.00	45,741.10	0.00	\$45,741.10
916 CDBG Fund 2015-2016	17,801.43	105.72	105.72	0.00	17,801.43	0.00	\$17,801.43
917 CDBG Fund 2016-2017	0.00	123,332.94	123,332.94	0.00	0.00	0.00	\$0.00
Total Special Revenue	\$7,359,473.13	\$2,665,797.41	\$1,818,829.73	(\$315,674.54)	\$7,890,766.27	\$1,496,906.59	\$6,393,859.68
CAPITAL PROJECTS							
300 Capital Projects Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
301 Special Assessments	428,472.84	551,848.00	390,452.24	0.00	589,868.60	420,649.67	\$169,218.93
302 High Street Property	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
303 Lowes MITIE Talawanda Fund	7,922.76	0.00	7,922.76	0.00	0.00	0.00	\$0.00
304 Walmart MITIE Hamilton Fund	14,917.66	0.00	14,917.66	0.00	0.00	0.00	\$0.00
305 Hamilton Enterprise Park	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
306 Hamilton Streetscape Imp	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
307 Issue II Project Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
308 Matandy Steel MPITIE Fund	36,120.54	0.00	36,120.54	0.00	0.00	0.00	\$0.00
309 Robinson Schwenn MPITIE Fund	1,257.80	0.00	0.00	0.00	1,257.80	0.00	\$1,257.80
310 Clean Ohio Grants Program	7,349.60	0.00	0.00	0.00	7,349.60	0.00	\$7,349.60
311 Infrastructure Renwl Prgm	598,737.30	1,727,488.97	608,321.89	(19,900.37)	1,698,004.01	1,533,654.93	\$164,349.08
348 RIDs - MPITIE Citywide District	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
349 RIDs - MPITIE North District	3,581.63	0.00	3,581.63	0.00	0.00	0.00	\$0.00
350 RIDs - MPITIE South District	1,471.53	0.00	1,471.53	0.00	0.00	0.00	\$0.00
351 Quality Publishing MPITIE Fund	7,975.95	0.00	7,975.95	0.00	0.00	0.00	\$0.00
352 Shoppes @ Hamilton MPITIE Fund	6,420.17	0.00	6,420.17	0.00	0.00	0.00	\$0.00

**Summary of Cash Basis Activity
For the One Month Period Ending December 31, 2016**

	Balance Dec 01, 2016	Monthly Receipts	Monthly Disbursements	Non-Cash Items	Balance Dec 31, 2016	Purchase Orders Outstanding	Unencumbered Cash
353 Historic Developers (Mercantile)	3,983.12	0.00	3,983.12	0.00	0.00	0.00	\$0.00
354 Tippman Properties MPITIE Fund	740.66	0.00	740.66	0.00	0.00	0.00	\$0.00
355 Nuturen Manufacturing TIF	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
356 Champion Mill Sports Complex TIF	0.00	1,000,000.00	457,364.26	0.00	542,635.74		
357 Mixed Use Development SODA - TIF	100,000.00	0.00	12,146.64	0.00	87,853.36	87,853.36	\$0.00
Total Capital Projects	\$1,218,951.56	\$3,279,336.97	\$1,551,419.05	(\$19,900.37)	\$2,926,969.11	\$2,042,157.96	\$884,811.15
ENTERPRISE - GAS							
501 Gas Utility	2,122,445.82	1,918,726.36	1,650,731.17	(791,639.93)	1,598,801.08	1,015,561.19	\$583,239.89
510 Gas Sys Special Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
512 Gas Construction Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
515 Gas Cap Imprmt Fund	140,921.53	302,700.00	36,045.79	(82,483.19)	325,092.55	298,572.00	\$26,520.55
516 Gas Rate Stabilization Fd	2,521,895.43	1,627.92	0.00	0.00	2,523,523.35	0.00	\$2,523,523.35
517 Gas System Reserve Fund	1,033,000.00	0.00	0.00	0.00	1,033,000.00	0.00	\$1,033,000.00
518 Gas Bond Service Fund	0.00	36,291.81	0.00	(36,291.81)	0.00	0.00	\$0.00
Sub-Total - Gas	\$5,818,262.78	\$2,259,346.09	\$1,686,776.96	(\$910,414.93)	\$5,480,416.98	\$1,314,133.19	\$4,166,283.79
ENTERPRISE - ELECTRIC							
502 Electric Utility	8,894,660.17	7,472,406.81	11,003,652.23	151,497.81	5,514,912.56	1,020,233.58	\$4,494,678.98
520 Elec Sys Spec Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
522 Electric Construction Fd	266,896.07	0.00	0.00	0.00	266,896.07	228,255.98	\$38,640.09
523 Boiler No. 9 Scrubber Prj	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
524 Hydroelectric Oprtns Fund	2,942,781.02	130,656.64	2,684,245.97	(1,485.56)	387,706.13	31,398.25	\$356,307.88
525 Electric Cap Imprvmt Fund	298,851.56	5,000,473.00	1,418,138.24	(1,943.79)	3,879,242.53	3,241,727.36	\$637,515.17
526 Elec Rate Stabilztn Fund	4,026,191.74	2,502,598.96	2,500,000.00	0.00	4,028,790.70	0.00	\$4,028,790.70
527 Elec System Reserve Fund	38,081,094.45	42,043.39	6,550,186.58	95,150.00	31,668,101.26	0.00	\$31,668,101.26
528 92 Electric Bd Service Fd	0.00	180,811.74	0.00	(180,811.74)	0.00	0.00	\$0.00
529 Electric Debt Rductn Resv	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Sub-Total - Electric	\$54,510,475.01	\$15,328,990.54	\$24,156,223.02	\$62,406.72	\$45,745,649.25	\$4,521,615.17	\$41,224,034.08
ENTERPRISE - WATER							
503 Water Utility	3,124,373.36	1,062,047.69	976,147.88	(20,032.52)	3,190,240.65	435,828.00	\$2,754,412.65
530 Water Sys Spec. Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
531 Water Construction Fund	128,782.65	418,318.05	418,318.05	(3,193.95)	125,588.70	0.00	\$125,588.70
535 Water Cap Imprmt Fund	3,718,585.21	330.00	1,069,379.28	0.00	2,649,535.93	1,716,499.11	\$933,036.82
536 Water Rate Stabilztn Fund	1,587,861.77	1,024.98	0.00	0.00	1,588,886.75	0.00	\$1,588,886.75
537 Water System Reserve Fund	2,470,283.94	0.00	0.00	0.00	2,470,283.94	0.00	\$2,470,283.94
Sub-Total - Water	\$11,029,886.93	\$1,481,720.72	\$2,463,845.21	(\$23,226.47)	\$10,024,535.97	\$2,152,327.11	\$7,872,208.86
ENTERPRISE - WASTEWATER							
504 Wastewater Utility	2,189,362.11	1,007,065.92	(3,546,496.92)	(45,323.74)	6,697,601.21	364,758.64	\$6,332,842.57
540 Wastewater Sp Proj fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
541 Wastewater Constructn Fd	4,433,917.57	551,337.35	4,978,353.01	0.00	6,901.91	356,103.15	(\$349,201.24)
542 Wwater Debt Procds-Const.	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
543 Riverside Nature Area Con	24,904.01	16.38	0.00	0.00	24,920.39	0.00	\$24,920.39
545 Wastewater Cap Imprvmt Fd	4,465,419.61	1,409.00	499,056.39	(8,000.00)	3,959,772.22	1,237,615.45	\$2,722,156.77
546 Wastewtr Rate Stabilztn Fd	2,040,740.40	1,317.32	0.00	0.00	2,042,057.72	0.00	\$2,042,057.72
547 Wastewater Sys Reserve Fd	3,230,000.00	0.00	0.00	0.00	3,230,000.00	0.00	\$3,230,000.00
548 Wastewater Bond Service	0.00	312,108.18	0.00	(312,108.18)	0.00	0.00	\$0.00
Sub-Total - Wastewater	\$16,384,343.70	\$1,873,254.15	\$1,930,912.48	(\$365,431.92)	\$15,961,253.45	\$1,958,477.24	\$14,002,776.21
ENTERPRISE - OTHER							
550 Parking Fund	202,497.44	27,815.37	145,850.02	0.00	84,462.79	4,492.01	\$79,970.78
551 Pkg Capital Imprvmt Fund	523,430.55	120,000.00	100,134.15	0.00	543,296.40	339,445.39	\$203,851.01
560 Golf Fund	312,655.83	109,080.04	129,364.73	(1,931.67)	290,439.47	23,946.27	\$266,493.20
561 Golf Rate Stblztn Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
570 Central Park Sports Arena	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Sub-Total - Other	\$1,038,583.82	\$256,895.41	\$375,348.90	(\$1,931.67)	\$918,198.66	\$367,883.67	\$550,314.99
Total - Enterprise	\$88,781,552.24	\$21,200,206.91	\$30,613,106.57	(\$1,238,598.27)	\$78,130,054.31	10,314,436.38	\$67,815,617.93
INTERNAL SERVICES							
610 Fleet Maintenance Fund	301,957.02	218,439.62	175,673.98	0.00	344,722.66	106,595.21	\$238,127.45
620 Central Services	8,495.96	860,114.37	861,828.95	(1,579.28)	5,202.10	664,436.29	(\$659,234.19)
640 Central Benefits Fund	1,624,683.62	0.00	551,848.00	0.00	1,072,835.62	0.00	\$1,072,835.62
650 Economic Budget Stabilization	493,978.00	0.00	0.00	0.00	493,978.00	0.00	\$493,978.00
Total - Internal Services	\$2,429,114.60	\$1,078,553.99	\$1,589,350.93	(\$1,579.28)	\$1,916,738.38	\$771,031.50	\$1,145,706.88
TRUST AND AGENCY							
700 Travel Advance Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
710 Employee Txs & Britfs Fund	480,527.75	0.00	0.00	966,454.70	1,446,982.45	0.00	\$1,446,982.45
711 Building Stds Fee Assmt Fu	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
712 Misc Collectn For Others	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
715 Unclaimed Monies Fund	100,116.19	0.00	0.00	0.00	100,116.19	0.00	\$100,116.19
720 West Milton Tax Collectn	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
721 New Miami Tax Collectn Fu	31,034.63	0.00	0.00	425.92	31,460.55	0.00	\$31,460.55
722 Oxford Tax Collectn Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
723 Eaton Tax Collection Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
724 Monroe Tax Collection Fun	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
726 Butler Cty Annex Tax Fund	55,730.91	0.00	0.00	8,227.66	63,958.57	0.00	\$63,958.57
727 Ham Cen Bus Sp Imprv Dst.	1,310.93	0.00	0.00	0.00	1,310.93	0.00	\$1,310.93
728 Joint Ecnmic Dvlp Dstrc I	17,806.09	0.00	0.00	7,635.91	25,442.00	0.00	\$25,442.00
729 Phillipsburg Tax Collectn	4,387.59	0.00	0.00	503.12	4,890.71	0.00	\$4,890.71
730 Benninghoffen Trust Fund	75,142.74	49.34	142.74	0.00	75,049.34	0.00	\$75,049.34
731 Joint Ecnmic Dvlp Dist II	54,024.91	0.00	0.00	7,830.88	61,855.79	0.00	\$61,855.79
732 Village of New Paris Tax Collect	5,201.00	0.00	0.00	810.99	6,011.99	0.00	\$6,011.99
740 Fire Damage Dep Escrow Fu	113,586.36	0.00	0.00	(10,800.00)	102,786.36	0.00	\$102,786.36
745 Police Prop.Rm Forfeiture	236,029.62	0.00	0.00	0.00	236,029.62	0.00	\$236,029.62
752 Municipal Court Cash	259,710.45	0.00	0.00	(36,301.57)	223,408.88	0.00	\$223,408.88
760 Treasury Investment Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
775 Sinking Fund	0.00	141,890.78	141,890.78	0.00	0.00	0.00	\$0.00
Total - Trust and Agency	\$1,434,609.17	\$141,940.12	\$142,033.52	\$944,787.61	\$2,379,303.38	\$0.00	\$2,379,303.38
TOTAL	\$108,864,074.94	\$35,076,828.59	\$39,909,175.27	(\$772,726.13)	\$103,259,002.13	\$19,031,237.32	\$84,227,764.81

*Zero Balance Due to Funds Restricted for Future Bond Payments

**Summary of Cash Basis Activity
For the Twelve Months Period Ending December 31, 2016**

	Balance Jan. 1, 2016	Monthly Receipts	Monthly Disbursements	Non-Cash Items	Balance Dec 31, 2016	Purchase Orders Outstanding	Unencumbered Cash
GENERAL							
100 General	\$7,561,294.13	\$48,897,390.12	\$46,442,763.57	(\$750.00)	\$10,015,170.68	\$4,406,704.89	\$5,608,465.79
SPECIAL REVENUE							
200 One Renaissance Center Fd	1,174,290.02	2,135,777.86	2,178,437.00	0.00	1,131,630.88	61,374.99	\$1,070,255.89
2013 HOME FUND 2013	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2014 HOME FUND 2014	19,424.00	45,702.65	45,702.65	0.00	19,424.00	0.00	\$19,424.00
2015 Home Fund 2015	31,310.27	62,643.54	62,643.54	0.00	31,310.27	0.00	\$31,310.27
2016 HOME FUND 2016	0.00	69,305.69	16,338.13	0.00	52,967.56	0.00	\$52,967.56
205 Fed. Emg.Mgmt.Fund (FEMA)	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
206 Youthbuild Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
207 Hamilton Court Sec.Proj	29,551.90	55,458.01	0.00	0.00	85,009.91	0.00	\$85,009.91
208 Hamilton Court Sp Proj Fd	125,055.06	30,866.47	18,225.00	0.00	137,696.53	4,725.00	\$132,971.53
210 Pub Safety/Health Inc Tax	358,239.35	3,297,119.03	3,504,075.19	0.00	151,283.19	0.00	\$151,283.19
211 Rounding Up Util Acct Trs	377.23	1,811.81	1,606.50	(89.06)	493.48	0.00	\$493.48
212 Hamilton Mun Ct Cap Imp	31,420.68	114,450.70	69,938.20	0.00	75,933.18	7,570.55	\$68,362.63
213 MIT Aggregatn/Verifctn Fd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
215 Hamilt Cap Imp Debt Serv	2,829,990.47	4,943,898.97	6,320,578.22	0.00	1,453,311.22	825,235.60	\$628,075.62
218 Brownfield Red Pilot Proj	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
219 Brownfields Job Trng Init	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
220 Weed & Seed Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
221 Dispute Resolutn Proc Fd	16,469.40	8,490.00	4,888.78	0.00	20,070.62	6.25	\$20,064.37
222 DOJ Forfeiture Prog Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
223 Brownfields Rev Loan Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
224 GREAT Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
225 Justice Assistance Grant	4,495.67	34,917.00	39,412.67	0.00	0.00	0.00	\$0.00
226 Weed & Seed Grnt Exp Site	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
227 Land Reutilization Fund	62,824.23	155,418.00	192,253.98	0.00	25,988.25	1,000.00	\$24,988.25
230 Targeted Oriented Policing	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
231 Law Enforcement Trust	89,185.41	28,851.89	20,788.30	0.00	97,249.00	22,580.26	\$74,668.74
232 Safety Helmet Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
233 Safety Seat Belt Grant	14.97	0.00	0.00	0.00	14.97	0.00	\$14.97
235 Public Safety Spec Proj	122,610.34	29,246.00	40,453.59	0.00	111,402.75	5,940.82	\$105,461.93
237 Police Hiring Supp Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
238 Probation Services Fund	155,545.92	251,986.91	247,141.17	0.00	160,391.66	3,042.20	\$157,349.46
239 Dare Program	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
240 Drug Law Enforcmt Trust	13,985.51	102,433.10	48,737.87	0.00	67,680.74	1,774.17	\$65,906.57
241 Dui Enfrmnt & Eductn Trst	4,848.51	2,853.05	3,512.68	0.00	4,188.88	0.00	\$4,188.88
242 Indignt Drivrs Alcohol Trt	152,356.69	22,116.20	0.00	0.00	174,472.89	0.00	\$174,472.89
244 Metro Housing Auth Pol Gr	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
245 Police K-9 Unit Fund	100.00	0.00	0.00	0.00	100.00	0.00	\$100.00
246 Police Pension Fund	13.79	232,101.68	232,056.99	(0.00)	58.48	0.00	\$58.48
247 CDBG Police Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
248 COPS MORE Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
249 Police Levy Fund	10,238.42	721,649.69	729,999.49	0.00	1,888.62	0.00	\$1,888.62
250 Firemen's Pension Fund	99.91	225,884.40	224,999.11	(0.00)	985.20	0.00	\$985.20
251 Emergency Med Serv Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
252 Charter Fire Force Fund	102.59	752,948.20	744,999.94	(0.00)	8,050.85	0.00	\$8,050.85
253 Fire EMS Levy Fund	6,435.56	721,649.69	719,999.63	0.00	8,085.62	0.00	\$8,085.62
254 Technology Initiative Fnd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
255 Energy Effic Block Grant	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
256 Local Energy Assur Ping	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
260 Immunizatn Actn Plan Gran	201,756.77	64,045.94	63,222.40	0.00	202,580.31	9,439.00	\$193,141.31
261 Kathryn Weiland Trust Inc	3,927.85	1,464.31	389.55	0.00	5,002.61	610.45	\$4,392.16
262 Clinical Services Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
270 Str & Pks Beautification	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
279 Stormwater Mgmt. Fund	1,898,722.40	2,311,856.38	2,292,248.34	(11,991.86)	1,906,338.58	499,567.14	\$1,406,771.44
280 Refuse Fund	1,788,351.73	4,012,294.19	4,340,623.15	(53,549.76)	1,406,473.01	11,590.25	\$1,394,882.76
281 Street Maintenance Fund	236,148.03	3,684,820.94	3,620,524.53	0.00	300,444.44	42,449.91	\$257,994.53
282 Transit System	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
283 Convntn & Vistrs Bur Fund	27,152.92	100,041.94	99,383.33	0.00	27,811.53	0.00	\$27,811.53
284 Miami Conservancy Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
800 CDBG - Revolving Loan Fd	16,701.58	41,732.84	4,239.64	0.00	54,194.78	0.00	\$54,194.78
801 HOME - Revolving Loan Fnd	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
802 Neighborhood Stabl.Prgm	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
803 HPRP Grant Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
804 Neighborhood Stabl. Program 3	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
913 CDBG 2012 - 2013	76,482.64	0.00	0.00	0.00	76,482.64	0.00	\$76,482.64
914 CDBG FUND 2014	28,207.09	0.00	0.00	0.00	28,207.09	0.00	\$28,207.09
915 CDBG FUND 915	45,741.10	56,196.41	56,196.41	0.00	45,741.10	0.00	\$45,741.10
916 CDBG Fund 2015-2016	43,746.76	504,303.56	530,248.89	0.00	17,801.43	0.00	\$17,801.43
917 CDBG Fund 2016-2017	0.00	417,338.53	417,338.53	0.00	0.00	0.00	\$0.00
Total Special Revenue	\$9,605,924.77	\$25,241,675.58	\$26,891,203.40	(\$65,630.68)	\$7,890,766.27	\$1,496,906.59	\$6,393,859.68
CAPITAL PROJECTS							
300 Capital Projects Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
301 Special Assessments	360,137.98	1,004,381.60	774,650.98	0.00	589,868.60	420,649.67	\$169,218.93
302 High Street Property	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
303 Lowes MITIE Talawanda Fund	2,117.09	103,384.34	105,501.43	0.00	0.00	0.00	\$0.00
304 Walmart MITIE Hamilton Fund	1,553.99	185,727.80	187,281.79	0.00	0.00	0.00	\$0.00
305 Hamilton Enterprise Park	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
306 Hamilton Streetscape Imp	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
307 Issue II Project Fund	0.00	666,748.65	666,748.65	0.00	0.00	0.00	\$0.00
308 Malandy Steel MPITIE Fund	18,478.93	49,758.26	68,237.19	0.00	0.00	0.00	\$0.00
309 Robinson Schwenn MPITIE Fund	881.48	4,504.38	4,128.06	0.00	1,257.80	0.00	\$1,257.80
310 Clean Ohio Grants Program	0.00	123,999.73	116,650.13	0.00	7,349.60	0.00	\$7,349.60
311 Infrastructure Renwl Prgm	951,883.75	7,087,918.98	6,341,798.72	0.00	1,698,004.01	1,533,654.93	\$164,349.08
348 RIDs - MPITIE Citywide District	881.97	396,977.36	397,859.33	0.00	0.00	0.00	\$0.00
349 RIDs - MPITIE North District	3,426.10	17,306.30	20,732.40	0.00	0.00	0.00	\$0.00
350 RIDs - MPITIE South District	801.74	36,381.22	37,182.96	0.00	0.00	0.00	\$0.00
351 Quality Publishing MPITIE Fund	5,306.07	10,598.40	15,904.47	0.00	0.00	0.00	\$0.00
352 Shoppes @ Hamilton MPITIE Fund	34.67	142,832.56	142,867.23	0.00	0.00	0.00	\$0.00

**Summary of Cash Basis Activity
For the Twelve Months Period Ending December 31, 2016**

	Balance Jan. 1, 2016	Monthly Receipts	Monthly Disbursements	Non-Cash Items	Balance Dec 31, 2016	Purchase Orders Outstanding	Unencumbered Cash
353 Historic Developers (Mercantile)	3,988.19	28,150.14	32,138.33	0.00	0.00	0.00	\$0.00
354 Tippman Properties MPITIE Fund	24.44	2,652.42	2,676.86	(0.00)	0.00	0.00	\$0.00
355 NATUREN Manufacturing TIF	0.00	60,865.28	60,865.28	0.00	0.00	0.00	\$0.00
356 Champion Mill Sports Complex TIF	0.00	1,000,000.00	457,364.26	0.00	542,635.74		
357 Mixed Use Development SODA - TIF	0.00	100,000.00	12,146.64	0.00	87,853.36	87,853.36	\$0.00
Total Capital Projects	\$1,349,516.40	\$11,022,187.42	\$9,444,734.71	\$0.00	\$2,926,969.11	\$2,042,157.96	\$884,811.15
ENTERPRISE - GAS							
501 Gas Utility	1,071,822.13	18,716,649.43	17,838,964.37	(350,706.11)	1,598,801.08	1,015,561.19	\$583,239.89
510 Gas Sys Special Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
512 Gas Construction Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
515 Gas Cap Imprmt Fund	1,376,216.91	324,159.00	1,375,283.36	0.00	325,092.55	298,572.00	\$26,520.55
516 Gas Rate Stabilization Fd	2,512,451.11	11,072.24	0.00	0.00	2,523,523.35	0.00	\$2,523,523.35
517 Gas System Reserve Fund	1,033,000.00	0.00	0.00	0.00	1,033,000.00	0.00	\$1,033,000.00
518 Gas Bond Service Fund	0.00	396,203.27	432,925.00	36,721.73	0.00	0.00	\$0.00
Sub-Total - Gas	\$5,993,490.15	\$19,448,083.94	\$19,647,172.73	(\$313,984.38)	\$5,480,416.98	\$1,314,133.19	\$4,166,283.79
ENTERPRISE - ELECTRIC							
502 Electric Utility	7,610,880.19	207,951,200.34	209,619,331.18	(427,836.79)	5,514,912.56	1,020,233.58	\$4,494,678.98
520 Elec Sys Spec Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
522 Electric Construction Fd	685,234.78	0.00	418,338.71	0.00	266,896.07	228,255.98	\$38,640.09
523 Boiler No. 9 Scrubber Prj	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
524 Hydroelectric Oprtns Fund	2,278,132.19	2,518,072.63	4,408,498.69	(0.00)	387,706.13	31,398.25	\$356,307.88
525 Electric Cap Imprmt Fund	1,356,766.53	8,776,063.00	6,253,587.00	0.00	3,879,242.53	3,241,727.36	\$637,515.17
526 Elec Rate Stablztn Fund	4,011,113.91	2,517,676.79	2,500,000.00	0.00	4,028,790.70	0.00	\$4,028,790.70
527 Elec System Reserve Fund	3,005,794.24	35,118,193.73	6,551,036.71	95,150.00	31,668,101.26	0.00	\$31,668,101.26
528 92 Electric Bd Service Fd	0.00	2,372,263.56	2,470,583.76	98,320.20	0.00	0.00	\$0.00
529 Electric Debt Rductn Resv	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Sub-Total - Electric	\$18,947,921.84	\$259,253,470.05	\$232,221,376.05	(\$234,366.59)	\$45,745,649.25	\$4,521,615.17	\$41,224,034.08
ENTERPRISE - WATER							
503 Water Utility	1,843,464.78	13,393,610.88	11,978,724.26	(68,110.75)	3,190,240.65	435,828.00	\$2,754,412.65
530 Water Sys Spec. Proj Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
531 Water Construction Fund	319,489.85	586,681.05	780,582.20	0.00	125,588.70	0.00	\$125,588.70
535 Water Cap Imprmt Fund	5,323,289.48	6,120.00	2,679,873.55	0.00	2,649,535.93	1,716,499.11	\$933,036.82
536 Water Rate Stablztn Fund	1,581,915.33	6,971.42	0.00	0.00	1,588,886.75	0.00	\$1,588,886.75
537 Water System Reserve Fund	2,470,283.94	0.00	0.00	0.00	2,470,283.94	0.00	\$2,470,283.94
Sub-Total - Water	\$11,538,443.38	\$13,993,383.35	\$15,439,180.01	(\$68,110.75)	\$10,024,535.97	\$2,152,327.11	\$7,872,208.86
ENTERPRISE - WASTEWATER							
504 Wastewater Utility	1,258,909.99	23,389,077.23	17,857,937.92	(92,448.09)	6,697,601.21	364,758.64	\$6,332,842.57
540 Wastewater Sp Proj fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
541 Wastewater Constructn Fd	9,181,657.01	3,140,810.80	12,315,565.90	0.00	6,901.91	356,103.15	(\$349,201.24)
542 Wwater Debt Procds-Const.	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
543 Riverside Nature Area Con	24,757.05	163.34	0.00	0.00	24,920.39	0.00	\$24,920.39
545 Wastewater Cap Imprmt Fd	6,267,710.23	161,380.00	2,469,318.01	0.00	3,959,772.22	1,237,615.45	\$2,722,156.77
546 Wastewtr Rate Stablztn Fd	2,033,097.98	8,959.74	0.00	0.00	2,042,057.72	0.00	\$2,042,057.72
547 Wastewater Sys Reserve Fd	3,230,000.00	0.00	0.00	0.00	3,230,000.00	0.00	\$3,230,000.00
548 Wastewater Bond Service	0.00	4,688,456.84	4,802,454.77	113,997.93	0.00	0.00	\$0.00
Sub-Total - Wastewater	\$21,996,132.26	\$31,388,847.95	\$37,445,276.60	\$21,549.84	\$15,961,253.45	\$1,958,477.24	\$14,002,776.21
ENTERPRISE - OTHER							
550 Parking Fund	158,151.36	388,766.20	462,404.77	(50.00)	84,462.79	4,492.01	\$79,970.78
551 Pkg Capital Imprmt Fund	0.00	1,620,000.00	1,076,703.60	0.00	543,296.40	339,445.39	\$203,851.01
560 Golf Fund	323,253.57	1,159,325.04	1,192,139.14	0.00	290,439.47	23,946.27	\$266,493.20
561 Golf Rate Stblztn Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
570 Central Park Sports Arena	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Sub-Total - Other	\$481,404.93	\$3,168,091.24	\$2,731,247.51	(\$50.00)	\$918,198.66	\$367,883.67	\$550,314.99
Total - Enterprise	\$58,957,392.56	\$327,251,876.53	\$307,484,252.90	(\$594,961.88)	\$78,130,054.31	10,314,436.38	\$67,815,617.93
INTERNAL SERVICES							
610 Fleet Maintenance Fund	374,552.97	2,422,006.91	2,451,837.22	(0.00)	344,722.66	106,595.21	\$238,127.45
620 Central Services	7,874.52	7,247,797.30	7,250,469.72	(0.00)	5,202.10	664,436.29	(\$659,234.19)
640 Central Benefits Fund	1,611,800.63	12,882.99	551,848.00	0.00	1,072,835.62	0.00	\$1,072,835.62
650 Economic Budget Stabilization	177,955.00	316,023.00	0.00	0.00	493,978.00	0.00	\$493,978.00
Total - Internal Services	\$2,172,183.12	\$9,998,710.20	\$10,254,154.94	(\$0.00)	\$1,916,738.38	\$771,031.50	\$1,145,706.88
TRUST AND AGENCY							
700 Travel Advance Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
710 Employee Txs & Brnfs Fund	897,554.93	0.00	0.00	549,427.52	1,446,982.45	0.00	\$1,446,982.45
711 Building Stds Fee Assmt Fu	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
712 Misc Collectn For Others	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
715 Unclaimed Monies Fund	100,610.42	0.00	494.23	0.00	100,116.19	0.00	\$100,116.19
720 West Milton Tax Collectn	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
721 New Miami Tax Collectn Fu	21,205.59	0.00	0.00	10,254.96	31,460.55	0.00	\$31,460.55
722 Oxford Tax Collectn Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
723 Eaton Tax Collection Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
724 Monroe Tax Collection Fun	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
726 Butler Cty Annex Tax Fund	53,473.90	0.00	0.00	10,484.67	63,958.57	0.00	\$63,958.57
727 Ham Cen Bus Sp Imprv Dst.	358.69	0.00	0.00	952.24	1,310.93	0.00	\$1,310.93
728 Joint Econm Dvlp Dstrc I	22,379.16	0.00	0.00	3,062.84	25,442.00	0.00	\$25,442.00
729 Phillipsburg Tax Collctn	4,189.01	0.00	0.00	701.70	4,890.71	0.00	\$4,890.71
730 Benninghoffen Trust Fund	75,000.00	614.85	565.51	0.00	75,049.34	0.00	\$75,049.34
731 Joint Econm Dvlp Dist II	46,869.00	0.00	0.00	14,986.79	61,855.79	0.00	\$61,855.79
732 Village of New Paris Tax Collect	10,186.15	0.00	0.00	(4,174.16)	6,011.99	0.00	\$6,011.99
740 Fire Damage Dep Escrow Fu	88,786.36	0.00	0.00	14,000.00	102,786.36	0.00	\$102,786.36
745 Police Prop Rm Forfeiture	419,582.62	0.00	0.00	(183,553.00)	236,029.62	0.00	\$236,029.62
752 Municipal Court Cash	259,710.45	0.00	0.00	(36,301.57)	223,408.88	0.00	\$223,408.88
760 Treasury Investment Fund	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
775 Sinking Fund	0.00	4,507,215.51	4,507,215.51	0.00	0.00	0.00	\$0.00
Total - Trust and Agency	\$1,999,906.28	\$4,507,830.36	\$4,508,275.25	\$379,841.99	\$2,379,303.38	\$0.00	\$2,379,303.38
TOTAL	\$81,646,217.26	\$426,919,670.21	\$405,025,384.77	(\$281,500.57)	\$103,259,002.13	\$19,031,237.32	\$84,227,764.81

*Zero Balance Due to Funds Restricted for Future Bond Payments

City of Hamilton

Monthly Investment Portfolio Report

DECEMBER 2016



United American Capital Corporation
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This investment portfolio report has been issued by United American Capital Corporation (UACC). UACC does not hold the funds or securities identified in this report. You should receive a separate statement of your account assets directly from your custodian or safekeeping agent. UACC strongly urges you to compare this report with the account statement you receive from your custodian or safekeeping agent.

United American Capital Corporation – A Leader in Public Funds Investment Management

City of Hamilton
Portfolio Management
Investment Status Report - Investments
December 31, 2016

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	Days to Maturity	YTM	Market Value	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency - Coupon (NC)												
3130A4K27	16-0006	FHLB	1,000,000.00	0.720	03/06/2017	01/12/2016	64	0.860	1,000,130.00	Received	998,400.00	998,400.00
3134G62A0	16-0018	FHLMC	1,000,000.00	0.875	06/16/2017	01/15/2016	166	0.889	1,000,538.00	Received	999,800.00	999,800.00
3130A62S5	16-0023	FHLB	1,085,000.00	0.750	08/28/2017	01/20/2016	239	0.890	1,084,794.94	Received	1,082,580.45	1,082,580.45
313380EC7	16-0061	FHLB	400,000.00	0.750	09/08/2017	05/25/2016	250	0.912	399,803.20	Received	399,172.00	399,172.00
3133EAA32	16-0005	FFCB	1,072,000.00	0.900	11/15/2017	01/11/2016	318	1.036	1,071,551.90	Received	1,069,341.44	1,069,341.44
3133EGKQ7	16-0086	FFCB	1,000,000.00	0.700	04/06/2018	07/13/2016	460	0.766	995,196.00	Received	998,870.00	998,870.00
3134G3T26	16-0004	FHLMC	1,000,000.00	1.000	05/14/2018	01/11/2016	498	1.153	992,490.00	Received	996,470.00	996,470.00
3136G1CF4	16-0007	FNMA	2,000,000.00	1.000	07/30/2018	01/12/2016	575	1.166	1,991,672.00	Received	1,991,680.00	1,991,680.00
3130A8PK3	16-0081	FHLB	1,000,000.00	0.625	08/07/2018	07/08/2016	583	0.726	992,052.00		997,920.00	997,920.00
3136G2PX9	16-0046	FNMA	1,000,000.00	1.060	10/26/2018	03/31/2016	663	1.070	997,722.00	Received	999,750.00	999,750.00
3130A45D0	16-0021	FHLB	1,000,000.00	1.250	02/20/2019	01/15/2016	780	1.266	996,953.00	Received	999,510.00	999,510.00
3137EADZ9	16-0045	FHLMC	1,000,000.00	1.125	04/15/2019	03/24/2016	834	1.164	995,953.00	Received	998,830.00	998,830.00
3133EF4Y0	16-0056	FFCB	1,000,000.00	1.000	04/26/2019	04/26/2016	845	1.099	993,507.00		997,090.00	997,090.00
3137EADM8	16-0012	FHLMC	1,000,000.00	1.250	10/02/2019	01/14/2016	1,004	1.459	994,151.00	Received	992,460.00	992,460.00
3130AA2H0	16-0109	FHLB	525,000.00	1.125	11/29/2019	11/29/2016	1,062	1.454	519,280.65		519,949.50	519,949.50
313381C94	16-0032	FHLB	1,000,000.00	1.250	12/13/2019	01/25/2016	1,076	1.371	990,861.00	Received	995,447.00	995,447.00
3133EGJD8	16-0078	FFCB	500,000.00	1.140	06/29/2020	06/29/2016	1,275	1.200	486,477.00		498,838.00	498,838.00
3130A8QS5	16-0088	FHLB	1,000,000.00	1.125	07/14/2021	07/15/2016	1,655	1.269	965,260.00	31.25	993,050.00	993,081.25
Federal Agency - Coupon (NC) Totals			17,582,000.00				663	1.093	17,468,392.69	31.25	17,529,158.39	17,529,189.64
Commercial Paper - Discount												
4497W0NR5	16-0095	ING	1,250,000.00	1.050	01/25/2017	07/29/2016	24	1.070	1,243,437.50		1,243,437.50	1,243,437.50
63873JQU7	16-0106	NATIX	565,000.00	1.190	03/28/2017	09/30/2016	86	1.214	561,656.92		561,656.92	561,656.92
63873JRC6	16-0107	NATIX	1,400,000.00	1.170	04/12/2017	10/14/2016	101	1.193	1,391,810.00		1,391,810.00	1,391,810.00
22533TRU2	16-0108	CREDIT	550,000.00	1.000	04/28/2017	10/31/2016	117	1.019	547,265.27		547,265.27	547,265.27
06538BT52	16-0110	BTMUFJ	525,000.00	1.230	06/05/2017	12/07/2016	155	1.255	521,771.25		521,771.25	521,771.25
Commercial Paper - Discount Totals			4,290,000.00				85	1.145	4,265,940.94	0.00	4,265,940.94	4,265,940.94
Federal Agency - Coupon (Callable)												
3136G0Y47	16-0022	FNMA	1,000,000.00	1.060	04/30/2018	01/15/2016	484	1.130	996,384.00	Received	998,410.00	998,410.00
3135G0XD0	16-0019	FNMA	250,000.00	1.000	05/21/2018	01/15/2016	505	1.195	248,987.25	Received	248,875.00	248,875.00
3130A7HV0	16-0094	FHLB	250,000.00	1.125	09/28/2018	07/27/2016	635	1.125	248,231.75	Received	250,000.00	250,000.00
3134G9MS3	16-0072	FHLMC	635,000.00	1.100	12/21/2018	06/16/2016	719	1.100	630,486.42	Received	635,000.00	635,000.00
3136G15R6	16-0014	FNMA	500,000.00	1.000	12/27/2018	01/14/2016	725	1.350	495,589.00	Received	494,950.00	494,950.00
3136G2YF8	16-0038	FNMA	750,000.00	1.150	05/24/2019	02/26/2016	873	1.150	741,912.00	Received	750,000.00	750,000.00
3135G0K93	16-0067	FNMA	1,000,000.00	1.250	06/28/2019	06/28/2016	908	1.250	994,430.00		1,000,000.00	1,000,000.00
3135G0M26	16-0085	FNMA	1,000,000.00	1.000	07/26/2019	07/26/2016	936	1.020	983,303.00		999,400.00	999,400.00

City of Hamilton
Portfolio Management
Investment Status Report - Investments
December 31, 2016

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	Days to Maturity	YTM	Market Value	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency - Coupon (Callable)												
3135G0N58	16-0096	FNMA	275,000.00	1.200	08/16/2019	08/16/2016	957	1.200	271,814.95		275,000.00	275,000.00
3133EGAW5	16-0062	FFCB	500,000.00	1.250	08/19/2019	05/25/2016	960	1.337	491,367.50	Received	498,635.00	498,635.00
3136G3CD5	16-0039	FNMA	950,000.00	1.350	08/26/2019	02/29/2016	967	1.350	941,530.75	Received	950,000.00	950,000.00
3136G35K7	16-0102	FNMA	1,000,000.00	1.125	08/28/2019	08/31/2016	969	1.160	985,818.00		999,000.00	999,000.00
3135G0J95	16-0058	FNMA	400,000.00	1.350	10/28/2019	04/29/2016	1,030	1.412	396,729.20	Received	399,160.00	399,160.00
313381HA6	16-0036	FHLB	500,000.00	1.400	12/13/2019	02/18/2016	1,076	1.448	492,941.50	Received	499,100.00	499,100.00
3134G8XR5	16-0049	FHLMC	1,000,000.00	1.300	01/27/2020	04/27/2016	1,121	1.300	987,281.00		1,000,000.00	1,000,000.00
3136G3M85	16-0091	FNMA	500,000.00	1.200	01/27/2020	07/27/2016	1,121	1.200	490,684.00		500,000.00	500,000.00
3136G32E4	16-0100	FNMA	1,000,000.00	1.200	02/25/2020	08/25/2016	1,150	1.200	986,844.00		1,000,000.00	1,000,000.00
3136G4CG6	16-0104	FNMA	1,000,000.00	1.200	03/27/2020	09/28/2016	1,181	1.200	981,445.00	33.33	1,000,000.00	1,000,033.33
3134G8TY5	16-0044	FHLMC	500,000.00	1.420	03/30/2020	03/30/2016	1,184	1.424	494,615.00		499,925.00	499,925.00
3134G9E60	16-0080	FHLMC	500,000.00	1.180	03/30/2020	06/30/2016	1,184	1.180	489,122.00		500,000.00	500,000.00
3134G9DP9	16-0059	FHLMC	775,000.00	1.375	04/27/2020	04/29/2016	1,212	1.381	765,288.48	Received	774,808.58	774,808.58
3136G3TY1	16-0074	FNMA	500,000.00	1.250	06/30/2020	06/30/2016	1,276	1.295	483,474.50		499,125.00	499,125.00
3135G0N66	16-0099	FNMA	1,000,000.00	1.400	08/24/2020	08/24/2016	1,331	1.406	973,867.00		999,750.00	999,750.00
3136G35C5	16-0101	FNMA	1,000,000.00	1.400	08/28/2020	08/30/2016	1,335	1.400	980,025.00		1,000,000.00	1,000,000.00
3130A9GQ8	16-0103	FHLB	500,000.00	1.500	09/23/2020	09/23/2016	1,361	1.500	491,285.50		500,000.00	500,000.00
3134G9QB6	16-0060	FHLMC	500,000.00	1.500	11/25/2020	05/25/2016	1,424	1.500	490,689.00		500,000.00	500,000.00
3134G9X77	16-0092	FHLMC	800,000.00	1.470	01/27/2021	07/27/2016	1,487	1.470	776,500.80		800,000.00	800,000.00
3134GAEE0	16-0105	FHLMC	1,000,000.00	1.500	03/30/2021	09/30/2016	1,549	1.500	966,757.00		1,000,000.00	1,000,000.00
Federal Agency - Coupon (Callable) Totals			19,585,000.00				1,085	1.289	19,277,403.60	33.33	19,571,138.58	19,571,171.91
Federal Agency - Discount												
313385AF3	16-0017	FHLB	1,000,000.00	0.750	01/06/2017	01/14/2016	5	0.767	999,968.00		992,541.66	992,541.66
Federal Agency - Discount Totals			1,000,000.00				5	0.767	999,968.00	0.00	992,541.66	992,541.66
Treasury Securities - Coupon												
912828UE8	16-0029	USTN	1,000,000.00	0.750	12/31/2017	01/22/2016	364	0.868	998,359.00	Received	997,734.37	997,734.37
912828UZ1	16-0025	USTN	1,000,000.00	0.625	04/30/2018	01/20/2016	484	0.969	995,117.00	Received	992,265.63	992,265.63
912828R93	16-0083	USTN	1,000,000.00	0.625	06/30/2018	07/12/2016	545	0.645	993,711.00	Received	999,609.38	999,609.38
912828L81	16-0030	USTN	1,000,000.00	0.875	10/15/2018	01/25/2016	652	1.065	995,156.00	Received	994,921.87	994,921.87
912828P53	16-0053	USTN	1,000,000.00	0.750	02/15/2019	04/25/2016	775	0.955	990,039.00	Received	994,335.94	994,335.94
912828SX9	16-0033	USTN	1,050,000.00	1.125	05/31/2019	01/28/2016	880	1.197	1,045,734.90	Received	1,047,539.06	1,047,539.06
912828S43	16-0089	USTN	500,000.00	0.750	07/15/2019	07/18/2016	925	0.859	492,734.50	30.57	498,398.44	498,429.01
912828TH3	16-0008	USTN	1,000,000.00	0.875	07/31/2019	01/12/2016	941	1.368	988,398.00	Received	982,968.75	982,968.75
912828TR1	16-0031	USTN	1,000,000.00	1.000	09/30/2019	01/25/2016	1,002	1.288	989,570.00	Received	989,687.50	989,687.50
912828UB4	16-0057	USTN	1,000,000.00	1.000	11/30/2019	04/26/2016	1,063	1.140	987,969.00	Received	995,078.13	995,078.13

**City of Hamilton
Portfolio Management
Investment Status Report - Investments
December 31, 2016**

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	Days to Maturity	YTM	Market Value	Accrued Interest At Purchase	Current Principal	Book Value
Treasury Securities - Coupon												
912828VA5	16-0041	USTN	1,000,000.00	1.125	04/30/2020	03/22/2016	1,215	1.270	986,211.00	Received	994,218.75	994,218.75
Treasury Securities - Coupon Totals			10,550,000.00				798	1.066	10,462,999.40	30.57	10,486,757.82	10,486,788.39
Investment Totals			53,007,000.00				787	1.158	52,474,704.63	95.15	52,845,537.39	52,845,632.54

**City of Hamilton
Purchases Report
Sorted by Purchase Date - Fund
December 1, 2016 - December 31, 2016**

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
06538BT52	16-0110	OP	COM	BTMUFJ	525,000.00	12/07/2016	06/05 - At Maturity	521,771.25		1.230	06/05/2017	1.255	521,771.25
Total Purchases					525,000.00			521,771.25	0.00				521,771.25

**City of Hamilton
Maturity Report
Sorted by Maturity Date
Receipts during December 1, 2016 - December 31, 2016**

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
46640PM75	16-0065	OP	COM	JPM	500,000.00	12/07/2016	06/10/2016	0.840	497,900.00	2,100.00	500,000.00	2,100.00
Total Maturities					500,000.00				497,900.00	2,100.00	500,000.00	2,100.00

**City of Hamilton
Interest History
Sorted by Fund
December 1, 2016 - December 31, 2016**

CUSIP	Investment #	Fund	Security Type	Par Value	Redemption Date	Interest				
						Rate	Date Due	Amount Due	Date Received	Amount Received
Federal Farm Credit Bank										
3133EGJD8	16-0078	OP	Federal Agency - Coupon (NC)	500,000.00	06/29/2020	1.140	12/29/2016	2,850.00	12/29/2016	2,850.00
			Subtotal	500,000.00		1.140		2,850.00		2,850.00
			Federal Farm Credit Bank Total	500,000.00				2,850.00		2,850.00
Federal Home Loan Bank										
313381C94	16-0032	OP	Federal Agency - Coupon (NC)	1,000,000.00	12/13/2019	1.250	12/13/2016	6,250.00	12/13/2016	6,250.00
			Subtotal	1,000,000.00		1.250		6,250.00		6,250.00
313381HA6	16-0036		Federal Agency - Coupon (Callable)	500,000.00	12/13/2019	1.400	12/13/2016	3,500.00	12/13/2016	3,500.00
			Subtotal	500,000.00		1.400		3,500.00		3,500.00
			Federal Home Loan Bank Total	1,500,000.00				9,750.00		9,750.00
Federal Home Loan Mortgage Crp										
3134G62A0	16-0018	OP	Federal Agency - Coupon (NC)	1,000,000.00	06/16/2017	0.875	12/16/2016	4,375.00	12/16/2016	4,375.00
			Subtotal	1,000,000.00		0.875		4,375.00		4,375.00
3134G9MS3	16-0072		Federal Agency - Coupon (Callable)	635,000.00	12/21/2018	1.100	12/21/2016	3,958.17	12/21/2016	3,958.17
			Subtotal	635,000.00		1.100		3,589.52		3,589.52
			Federal Home Loan Mortgage Crp Total	1,635,000.00				7,964.52		7,964.52
Federal National Mortgage Assn										
3136G15R6	16-0014	OP	Federal Agency - Coupon (Callable)	500,000.00	12/27/2018	1.000	12/27/2016	2,500.00	12/27/2016	2,500.00
			Subtotal	500,000.00		1.000		2,500.00		2,500.00
3135G0K93	16-0067		Federal Agency - Coupon (Callable)	1,000,000.00	06/28/2019	1.250	12/28/2016	6,250.00	12/28/2016	6,250.00
			Subtotal	1,000,000.00		1.250		6,250.00		6,250.00
3136G3TY1	16-0074		Federal Agency - Coupon (Callable)	500,000.00	06/30/2020	1.250	12/30/2016	3,125.00	12/30/2016	3,125.00
			Subtotal	500,000.00		1.250		3,125.00		3,125.00
			Federal National Mortgage Assn Total	2,000,000.00				11,875.00		11,875.00
JP Morgan Securities LLC										
46640PM75	16-0065	OP	Commercial Paper - Discount	0.00	12/07/2016	0.840	12/07/2016	2,100.00	12/07/2016	2,100.00

City of Hamilton
Interest History
Sorted by Fund

December 1, 2016 - December 31, 2016

CUSIP	Investment #	Fund	Security Type	Par Value	Redemption Date	Interest				
						Rate	Date Due	Amount Due	Date Received	
Subtotal				0.00		0.840		2,100.00		2,100.00
JP Morgan Securities LLC Total				0.00				2,100.00		2,100.00
U.S. Treasury Note										
912828UE8	16-0029	OP	Treasury Securities - Coupon	1,000,000.00	12/31/2017	0.750	12/31/2016	3,750.00	12/31/2016	3,750.00
Subtotal				1,000,000.00		0.750		3,750.00		3,750.00
912828R93	16-0083		Treasury Securities - Coupon	1,000,000.00	06/30/2018	0.625	12/31/2016	3,125.00	12/31/2016	3,125.00
Subtotal				1,000,000.00		0.625		2,921.20		2,921.20
U.S. Treasury Note Total				2,000,000.00				6,671.20		6,671.20
Total				7,635,000.00				41,210.72		41,210.72

GREENUP PROCEEDS FUND

**City of Hamilton-Greenup Proc
Portfolio Management
Investment Status Report - Investments
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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	Days to Maturity	YTM	Market Value	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency - Coupon (NC)												
3133EGKQ7	16-0087	FFCB	1,000,000.00	0.700	04/06/2018	07/13/2016	460	0.766	995,196.00	Received	998,870.00	998,870.00
3134G9UY1	16-0071	FHLMC	1,000,000.00	1.000	06/29/2018	06/29/2016	544	1.000	998,418.00		1,000,000.00	1,000,000.00
3130A8U50	16-0093	FHLB	1,000,000.00	0.830	07/25/2018	07/25/2016	570	0.860	993,517.00		999,400.00	999,400.00
3130A8PK3	16-0082	FHLB	1,000,000.00	0.625	08/07/2018	07/08/2016	583	0.726	992,052.00		997,920.00	997,920.00
3134G9XB8	16-0076	FHLMC	1,000,000.00	1.000	12/28/2018	06/28/2016	726	1.030	994,280.00		999,250.00	999,250.00
3133EGJD8	16-0079	FFCB	1,000,000.00	1.140	06/29/2020	06/29/2016	1,275	1.200	972,954.00		997,676.00	997,676.00
Federal Agency - Coupon (NC) Totals			6,000,000.00				693	0.930	5,946,417.00	0.00	5,993,116.00	5,993,116.00
Federal Agency - Coupon (Callable)												
3130A87G2	16-0077	FHLB	500,000.00	1.200	05/24/2019	06/24/2016	873	1.200	495,264.50	Received	500,000.00	500,000.00
3135G0K93	16-0068	FNMA	1,000,000.00	1.250	06/28/2019	06/28/2016	908	1.250	994,430.00		1,000,000.00	1,000,000.00
3135G0N58	16-0097	FNMA	1,025,000.00	1.200	08/16/2019	08/16/2016	957	1.200	1,013,128.45		1,025,000.00	1,025,000.00
Federal Agency - Coupon (Callable) Totals			2,525,000.00				921	1.220	2,502,822.95	0.00	2,525,000.00	2,525,000.00
Federal Agency - Discount												
313385GH3	16-0075	FHLB	2,000,000.00	0.630	06/01/2017	06/21/2016	151	0.642	1,995,364.00		1,987,925.00	1,987,925.00
Federal Agency - Discount Totals			2,000,000.00				151	0.642	1,995,364.00	0.00	1,987,925.00	1,987,925.00
Treasury Securities - Coupon												
912828R93	16-0084	USTN	1,000,000.00	0.625	06/30/2018	07/12/2016	545	0.645	993,711.00	Received	999,609.38	999,609.38
912828S43	16-0090	USTN	1,000,000.00	0.750	07/15/2019	07/18/2016	925	0.859	985,469.00	61.14	996,796.87	996,858.01
912828B5	16-0098	USTN	1,000,000.00	0.750	08/15/2019	08/15/2016	956	0.874	984,609.00		996,328.13	996,328.13
Treasury Securities - Coupon Totals			3,000,000.00				808	0.792	2,963,789.00	61.14	2,992,734.38	2,992,795.52
Investment Totals			13,525,000.00				681	0.911	13,408,392.95	61.14	13,498,775.38	13,498,836.52

**City of Hamilton-Greenup Proc
Maturity Report
Sorted by Maturity Date
Receipts during December 1, 2016 - December 31, 2016**

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
46640PMC4	16-0069	GP	COM	JPM	500,000.00	12/12/2016	06/16/2016	0.840	497,911.67	2,088.33	500,000.00	2,088.33
06538BMD2	16-0073	GP	COM	BTMUFJ	1,000,000.00	12/13/2016	06/16/2016		995,450.00	4,550.00	1,000,000.00	4,550.00
Total Maturities					1,500,000.00				1,493,361.67	6,638.33	1,500,000.00	6,638.33

**City of Hamilton-Greenup Proc
Interest History
Sorted by Fund
December 1, 2016 - December 31, 2016**

CUSIP	Investment #	Fund	Security Type	Par Value	Redemption Date	Interest				
						Rate	Date Due	Amount Due	Date Received	Amount Received
Bank of Tokyo - Mit UFJ NY										
06538BMD2	16-0073	GP	Commercial Paper - Discount	0.00	12/13/2016		12/13/2016	4,550.00	12/13/2016	4,550.00
			Subtotal	0.00				4,550.00		4,550.00
			Bank of Tokyo - Mit UFJ NY Total	0.00				4,550.00		4,550.00
Federal Farm Credit Bank										
3133EGJD8	16-0079	GP	Federal Agency - Coupon (NC)	1,000,000.00	06/29/2020	1.140	12/29/2016	5,700.00	12/29/2016	5,700.00
			Subtotal	1,000,000.00		1.140		5,700.00		5,700.00
			Federal Farm Credit Bank Total	1,000,000.00				5,700.00		5,700.00
Federal Home Loan Mortgage Crp										
3134G9UY1	16-0071	GP	Federal Agency - Coupon (NC)	1,000,000.00	06/29/2018	1.000	12/29/2016	5,000.00	12/29/2016	5,000.00
			Subtotal	1,000,000.00		1.000		5,000.00		5,000.00
3134G9XB8	16-0076		Federal Agency - Coupon (NC)	1,000,000.00	12/28/2018		12/28/2016	5,000.00	12/28/2016	5,000.00
			Subtotal	1,000,000.00		1.000		5,000.00		5,000.00
			Federal Home Loan Mortgage Crp Total	2,000,000.00				10,000.00		10,000.00
Federal National Mortgage Assn										
3135G0K93	16-0068	GP	Federal Agency - Coupon (Callable)	1,000,000.00	06/28/2019	1.250	12/28/2016	6,250.00	12/28/2016	6,250.00
			Subtotal	1,000,000.00		1.250		6,250.00		6,250.00
			Federal National Mortgage Assn Total	1,000,000.00				6,250.00		6,250.00
JP Morgan Securities LLC										
46640PMC4	16-0069	GP	Commercial Paper - Discount	0.00	12/12/2016	0.840	12/12/2016	2,088.33	12/12/2016	2,088.33
			Subtotal	0.00		0.840		2,088.33		2,088.33
			JP Morgan Securities LLC Total	0.00				2,088.33		2,088.33
U.S. Treasury Note										
912828R93	16-0084	GP	Treasury Securities - Coupon	1,000,000.00	06/30/2018	0.625	12/31/2016	3,125.00	12/31/2016	3,125.00
							12/31/2016	-203.80	12/31/2016	-203.80
			Subtotal	1,000,000.00		0.625		2,921.20		2,921.20
			U.S. Treasury Note Total	1,000,000.00				2,921.20		2,921.20

City of Hamilton-Greenup Proc
Interest History
Sorted by Fund
December 1, 2016 - December 31, 2016

CUSIP	Investment #	Fund	Security Type	Par Value	Redemption Date	Interest			
						Rate	Date Due	Amount Due	Date Received
				Total	5,000,000.00			31,509.53	31,509.53

City Council Meeting Informational Report

TO: The Honorable Mayor and Members of the City Council

FROM: Tom Vanderhorst, Director of Finance

RE: Second Amendment to Hamilton-Indian Springs Joint Economic Development District (JEDD) Contract

Dear Mayor and Members of Council:

The Second Amendment to Hamilton-Indian Springs Joint Economic Development District (JEDD) Contract is currently being reviewed by both City Officials and the City's Law Department at Millikin & Fitton Law Firm. When Millikin & Fitton finish working through the agreement it will be shared with City Council and the Public.

This report is provided for your information and requires no City Council action.

Related Strategic Goal(s)

- I** Increase residential property values by CPI + 5%
- D** Decrease vacant residential structures by 30% (1,000 total)
- A** Add 2,000 new jobs
- R** Realize \$150 million of new private industrial/commercial investment
- G** Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River
- E** Engage 50,000 participants annually in special events, arts and recreation activities
- O** General operations / Government Business



City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

RE: Waiving of Advertising - Single Source Purchase Greenup Hydroelectric Facility

<input type="checkbox"/>	1st Reading Date: N/A
<input type="checkbox"/>	2nd Reading Date:
<input type="checkbox"/>	Public Hearing Date:

Dear Mayor and Members of Council:

The Electric Department is performing regular maintenance of the power generation systems at the Greenup Hydroelectric Facility. The GE Alstom products are proprietary components for the turbine units which have been installed at the Greenup Hydroelectric Facility for 35 years. Only OEM parts are acceptable due to the complexity of the hydroelectric power generation system, and no distributor carries the OEM components. The quote from GE Alstom is for \$69,848.00.

Funds are available in fund code 525.520.107.004.

C.O. 171.06 WAIVING OF ADVERTISING, allows the waiving of advertising if the "subject matter of the purchase is only available from a single supplier."

It is the recommendation of this office that Council agrees to waive the advertising requirement per C.O. 171.06 and move forward with the project.

Sincerely,

Caucus Report Prepared By:

Joshua A. Smith
City Manager

James Williams
Director of Utilities Engineering

Choose Strategic Goal(s)	
<input type="checkbox"/>	R Realize \$150 million of new private industrial/commercial investment
<input type="checkbox"/>	A Add 2,000 new jobs
<input type="checkbox"/>	I Increase residential property values by CPI + 5%
<input type="checkbox"/>	D Decrease vacant residential structures by 30% (1,000 total)
<input type="checkbox"/>	G Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River
<input type="checkbox"/>	E Engage 50,000 participants annually in special events, arts and recreation activities
<input checked="" type="checkbox"/>	O General Operations/ Government Business



City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

RE: The Hamilton Beltline Recreational Trail Property Acquisition Timeline

<input type="checkbox"/> 1 st Reading Date: N/A
<input type="checkbox"/> 2 nd Reading Date:
<input type="checkbox"/> Public Hearing Date:

Dear Mayor and Members of Council:

The City of Hamilton has been in contact with the CSX Corporation in relation to the former rail line known as the Hamilton Beltline. The rail property was filed to be abandoned with the Surface Transportation Board (STB) in Spring of 2014. Since that time the City has been filing an a Notice of Interim Trail Use with the STB every 6 months to place the abandonment process on hold so the City may investigate the opportunity of whether or not the City would like to purchase the land for a recreational trail.

The City has recently been recommended for three grants all relating to the acquisition of the property. They are through the Ohio Department of Natural Resources' (ODNR) Clean Ohio Trail Fund, ODNR NatureWorks Program, and the Ohio Public Works Commission's (OPWC) Green Space Conservation Program. The City has been sent contracts for review from two of the three grant programs. If the City accepts all of the grants and their conditions, the timeline for acquisition could be as follows:

2017

January/February – The City signs and enters into the grant agreements. Additionally the City seeks and applies for future funding programs that could further the project along.

Late February/Early March – The City has an appraisal done of all Beltline property associated with the sale. At or near the same time the City has the necessary environmental assessments performed on the property.

Late April/ May – The City and CSX inspect the results from the appraisal and environmental assessments and negotiate the final terms and conditions of the land sale and purchase. Once an agreement has been reached it would be sent to City Council for approval.

May/June – The agreement would be sent to City Council as an ordinance for approval.

After this point CSX and the City would fulfill the requirements of the agreement and any conditions that may have placed with the sale. This may include the removable of railroad debris in the railyard,



the demolition of the two rail bridges, and appropriate fencing to keep trespassers out of the land until a trail can be constructed.

This timeline may fluctuate due to outside firms and CSX Corporation Scheduling.

It is the recommendation of this office that Council receives this report and concurs in the recommendation.

Sincerely,

Caucus Report Prepared By:

Joshua A. Smith
City Manager

Nicholas Garuckas
City Clerk

Choose Strategic Goal(s)

- R** Realize \$150 million of new private industrial/commercial investment
- A** Add 2,000 new jobs
- I** Increase residential property values by CPI + 5%
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- E** Engage 50,000 participants annually in special events, arts and recreation activities
- O** General Operations/ Government Business



City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

RE: Change Order #1 to contract #16-11 "2016 Miscellaneous Water Main Replacement in relation to North D Street.

<input type="checkbox"/>	1 st Reading Date: N/A
<input type="checkbox"/>	2 nd Reading Date:
<input type="checkbox"/>	Public Hearing Date:

Dear Mayor and Members of Council:

The N. D Street Water Main Replacement project will take place between Court Street and Ludlow Street. The City must complete this water main replacement prior to the planned Public Works resurfacing of N. D Street which is scheduled to begin in May 2017.

Underground Utilities staff solicited informal bids from contractors currently under contract with the City. The contractors solicited were: Prus Construction #16-36 "2015 Concrete Repair and Resurfacing of City Streets", Ford Development #16-10 "Pershing Ave Water Main Replacement", and Adleta Inc. #16-11 "2016 Miscellaneous Water Main Replacement". The informal bids were received were January 16, 2017. Adleta Construction submitted the lowest bid of \$173,682.93. Ford Development and Prus Construction followed with bid amounts of \$176,790.50 and \$232,800.00 respectively.

Underground Utilities staff has reviewed the bids and find Adleta Inc.'s bid to be fair and reasonable and recommends the work be award to Adleta Inc. in the amount of \$173,682.93 as change order #1 to contract #16-11 "2016 Miscellaneous Water Main Replacement."

Sufficient funds are available in 535.540.107.002.reet Resurfacing Program be increased appropriately.

It is the recommendation of this office Council receives this report and concurs in the recommendation.

Sincerely,

Joshua A. Smith
City Manager

Caucus Report Prepared By:

James Williams
Director of Utilities Engineering

Choose Strategic Goal(s)	
<input type="checkbox"/>	R Realize \$150 million of new private industrial/commercial investment
<input type="checkbox"/>	A Add 2,000 new jobs
<input type="checkbox"/>	I Increase residential property values by CPI + 5%
<input type="checkbox"/>	D Decrease vacant residential structures by 30% (1,000 total)
<input type="checkbox"/>	G Generate \$20 M in investment for recreational amenities with \$10 M around the Great Miami River
<input type="checkbox"/>	E Engage 50,000 participants annually in special events, arts and recreation activities
<input checked="" type="checkbox"/>	O General Operations/ Government Business





City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

- 1st Reading Date: 2-8-17
- 2nd Reading Date: 2-22-17
- Public Hearing Date:

RE: Amend existing Schedule "A" of the City's Classification and Compensation Plan by creating the new position of Purchasing Coordinator

Due to the reorganization of the Finance Department and redistribution of duties, it has become necessary to assign a significant amount of higher level administrative duties and supervisory duties to the individual currently holding the position of Administrative Specialist II in the Finance Department's Purchasing Division. Therefore we are requesting a new job classification be created to incorporate these additional duties. The position would be Purchasing Coordinator and would report directly to the Purchasing Agent. A new job description will be provided which incorporates the duties that will be assumed by the individual in this position.

It is the recommendation of this office that Council receives this report, concurs in the recommendation, and directs the preparation of the necessary legislation.

Sincerely,

Caucus Report Prepared By:

Joshua A. Smith
City Manager

Tom Vanderhorst
Finance Director

Related Strategic Goal(s)

- I** Increase residential property values by CPI + 5%
- D** Decrease vacant residential structures by 30% (1,000 total)
- A** Add 2,000 new jobs
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- O** General operations / Government Business



City Council Meeting Caucus Report

TO: The Honorable Mayor and Members of the City Council

<input checked="" type="checkbox"/>	1 st Reading Date: 2/8/17
<input checked="" type="checkbox"/>	2 nd Reading Date: 2/22/17
<input checked="" type="checkbox"/>	Public Hearing Date: 2/8/17

RE: Restatement of the Franchise Agreement with Redflex Systems Inc. relative to automated Speed Enforcement Program

Dear Mayor and Members of Council:

On July 8, 2009, City Council authorized and directed the City Manager to execute a franchise agreement with Redflex Traffic Systems Inc. (Redflex) under Ordinance No. OR2009-7-57. This agreement would establish an automatic traffic enforcement system within the City of Hamilton. This system within the City was done in hopes of improving public safety by reducing the number of drivers travelling at excessive speeds throughout the City, particularly in schools zones.

On December 21, 2016, Ordinance No. OR2016-12-121 amended Chapter 343 the Codified Ordinances of the City of Hamilton, Ohio pertaining to the civil penalties for Automated Mobile Speed Enforcement System violations in order to reflect the City's current practices and to comply with the Ohio Revised Code. City Administration now recommends that a Restatement of the Agreement be executed so that the City's relationship with Redflex may be governed by one document instead of many and be consistent with Ohio Law.

This report serves to satisfy the requirement of the Charter of the City of Hamilton, Section 15.04 relative to the Passage of Franchise Ordinances, that the City Manager submit a public written report to City Council for City Council's consideration before an ordinance can be voted on. If City Council accepts this report, a public hearing will take place at the next City Council Meeting. The proposed Ordinance will be posted for at least one week in its final form before a final vote by City Council.

It is the recommendation of this office that Council receives this report, concurs in the recommendation, and directs the preparation of the necessary legislation.

Sincerely,

Caucus Report Prepared By:

Joshua A. Smith
City Manager

Nicholas Garuckas
City Clerk



Choose Strategic Goal(s)

- R** Realize \$150 million of new private industrial/commercial investment
- A** Add 2,000 new jobs
- I** Increase residential property values by CPI + 5%
- D** Decrease vacant residential structures by 30% (1,000 total)
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- O** General Operations/ Government Business



City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: John Creech, Senior Planner

Agenda Item: Request by Ziyad Aleissa, on behalf of Warren & Carter, Inc., for a Conditional Use to allow the establishment of an Automobile Sales facility to operate on the property zoned “B-2” Community Business District located at 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852. (Ziyad Aleissa/Warren & Carter, Inc., Applicant/Owner).

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> A Add new jobs <input type="checkbox"/> R Realize new investments <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<input checked="" type="checkbox"/> 1 st Reading Date: 1-11-2017 <input checked="" type="checkbox"/> 2 nd Reading Date: 1-25-2017 <input type="checkbox"/> Public Hearing Date:	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other): Planning Commission: 12-05-2016</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: No General Fund: \$200.00 Other Funds: \$ 0.00</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to deny a Conditional Use to allow the establishment of an Automobile Sales facility to operate on the property zoned “B-2” Community Business District located at 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852?

Policy Alternative(s)

Council may choose to approve a Conditional Use to allow the establishment of an Automobile Sales facility to operate on the property zoned “B-2” Community Business District located at 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852.



Staff Recommendation

It is the recommendation of this office that Council receives this report, concurs in the Recommendation of the Planning Commission, and adopts the necessary legislation to deny the establishment of an Automobile Sales facility to operate on the property zoned “B-2” Community Business District located at 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton

Fiscal Impact Summary

The City’s current fiscal impact includes any staff time allotted to the request for a Conditional Use to allow the establishment of an Automobile Sales facility to operate on the property zoned “B-2” Community Business District located at 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852 estimated at approximately \$200.00.

Introduction

This is a request submitted by Ziyad Aleissa, on behalf of Warren & Carter, Inc, for a Conditional Use to allow the establishment of an Automobile Sales facility to operate on the property zoned B-2 Community Business District located at 2021 South Erie Boulevard (Exhibit A). The property is zoned B-2 Community Business zoning district (Exhibit B) and is a 26,266 square foot property comprised of a single parcel (City Lot No. 10852). Automobile Sales uses are Conditional Uses in the B-2 Community Business Zoning District and require review by the Planning Commission (Section 1121.39.27) and approval by City Council.

Proposed Project:

The proposed project is involves the conversion of an existing vacant property and building into an automobile sales use. The structure on the property, a former restaurant, will be converted to automobile sales office use.

Plans indicate that the applicant proposes to remove the dumpster/dumpster enclosure and the former restaurant drive-through lane located behind the building. The plan also indicates that no vehicles will be parked or displayed within ten (10) feet of any property line. Section 1121.39.27 states that the “areas not used for parking or display of vehicles shall be landscaping according to requirements of Section 1111.20. No landscaping plan was submitted as part of the application; however, based on the size of the property, 26,266 square feet, the following minimum landscaping is required:

6 trees, plus additional plantings from a, b, or c below:

- a. Bushes: 3 Per Required Tree
- b. Flowering Perennials Plants: 6 Per Required Tree
- c. Trees: 1 Per Required Tree

In addition, the site plan submitted by the applicant indicates that the southern-most driveway onto South Erie Boulevard will remain open. This creates a conflict with the proposed 10 foot setback (landscaping area). In addition, the proposed vehicle display area in the rear of the building appears to impede the passage of automobiles on the south-side of the building. As currently designed vehicles entering the driveway on the south side of the building - from South Erie Boulevard would have to back-out onto South Erie Blvd in order to exit.

This property is also missing a sidewalk along the South Erie Boulevard frontage of this property. A Domino’s Pizza will be constructed on the abutting property to the north and sidewalk will be installed



across the frontage of that property.

No additional information was submitted as part of the site plan that addresses landscaping, refuse and service areas, or signage.

Conditional Use Review

1155.10 – Conditional Uses:

1. The Planning Commission (PC) shall review and make a recommendation to City Council, in accordance with the provisions of this Ordinance for applications for Conditional Uses. The PC shall review the particular facts and circumstances of each proposed Conditional Use, and if recommending approval shall find adequate evidence that the proposed conditional use complies with the General Standards applicable to all Conditional Uses found in 1155.30. (REVISED OR2015-9-80)
2. The PC has no obligation to recommend approval of a Conditional Use, and City Council has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the PC that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (REVISED OR2015-9-80)
3. In considering an application for a Conditional Use, the PC and City Council shall give due regard to the nature and condition of all adjacent uses and structures and in recommending approval of a conditional use may impose such requirements and conditions, in addition to any expressly stipulated in this Ordinance, as the PC may deem necessary for the protection of adjacent properties and the public interest. (REVISED OR2015-9-80)

Section 1155.00 which regulates Conditional Uses states the following:

1155.30 – Application and Review

The applicant shall submit an application to the Department of Community Development for a Conditional Use along with applicable fee. The applicant shall submit at least the following supporting information to be considered for a Conditional Use.

- A. A written description of the proposed Conditional Use including nature of the business and hours of operation. The written description of the proposed Conditional Use should further address the nine (9) Conditional Use Review Criteria below in Section 1155.30.C. The written description of the proposed Conditional Use is attached to this report (attached as Exhibit C).
- B. Plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the PC may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood. (REVISED OR2015-9-80). The plans of the proposed Conditional Use are attached to this report (attached as Exhibit C).

C. Conditional Use Review Criteria – General Standards

In reviewing an application for a Conditional Use, the PC shall consider whether there is adequate evidence that the proposed Conditional Use is consistent with the nine (9) General Standards below.



- (1) The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.** An Automobile Sales facility is a Conditional Use in the B-2 Community Business District. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. The applicant stated that *“An automobile Sales Facility use is a conditional use in the B-2 Community Business District.”* This information is attached to this report (attached as Exhibit C).
- (2) The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** The applicant stated that *“The adjacent properties are developed. Improvements to the property will enhance the quality of the neighborhood and provide services and employment opportunities to the neighborhood.”* This information is attached to this report (attached as Exhibit C).
- (3) The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** The applicant stated that *“There are numerous pre existing auto sales dealerships in very close proximity of this property”.* This information is attached to this report (attached as Exhibit C).
- (4) The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.** The applicant stated that *“All existing utilities are on site and active. Vehicular access from both streets are present.”* This information is attached to this report (attached as Exhibit C).
- (5) The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.** The applicant stated that *“Two major streets adjoin the property to the east and to the west. The new owner does not plan on changing anything that would create an interference with traffic in any way.”* This information is attached to this report (attached as Exhibit C).
- (6) The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.** The applicant stated that *“The auto sales lot would be compliant with all development standards including the 10 foot setback.*
- *Lot Area (combined) = 26,266 sq ft > 20,000 sq ft. minimum*
 - *Lot Frontages are 110.53 (east) and 113.43 (west) > 100 ft minimum.*
 - *Automobiles on site will all be for sale, or for minor repairs within 30 days allowed.*
 - *Automobiles displayed for sale on new lots seeking conditional use approved will be located on paved surfaces 10 feet minimum from property lines or public row. All vehicles will be listed for sale on the pavement area.*
 - *Any repair services will be located within an enclosed building*
 - *All vehicles stored outside will be operable new or used vehicles for sale or within the 30 day allowable repair window.*
 - *Only repair services that are permitted outside under conditional use will be undertaken.*



- *Hazardous Materials as defined by this zoning section will be recycled or removed in accordance with local, state, and federal laws.*
- *Indoor Storage will be used for any automotive parts or equipment*
- *There will be no building openings with 50 feet of a residential district*
Vehicular access to the lot will be limited to one existing access curb cut per street. This information is attached to this report (attached as Exhibit C).

(7) The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses. The applicant stated that *“The proposed business will be an asset to the surrounding neighborhood uses as it will revitalize a run down site and provide a large and compliant auto sales location in an area which is characterized by this dominant use group.”* This information is attached to this report (attached as Exhibit C).

(8) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district. The applicant stated that *“The proposed use will not create any more noise than the current use. The hours of operation are M-F 9am-7pm, Sat 10am-6pm, Sun Closed.”* This information is attached to this report (attached as Exhibit C).

(9) The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The applicant stated that *“The proposed conditional use will re-vitalize and improve a deteriorating property.”* This information is attached to this report (attached as Exhibit C).

Summary Review of Conditional Use Standards:

Section 1155.10.2 confirms that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

Notification

Public Hearing Notices were mailed to the owners of 38 properties within 500 feet of the property in question (Exhibit D). There were no objections expressed to the proposed conditional use for 2021 S Erie Boulevard as of the date of the report was prepared for the Planning Commission. On December 5, 2016 the owner of the proposed Dominos Pizza indicated they were not in support of proposed conditional use, and we’re concerned it would negatively impact their new +\$400,000 investment in a new building.

Review and Findings:

A review of the nine Conditional Use Review Criteria found in Section 1155.30 (Exhibit C) provided the Planning Commission with the basic facts and circumstances of the proposed Conditional Use. After consideration of the Conditional Use Review Criteria, the site plan and other information provided by the applicant, and holding a public hearing, the Planning Commission found there was sufficient reason in the findings underlined below to recommend denial of the Conditional Use, specifically with respect to Conditional Use Review Criteria #5, #7 and #9 as outlined below:

1. #5 - The proposed use will not have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets. The site plan



submitted by the applicant indicates that the southern-most driveway onto South Erie Boulevard will remain open however, the proposed 10 foot setback (landscaping area) and the proposed vehicle display area appear to impede the passage of automobiles on the south-side of the building. It is recommended that the southern-most driveway onto South Erie Boulevard be eliminated. As currently designed vehicles entering the driveway from South Erie Boulevard would have to back-out onto South Erie Blvd in order to exit.

2. #7 - The proposed use will be hazardous to or have a negative impact on existing or future neighboring uses. The site plan submitted by the applicant indicates approximately 62 designated vehicular display parking spaces and a looping one way driveway aisle with several tight turning points. The number of proposed vehicle display spaces and tight turning radii (radiuses) could create a hazardous on-site situation and lead to customers parking on adjacent properties to avoid the constricted access and turning situation.
3. #9 - The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The site plan submitted by the applicant indicates approximately 62 designated vehicular display parking spaces and a looping one way driveway aisle with several tight turning points. The number of proposed vehicle display spaces and tight turning radii (radiuses) could create impede the normal and orderly development and improvement of the surrounding properties by way of customer parking on adjacent properties to avoid the driveway and turning issues on the subject property.

Recommendation:

The Planning Commission recommends that City Council deny the proposed conditional use for 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852 after consideration of the site plan, written description provided by the applicant, findings, and review of the Conditional Use Review Criteria - General Standards #5, #7, and #9) for the following reasons below:

1. #5 - The proposed use will not have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets. The site plan submitted by the applicant indicates that the southern-most driveway onto South Erie Boulevard will remain open however, the proposed 10 foot setback (landscaping area) and the proposed vehicle display area appear to impede the passage of automobiles on the south-side of the building. It is recommended that the southern-most driveway onto South Erie Boulevard be eliminated. As currently designed vehicles entering the driveway from South Erie Boulevard would have to back-out onto South Erie Blvd in order to exit.
2. #7 - The proposed use will be hazardous to or have a negative impact on existing or future neighboring uses. The site plan submitted by the applicant indicates approximately 62 designated vehicular display parking spaces and a looping one way driveway aisle with several tight turning points. The number of proposed vehicle display spaces and tight turning radii (radiuses) could create a hazardous on-site situation and lead to customers parking on adjacent properties to avoid the constricted access and turning situation.
3. #9 - The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The site plan submitted by the applicant indicates approximately 62 designated vehicular display parking spaces and a looping one way driveway aisle with several tight turning points. The number of proposed vehicle display spaces and tight turning radii



(radiuses) could create impede the normal and orderly development and improvement of the surrounding properties by way of customer parking on adjacent properties to avoid the driveway and turning issues on the subject property.

The Planning Commission held a public hearing and reviewed the proposed Conditional Use located at 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852 on December 5, 2016 and recommend denial to City Council.

It is the recommendation of this office that Council receives this report, concurs in the recommendation of the Planning Commission, and adopts the necessary legislation to deny the proposed Conditional Use at 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852.

Attached Information

- 1) Exhibit A - Public Hearing Location Map
- 2) Exhibit B - Zoning Map
- 3) Exhibit C - Conditional Use Application & Supporting Material
- 4) Exhibit D - Public Hearing Notice and 500 Ft Address Listing
- 5) Exhibit E - Notification Letter of Planning Commission Recommendation to Deny



2021 S Erie Blvd
PUBLIC HEARING MAP



DIXIE HWY

S ERIE BLVD

Subject Property

EMERY AVE

2021 S Erie Blvd

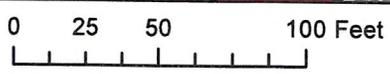
0 25 50 100 Feet



2021 S Erie Blvd
ZONING MAP



-  2021 S Erie Blvd
-  B-2 Community Business District



A164104
A164105



Community Development
345 High Street, Suite 370
Hamilton, Ohio 45011

APPLICATION FOR CONDITIONAL USE

Please Note: The Planning Commission has no obligation to approve a Conditional Use.

The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (HZO Section 1155.10)

Property Address: 2044 ~~Dixie Highway~~ ^{2021 S. Erie Hwy} Hamilton, Ohio 45015

Lot No(s): Parcel ID PG461029000021

Property Owner: Warren & Carter Inc

Owner's Mailing Address: 9541 SE 49th Ter #249 Webster FL 33597

Applicant's Name (if different than owner): Ziyad Aleissa

Applicant's Mailing Address: 305 Deercreek Dr. Amelia, Ohio 45102

Applicant's Email Address: zee7869@~~cloud~~^{gshop}.com

Applicant's Phone Number: 513-652-0412

Previous Legal Use of Property: Restaurant

Date Previous Use Discontinued: _____

Proposed New Use of Property: Car Lot / Auto sales

Requesting a Conditional Use Approval from the following Sections of the Hamilton Zoning Code:

1121.33 "B-2" Community Business district

City of Hamilton
Date: 11/14/2016
Account: 1121.33
Amount: \$200.00
Check Number: 11/14/2016
Time: 1:45 PM
City of Hamilton
Office: 1121.33
Cashier: Cor
Check rendered: \$200.00

Description of the proposed Conditional Use including nature of the business, hours of operation:

Applicants must include adequate information to satisfy 1155.30 - Application and Review C. Conditional Use Review Criteria - General Standards (attached to application). Please add additional sheets if more space is needed. This will assist the Planning Commission in making an informed decision on the requested Conditional Use

This building was an existing restaurant facility. The building will be used as an office for the Used Car dealership

See Attached detail of development Standards review 1155.30

Applicants must also submit all pertinent plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the Planning Commission may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood.

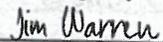
CERTIFICATION:

I certify that all of the information contained in this Application is complete, true and accurate.


Applicant's Signature

11-11-16
Date

Ziyad Aleissa
Applicant's Printed Name

DocuSigned by:

Property Owner's Signature

11/12/2016 | 5:04 PM PST
Date

warren & Carter, Inc.
Property Owner's Printed Name

CU Application Number: _____ Office Use Only Zoning District: _____
Fee Paid: _____
Meeting Date: _____ APPROVED DISAPPROVED

Conditional Use Review Criteria -General standards 1155.30

1. **The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of this section and the zoning ordinance.**
An automobile sales facility use is a conditional use in the B-2 community business district.
2. **The proposed conditional use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** The adjacent properties are developed. Improvements to the property will enhance the quality of the neighborhood and provide services and employment opportunities for the neighborhood.
3. **The proposed conditional use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** There are numerous pre existing auto sales dealerships in a very close proximity of this property.
4. **The proposed conditional use shall be adequately served by essential public facilities and services such as , but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed conditional use.** All existing utilities are on site and active. Vehicular access from both streets are present.
5. **The proposed conditional use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.** Two major streets adjoin the property to the east and west. The new owner does not plan on changing anything that would create an interference with traffic in any way.
6. **The proposed conditional use will comply with all applicable development standards, except as specifically altered in the approved conditional use.** The auto sales lot would be compliant with all development standards including the 10 foot setback.
 - Lot area (combined) =26,266 sq ft >20,000 sq ft minimum
 - Lot frontages are 110.53 (East) and 113.43 (West) > 100 ft minimum

- Automobiles on site will all be for sale, or for minor repairs within 30 days allowed.
 - Automobiles displayed for sale on new lots seeking conditional use approved will be located on paved surfaces 10 feet minimum from property lines or public row. All vehicles will be listed for sale on the pavement area.
 - Any repair services will be located within an enclosed building.
 - All vehicles stored outside will be operable new or used vehicles for sale or within the 30 day allowance repair window.
 - Only repair services that are permitted outside under conditional use will be undertaken.
 - Hazardous materials as defined by this zoning section will be recycled or removed in accordance with local, state, and federal laws.
 - Indoor storage will be used for any automobile part or equipment.
 - There will be no business openings within 50 feet of a residential district.
 - Vehicular access to the lot will be limited to 1 existing curb cut per street.'
- 7. The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.** The proposed business will be an asset to the surrounding neighborhood uses as it will revitalize a run down site and provide a large and compliant auto sales location in an area which is characterized by this dominant use group.
- 8. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.** The proposed use will not create any more noise than the current use. The hours of operation are M-F 9am-7pm, Sat 10am-6pm, Sun Closed.
- 9. The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.** The proposed conditional use will re-vitalize and improve a deteriorating property.

City of Hamilton

Date: 11/14/2016 Batch: 9228
Office: CNST Mach ID: FVG85L1
Cashier: Consvs Tran #: 13

Misc Construction Service
Receipt #: 01068757

Acct #:
Name:

MIS1 Miscellaneous Revenue \$200.00
Payment Total: \$200.00

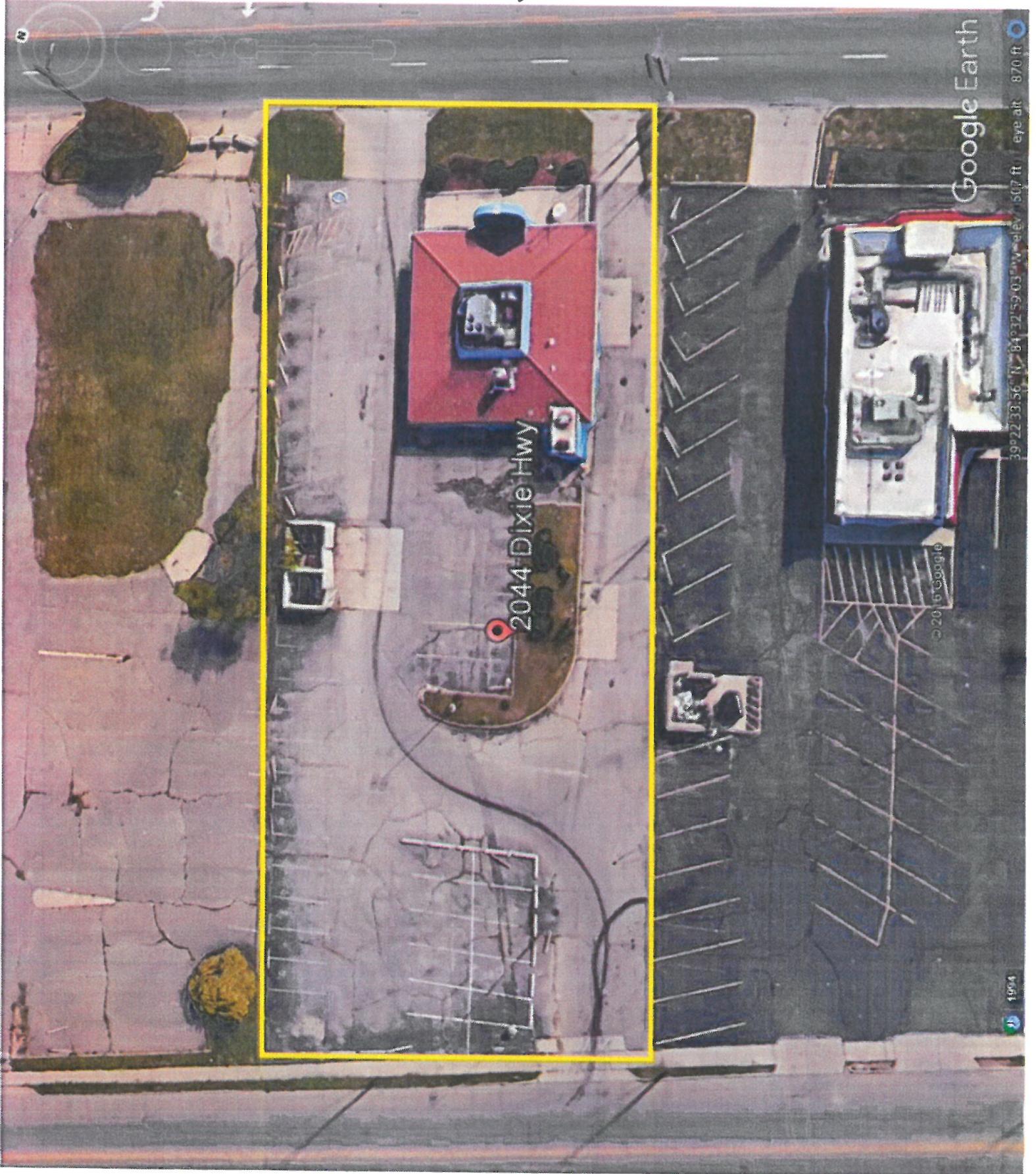
Transaction Total: \$200.00
Check Tendered: \$200.00

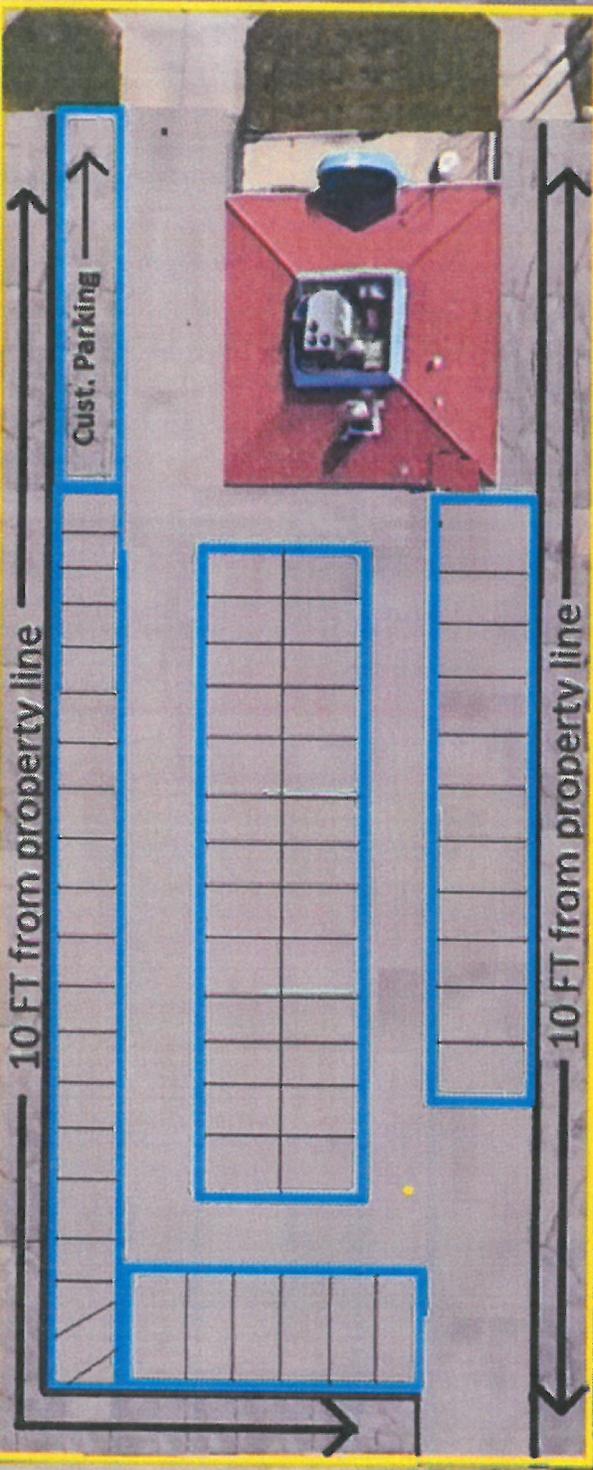
Checks presented:

CITIZENS AUTO CREDIT INC 12/15		2208
1074 STATE ROUTE 125		56-657/422
AMEXIA OH 43102		
513-652-0412		
11-14-16		
CITY OF HAMILTON		\$200.00
Two hundred dollars		
River Hills		
ON 11/14/16		

Thank you for your payment.
Have a nice day!

Existing





COMMUNITY DEVELOPMENT DEPARTMENT
CONSTRUCTION SERVICES DIVISION
INTER-DEPARTMENTAL PLAN REVIEW RECORD

Date Plans Submitted: **11/14/2016**

Date Plans Reviewed: **11/23/2016**

Project Address: **2021 S ERIE BLVD**

Ph: **(513) 652-0412**

Project / Owner Name: **ZIYAD ALEISSA**

Applicant: **ZIYAD ALEISSA**

FX:

Project Description: **CONDITIONAL USE - CAR LOT/AUTO SALES**

Application #: **A164104**

Plan Review #: **A164105**

Review # **1**

Department	Date to	No Object	Object	Date from	Remarks
Zoning / Planning John Creech 785-7355	11/14/2016		JMC	11/21/2016	
	Automobile and Other Vehicle Sales - Conditional Use in B-2 Community Business District. Requires review by Planning Commission and approval by City Council				
Fire Ken Runyan 785-7506	11/14/2016	KLR		11/15/2016	
	NO REPAIRS ON AUTOMOBILES TO BE MADE INSIDE OF BUILDING UNTIL PLANS ARE SUBMITTED FOR "REPAIR GARAGE" AND APPROVED				
Electric Craig Marcum 785-7240	11/14/2016	CDM		11/14/2016	
Utilites Gas/Wtr/Se Joy Rodenburgh 785-7283	11/14/2016	JFR		11/14/2016	
	CONDITIONAL USE - NO OBJECTIONS CONTINGENT UPON NO CHANGES BEING MADE TO THE EXISTING UTILITIES (GAS, WATER AND SANITARY).				
Public Works Rich Engle 785-7273	11/14/2016	PRY		11/16/2016	

When all of the above objections are corrected, submit **2** complete sets of revised plans to the **Construction Services Office at 345 High Street, Suite #350.** **All plan changes shall be color highlighted** to be accepted. As an option, the applicant may choose to insert individually revised sheets into all sets.

Ken Rivera, Building Official

By: _____

If you have any questions concerning any of the attached information you may contact **John Creech**.

Telephone # **513.785.7355**

Email **john.creech@hamilton-oh.gov**



November 21, 2016

NOTICE OF PUBLIC HEARING

RE: Request by Ziyad Aleissa, on behalf of Warren & Carter, Inc., for a Conditional Use to allow the establishment of an Automobile Sales facility to operate on the property zoned "B-2" Community Business District located at 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852. (Ziyad Aleissa/Warren & Carter, Inc., Applicant/Owner).

Dear Property Owner:

A public hearing will be held on Monday, December 5, 2016 at 1:30 p.m., before the City Planning Commission in the Council Chamber, First Floor, 345 High Street, Hamilton, Ohio 45011 over a Conditional Use request submitted by Ziyad Aleissa, on behalf of Warren & Carter, Inc., for a Conditional Use to allow the establishment of an Automobile Sales facility to operate on the property zoned "B-2" Community Business District located at 2044 Dixie Highway (aka 2021 S. Erie Blvd.) on City Lot No. 10852.

The subject property is zoned "B-2" Community Business District and is shown on the map on the reverse of this notice. The "B-2" Community Business Zoning District is regulated by Section 1121.00 of the Hamilton Zoning Ordinance (HZO). Section 1121.39.27 of the HZO requires Conditional Use approval for an Automobile Sales facility use in the "B-2" zoning district, therefore recommendation from the Planning Commission and approval from City Council is required in order to allow this proposed use.

You are a property owner within 500 feet of the Conditional Use request and as such, Planning Commission rules require that you be notified of this public hearing.

An application for this project is on file in our office and available for your review. If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the Planning Commission in writing for presentation at the meeting.

If you have any questions, please visit the Community Development Department located at 345 High Street, Hamilton, Ohio, or contact **John Creech** of the Community Development Department at **785-7350**.

Sincerely,

A handwritten signature in blue ink that reads "Eugene F. Scharf". The signature is written in a cursive style with a long horizontal flourish at the end.

Eugene F. Scharf, Secretary
City Planning Commission

See Reverse Side for Public Hearing Notification Map

CECIL A SIZEMORE SR
DELLA SIZEMORE
1010 BELLE AVE
HAMILTON OH 45015 1608

KAREN PATRICK
1019 EMERY AVE
HAMILTON OH 45011 4113

PAULA A STOCKHOFF
1020 EMERY AVE
HAMILTON OH 45011 4114

JAMES T CRAMER
1022 EMERY AVE
HAMILTON OH 45011 4114

MARY SUE GABBARD
1024 BELLE AVE
HAMILTON OH 45015 1608

ANA A PADILLA
1027 EMERY AVE
HAMILTON OH 45011 4113

LILA S SMITH
1029 EMERY AVE
HAMILTON OH 45011 4113

DAVID D AND DENISE F ORREN
1038 BELLE AVE
HAMILTON OH 45015 1608

MIGUEL A AGUILA BERILLO
1098 PILGRIM PL
CINCINNATI OH 45244

MALLOUH J AKKAWI
1118 IMPRINT LN
CINCINNATI OH 45240 2306

COLLINS REFRIGERATION-HEATING
AND AIR CONDITIONING
2030 S ERIE BLVD
HAMILTON OH 45011 4124

MAGDALENA MARTINEZ
2089 DIXIE HWY
HAMILTON OH 45015

DR LAWRENCE L BAUM
2099 DIXIE HWY
HAMILTON OH 45011 4109

THOMAS P SPADAFORA
2105 DIXIE HWY
FAIRFIELD OH 45014 4111

DARRYL J BLANKENSHIP TR
2107 DIXIE HWY
HAMILTON OH 45011 4111

NBJJ LLC
2124 DIXIE HWY
HAMILTON OH 45011 4112

ROBERTO URIARTE
2127 DIXIE HWY
HAMILTON OH 45011 4111

MULTINICKS INC
241 HEATHWOOD LN
HAMILTON OH 45013 4026

TIA REAL ESTATE HOLDINGS LLC
2503 E BROAD ST
COLUMBUS OH 43209

TNS WILSON LLC
C/O TIMOTHY A WILSON
30 WEYMOUTH PL
FAIRFIELD OH 45014 5332

MILGO HAMILTON PROPERTIES LTD
C/O PAUL M KONNERSMAN
33 INTERPID CIR Apt 404
MARBLEHEAD MA 01945

PENSCO TRUST COMPANY
33 INTRIPED CIR #404
MARBLEHEAD MA 01945

RIVERFRONT RESTAURANTS INC
% RALLY'S # 108
4119 GLENWAY AVE
CINCINNATI OH 45205

JUDITH A HALCOMB
465 N D ST
HAMILTON OH 45013 3117

VIVIAN CROOKS
5165 WABASH DR
FAIRFIELD OH 45014 2455

BOARD OF EDUCATION
HAMILTON CITY SCHOOLS
533 DAYTON ST
HAMILTON OH 45011 3455

DARELL HERSHNER
5673 KRYSTAL CT
CINCINNATI OH 45252 4601

BENJAMIN L JENSEN
5806 COUNTRY VIEW DR
HAMILTON OH 45011 2343

CHICKEN LITTLE REAL ESTATE LLC
6389 QUAIL HOLLOW RD STE 101
MEMPHIS TN 38120

LOUIS AND KAREN METRO FAMILY LLC
64 WEST ELANOR DR
SPRINGBORO OH 45066

PATRICIA KEITH
7788 MORRIS RD
HAMILTON OH 45011 8040

HOMAYON SABER MOTAMEDI
MICHELLE SABER MONTAMEDI
815 LOS CIERVOS
ARROYO GRANDE CA 93420 1430

ANNA MARIA ISGRO
8638 CANDLEWICK LN
PORT RICHEY FL 34668 5705

SECURE EZ STORAGE LLC
8785 APALACHEE DR
CINCINNATI OH 45249

WARREN & CARTER INC
9541 SE 49TH TER #249
WEBSTER FL 33597

BCAN LLC
PO Box 13117
HAMILTON OH 45013 0117

ANNA MARIE ISGRO
PO BOX 482
PORT RICHEY FL 34673

ZIYAD ALEISSA
305 DEERCREEK DRIVE
AMELIA, OH 45102



December 6, 2016

Mr. Ziyad Aleissa
30 Deercreek Drive
Amelia, Ohio 45102

RE: Conditional Use – 2021 South Erie Blvd (aka 2044 Dixie Hwy), City Lot No. 10852, Hamilton, Ohio 45011

Dear Mr. Aleissa:

On December 5, 2016 the City of Hamilton Planning Commission reviewed and has recommended denial to the Hamilton City Council your request for a Conditional Use to establish an Automobile Sales Facility on property zoned B-2 Community Business District located at 2021 South Erie Blvd (aka 2044 Dixie Hwy), City Lot No. 10852, Hamilton, Ohio 45011.

After reviewing the Conditional Use application, site plan, written description of the project and holding a public hearing, the Planning Commission made a recommendation to be forwarded to City Council to deny the request to establish a Conditional Use on property zoned B-2 Community Business District located at 2021 South Erie Blvd (aka 2044 Dixie Hwy), City Lot No. 10852, Hamilton, Ohio 45011 based upon a review and findings of Section 1155.30 C. - Conditional Use Review Criteria – General Standards #5, #7, and #9 for the following reasons listed below:

The findings are as follows:

1. #5 - The proposed use will not have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets. The site plan submitted by the applicant indicates that the southern-most driveway onto South Erie Boulevard will remain open however, the proposed 10 foot setback (landscaping area) and the proposed vehicle display area appear to impede the passage of automobiles on the south-side of the building. It is recommended that the southern-most driveway onto South Erie Boulevard be eliminated. As currently designed vehicles entering the driveway from South Erie Boulevard would have to back-out onto South Erie Blvd in order to exit.
2. #7 - The proposed use will be hazardous to or have a negative impact on existing or future neighboring uses. The site plan submitted by the applicant indicates approximately 62 designated vehicular display parking spaces and a looping one way driveway aisle with several tight turning points. The number of proposed

vehicle display spaces and tight turning radii (radiuses) could create a hazardous on-site situation and lead to customers parking on adjacent properties to avoid the constricted access and turning situation.

3. #9 - The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The site plan submitted by the applicant indicates approximately 62 designated vehicular display parking spaces and a looping one way driveway aisle with several tight turning points. The number of proposed vehicle display spaces and tight turning radii (radiuses) could create impede the normal and orderly development and improvement of the surrounding properties by way of customer parking on adjacent properties to avoid the driveway and turning issues on the subject property.

The Hamilton City Council will review the recommendation of the Planning Commission with respect to your Conditional Use application on the following dates:

January 11, 2017 at 6PM – First Reading
January 25, 2017 at 6PM - Second Reading

You may appear at both scheduled meetings and may speak during Audience of Citizens portion of the City Council Agenda.

If you have any questions, please call 513-785-7350 or email me directly at john.creechj@hamilton-oh.gov.

Respectfully,



John Creech
Senior Planner

c: Warren & Carter Inc.
Susan Stretch

ORDINANCE NO. _____

AN ORDINANCE DENYING A REQUEST FOR A CONDITIONAL USE TO ALLOW THE ESTABLISHMENT OF AN AUTOMOBILE SALES FACILITY TO OPERATE ON THE PROPERTY ZONED "B-2" COMMUNITY BUSINESS DISTRICT LOCATED AT 2044 DIXIE HIGHWAY (AKA 2021 S. ERIE BLVD.) ON CITY LOT NO. 10852. (Ziyad Aleissa/Warren & Carter, Inc., Applicant/Owner).

WHEREAS, An application has been submitted by Ziyad Aleissa for a Conditional Use to allow for the establishment of an Automobile Sales facility to operate on property zoned B-2 Community Business District, located at 2044 Dixie Highway (aka 2021 S. Erie Boulevard) on City Lot No. 10852, and

WHEREAS, Section 1121.39.27 of the Hamilton Zoning Ordinance classifies an Automobile Sales facility as a Conditional Use; and

WHEREAS, Section 1155.00 of the Hamilton Zoning Ordinance requires that Conditional Uses be reviewed by the Planning Commission and a recommendation be forwarded to City Council; and

WHEREAS, The Planning Commission held a public hearing regarding the request for a Conditional Use on property zoned B-2 Community Business District at 2044 Dixie Highway (aka 2021 S. Erie Boulevard) on City Lot No. 10852 on December 5, 2016; and

WHEREAS, After reviewing the Conditional Use application, site plan, written description of the project provided by the applicant and holding a public hearing, the Planning Commission made a recommendation to be forwarded to City Council to deny the request to establish a Conditional Use on property zoned B-2 Community Business District located at 2044 Dixie Highway (aka 2021 S. Erie Boulevard) on City Lot No. 10852 based upon a review and findings of Section 1155.30 C. - Conditional Use Review Criteria – General Standards #5, #7, and #9 for the following reasons listed below:

The findings are as follows:

1. The proposed use will not have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets; and
2. The proposed use will be hazardous to or have a negative impact on existing or future neighboring uses; and
3. The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hamilton, Ohio:

SECTION I: That this Council accepts the recommendation by The Planning Commission and hereby denies the request to establish a Conditional Use on property zoned B-2 Community Business District, located at 2044 Dixie Highway (aka 2021 S. Erie Boulevard) on City Lot No. 10852 for the following reasons:

1. The proposed use will not have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets; and
2. The proposed use will be hazardous to or have a negative impact on existing or future neighboring uses; and
3. The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Ordinance No. _____ (Cont'd)

SECTION II: This ordinance shall take effect and be in full force from and after the earliest period allowed by law after its passage.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Eugene F. Scharf, Community Development Director

Agenda Item: Legislation to Declare Program Income and Appropriate, Budget and Transfer up to \$150,433 of FY 13-16 Economic Development Revolving Loan Fund to an Economic Development Entitlement Project

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input checked="" type="checkbox"/> R Realize new investments <input checked="" type="checkbox"/> A Add new jobs <input checked="" type="checkbox"/> I Increase property values <input checked="" type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<p>1st Reading Date: 1-25-17 2nd Reading Date: 2-8-17 Public Hearing Date: 1-25-17</p>	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other): N/A</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	
<p>Fiscal Impact</p>	<p>Budgeted: \$ 150,433 Expenditure: \$ 150,433 Source Funds: CDBG-Generated</p>	<p><input checked="" type="checkbox"/> Additional Document(s) Attached</p> <p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to adopt legislation to declare program income for FY 2013 through 2016 and amend, budget and appropriate up to \$150,433 of FY 16-17 Community Development Block Grant funds to an economic development entitlement project?

Policy Alternative(s)

Council may choose not to adopt the referenced legislation causing a financial hardship.

Staff Recommendation

Staff recommends that Council receive this report and adopt the legislation to declare program income and amend, budget and appropriate up to \$150,433 of FY 2016-2017 Community Development Block Grant (CDBG) program funds.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.
- City Council, as the elected body of a HUD participating Jurisdiction, has authority to budget the referenced funds under federal 24 CFR.



Fiscal Impact Summary

The City has generated income on economic development projects financed in part or in whole with Community Development Block Grant (CDBG) funds. These identified resources, in some cases, have been in reserve since FY 2012-13 without being used or committed.

Background Information

These funds will be used for a capital project to support economic development activities through slum and blight elimination in a census tract deemed economically challenged.

Attached Information

Excel Spreadsheet

Copies Provided to:

Joshua Smith
Tim Werdmann
Tom Vanderhorst
Deanna Allgaier
Duronna Smith
Dave Jones
Tyler Roark



FROM:

913-815-910-150	Economic Development Commercial (RLF)	\$	76,482.64	\$	76,483.00
914-815-910-150	Economic Development Commercial (RLF)	\$	28,207.09	\$	28,208.00
915-815-910-150	Economic Development Commercial (RLF)	\$	45,741.10	\$	45,742.00
	TOTAL	\$	150,430.83	\$	150,433.00

TO:

917-810-910-202	CORE Development Activities	\$	150,430.83	\$	150,433.00
	TOTAL	\$	150,430.83	\$	150,433.00

ORDINANCE NO. _____

AN ORDINANCE TO DECLARE PROGRAM INCOME FOR FISCAL YEAR 2013 – FISCAL YEAR 2016 AND AMEND, BUDGET AND APPROPRIATE UP TO \$150,433 OF FISCAL YEAR 2016 - 17 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUND BUDGET.

WHEREAS, the City of Hamilton, Ohio, annually receives Federal grant funds under Title I of the Housing and Community Development Act of 1974, as amended, for its Community Development Block Grant (CDBG) Program as authorized under Title II of the Cranston-Gonzales National Affordable Housing Act (NAHA) of 1991, as amended; and

WHEREAS, Council desires to declare \$150,433 of Program Year FY 13 through FY 16 Revenue Program income; and

WHEREAS, Council desires to amend, budget and appropriate up to a total of up to \$150,433 of the Program Income into FY 16 -17 CDBG Budget for an economic development project; and

WHEREAS, in order to meet HUD requirements, the City has provided a thirty (30) day public comment period and the availability of this comment period has been published in the Hamilton Journal News, commencing on December 17, 2016 and ending on January 16, 2017;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hamilton, Ohio:

SECTION I: That the Fiscal Year 2013 through 2016 Community Development Block Grant (CDBG) Program Budgets, as set forth in the previously adopted Consolidated Plans, delineating the statement of objectives and proposed use of CDBG Funds within the City of Hamilton, Ohio, be and are hereby amended to provide for the budgeting and appropriating of up to One Hundred Fifty Thousand and four hundred and thirty-three dollars (\$150,433) for an economic development project.

<u>Account Number</u>	<u>Activity</u>	<u>Amount</u>
FROM:		
913-815	Econ. Deve. Commercial (RLF)	\$ 76,483
914-815	Econ. Deve. Commercial (RLF)	\$ 28,208
915-815	Econ. Deve. Commercial (RLF)	<u>\$ 45,742</u>
	TOTAL	\$ 150,433
913-100	Cash	\$ 76,483
914-100	Cash	\$ 28,208
915-100	Cash	<u>\$ 45,742</u>
		\$ 150,433
TO:		
917- 810	Other – Development Activities	\$ 150,433
	TOTAL	\$ 150,433
917-100	Cash	\$ 150,433

SECTION II: That this Council hereby authorizes and directs the execution of appropriate documentation to implement the aforementioned CDBG amendment by budgeting and appropriating to allocate funds as set forth herein.

SECTION III: This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Ordinance No. _____ (cont'd)

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

CERTIFICATE

I, Nicholas Garuckas, , Acting City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Meredith Snyder, Associate Planner

Agenda Item: Request to Approve the FY 2017-2021 Consolidated Plan and 2017-2018 Annual Action Update.

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input checked="" type="checkbox"/> R Realize new investments <input checked="" type="checkbox"/> A Add new jobs <input checked="" type="checkbox"/> I Increase property values <input checked="" type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input checked="" type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<p>1st Reading Date: 1-25-2017 2nd Reading Date: 2-8-2017 Public Hearing Date: 1-25-2017</p>	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other): Planning Commission: 1-17-2017 City Council Caucus: 1-11-2017</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: \$20,000 CDBG Funds Expenditure: \$ Source Funds:</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to adopt legislation to approve the Consolidated Plan 2017-2021 and the Annual Action Plan Update 2017-2018?

Policy Alternative(s)

Council may choose not to adopt such legislation to approve the Consolidated Plan 2017-2021 and the Annual Action Plan Update 2017-2018 and the City will not receive these Federal grant funds.

Staff Recommendation

Staff recommends that Council receive this report and adopt the necessary legislation to approve the Consolidated Plan 2017-2021 and the Annual Action Plan Update 2017-2018.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.



Fiscal Impact Summary

The City's current fiscal impact includes staff time allotted to preparation of the Consolidated Plan and the Annual Action Plan, public meetings, survey preparation and mailing, and tabulation of results. Preparation of the Consolidated Plan and the Annual Action Plan is estimated at approximately \$20,000.

Background Information

The Department of Community Development has completed a Draft FY 2017-2021 Consolidated Plan and 2017-2018 Annual Action Update as required by the US Department of Housing and Urban Development (HUD) for the City of Hamilton's Community Development Block Grant (CDBG) and HOME programs.

The City of Hamilton is an entitlement community under the CDBG and HOME programs under the Housing and Community Development Act of 1974, as amended. CDBG and HOME Program funds are allocated nationwide to units of general local government on the basis of a formula that considers the relative inadequacy of each jurisdiction's housing supply, its level of poverty, its fiscal distress, and other factors. The Department of Community Development estimates that the City will receive for CDBG is \$1,234,320.00 and HOME is \$301,553.00. CDBG Program income is anticipated to be \$75,906.00.

The preparation and adoption of FY 2017-2021 Consolidated Plan every five years and 2017-2018 Annual Action Update every year is a HUD requirement. The Plans are used by the local unit of government to gather information, identify issues/priorities, and assist in making local funding decisions for CDBG and HOME dollars.

In light of proposed funding reductions in both CDBG and HOME programs, the Department of Community Development continues to take a more strategic approach on funding opportunities to meet the greatest needs such as housing, economic development, vacant/dilapidated housing demolition, street resurfacing and repair, and homeless support services. In addition, the Department is taking a more focused approach on implementing portions of the City's Strategic Plan to foster renewed investment and economic development/job creation in the community which include Economic Development Revolving Loan Fund, Design Assistance for new and/or expanding businesses.

The Department of Community Development continues to broaden and strengthen relationships with appropriate agencies and other City of Hamilton departments to implement physical improvements, special code enforcement and public services that benefit very low and low to moderate income city residents. Through these relationships, the City will work to provide emergency/minor home repairs to eligible low-income homeowners as well as remove and clear dangerous, dilapidated and vacant buildings.

The objectives of the CDBG and HOME programs include the revitalization, preservation, conservation and redevelopment of neighborhoods; stimulating economic development; and providing public improvements, which principally benefit persons of low and low-moderate income.

Attached Information

1. Draft FY 2017-2018 CDBG and HOME Budgets
2. Draft FY 2017-2021 Consolidated Plan and 2017-2018 Annual Action Update

Copies Provided to:

N/A



Draft Budget

CDBG FY 2017-2018

DRAFT FY 2017-2018 CDBG PROGRAM - SOURCES OF FUNDS	
SOURCES	AMOUNT
FY 2017-18 CDBG Grant Allocation	\$1,234,320.15
Program Income	
<i>Housing Revolving Loan Fund (HRLF)</i>	\$2,626.08
<i>Economic Development Revolving Loan Fund (EDRLF)</i>	\$73,280.48
Sub Total of Program Income	\$75,906.56
TOTAL	\$1,310,226.71

DRAFT FY 2017-2018 CDBG PROPOSED FUNDING BY CATEGORIES			
ORGANIZATION OR DEPARTMENT	PROJECT TITLE	REQUESTED	PROPOSED
CLEARANCE/DEMOLITION			
Health Dept.	Code Enforcement	\$125,000.00	\$105,000.00
Health Dept.	Remediation of Slum & Blight	\$45,000.00	\$75,000.00
	TOTAL	\$170,000.00	\$180,000.00
HOUSING			
People Working Cooperatively, Inc.	Emergency Home Repair and Modifications	\$50,000.00	\$40,000.00
SELF	Self's Neighbors who care: Home Repair - Housing	\$20,000.00	\$18,620.15
Neighborhood Dev Div	Emergency/Minor Home Repair	\$50,000.00	\$50,000.00
Neighborhood Dev Div	Housing Rehab (RLF)		\$2,626.08
Activity Delivery Cost (ADC)		\$150,000.00	\$150,000.00
	TOTAL	\$70,000.00	\$261,246.23
PUBLIC FACILITIES & IMPROVEMENTS			
Hamilton Parks Conservancy	Beeler Park Project - Playscape	\$61,611.00	\$50,000.00
Hamilton Urban Garden Systems	Outdoor Season Extension & year round indoor greenhouse growing for HUGS Hub and 2nd Ward Community Garden	\$81,000.00	\$0.00
Historic Hamilton LLC	Historic Crawford House Restoration - Public Facility	\$63,390.00	\$30,000.00
Open Door Food Pantry	Pantry Parking Lot Improvements	\$23,700.00	\$23,700.00
Public Works Dept	Concrete Repair & Resurfacing of City Streets	\$150,000.00	\$150,000.00
Activity Delivery Cost (ADC)			\$90,000.00
	TOTAL	\$379,701.00	\$343,700.00
ECONOMIC DEVELOPMENT			
Economic Development Dept	Commercial (RLF)	\$73,280.48	\$73,280.48
Economic Development Dept	New Entitlement	\$20,000.00	\$15,000.00
Economic Development Dept	Design Assistance Program (DAP)	\$10,000.00	\$5,000.00
	TOTAL	\$103,280.48	\$93,280.48
PUBLIC SERVICES 15% CAP		\$196,534.00 Estimated CAP	
Butler County Transit Alliance	Job Connection Shuttle	\$25,000.00	\$22,000.00
YMCA	Summer Playground Program	\$25,000.00	\$21,000.00
Great Miami Valley YMCA	BTW Programming	\$75,000.00	\$60,000.00
Serve City	Homeless Services	\$25,000.00	\$20,000.00
YWCA of Hamilton	Life Skills and Housing- Supportive Residential Homeless	\$18,000.00	\$18,000.00
Partners in Prime	Community First Fleet - Salaries	\$20,000.00	\$0.00
Fitton Center	Community Outreach - Services	\$25,000.00	\$19,000.00
Hamilton Law Dept.	Victim's Advocacy Program	\$15,000.00	\$15,000.00
Neighborhood Development Division (NDD)	Fair Housing Services & Education		\$12,000.00
	TOTAL	\$228,000.00	\$187,000.00
CDBG 20% CAP		\$262,045.00 Estimated CAP	
NDD	Administration Cost		\$245,000.00
	TOTAL CDBG REQUESTS	\$950,981.48	\$1,310,226.71

Draft HOME FY 2017-2018

DRAFT FY 2017-2018 HOME PROGRAM - SOURCES OF FUNDS	
SOURCES	AMOUNT
FY 2017-18 HOME Grant Allocation	\$301,553.00
City General Fund Match (10% of allocation)	\$30,155.30
TOTAL	\$331,708.30

DRAFT FY 2017-2018 HOME PROPOSED FUNDING BY CATEGORIES			
ORGANIZATION OR DEPARTMENT	PROJECT TITLE		
ACQUISITION/NEW CONSTRUCTION			
Neighborhood Housing Services (NHS)	New Construction	\$150,000.00	\$180,000.00
	TOTAL	\$150,000.00	\$180,000.00
HOUSING AND REHABILITATION			
Neighborhood Housing Services (NHS)	Down payment/Closing Costs Assistance	\$100,000.00	\$81,480.80
SELF	Rehabilitation and Resale	\$24,995.00	\$24,995.00
Habitat for Humanity	3rd Ward Community Development	\$140,000.00	\$0.00
	TOTAL	\$264,995.00	\$106,475.80
ADMINISTRATION & CHDO OPERATING COST			
City of Hamilton NDD	Administration Cost (up to 10% of allocation)		\$30,155.00
NHS	CHDO Operating (up to 5% of allocation)		\$15,077.50
	TOTAL		\$45,232.50
	TOTAL HOME REQUESTS	\$414,995.00	\$331,708.30

City of Hamilton

BUTLER COUNTY OHIO



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Hamilton is submitting the Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 in accordance with the consolidated process developed by the U.S. Department of Housing and Urban Development. The Consolidated Planning process as well as the Annual Action Plan process identifies the activities to be funded with Community Development Block Grant (CDBG) resources as well as Home Investment Partnership (HOME) programs. This document includes the City's Process, Needs Assessment, Market Analysis, Strategic Plan for 2017-2021, and the Annual Action Plan for 2017-2018.

City will continue to concentrate its efforts in four (4) principal areas: Housing, Economic Development, Public Services, and Public Facility Improvements.

Housing: The development and maintenance of the City's affordable housing stock is imperative to community development and quality of life. The City will continue with emergency/minor home repair, housing rehabilitation and other housing stabilization and production programs. The City will continue to work with partner agencies to develop affordable housing including units targeting very low and low to moderate income residents. The City will continue to clear vacate, unsafe and blighted residential nuisance properties that adversely impact the health, safety and welfare of residents.

Economic Development: Expanding economic development opportunities to encourage investments, retain and create jobs, revitalize business districts and increase employment-training opportunities are a

priority for the City. In addition, the City will continue to provide the access to the Revolving Loan Fund (RLF) to key business and start-up investments.

Public Service: The City of Hamilton focuses its efforts in Public Service in order to address the unique needs of the LMI resident population. The City will continue to concentrate on fair housing, homeless services, affordable public transportation, youth recreation, and crime victim advocacy.

Public Facility Improvements: Improvements to public facilities and infrastructure located in the City that serves LMI residents is critical to community development and quality of life efforts. The City will make public improvements that enhance and complement neighborhood and community economic development activities.

These overall objectives will continue to be assessed to ensure consistency with citizen input and survey results and feedback. As indicated in the Citizen Participation section of the Consolidated Plan, the City not only conducts the required public input meetings and makes draft documents available for review and comment but also solicits input from service providers and conducts an annual needs survey of City residents.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

In addition to the concentration of efforts in Housing, Economic Development, Public Services, and Public Facility Improvements, the Consolidated Plan objectives and outcomes must also meet one of the three national objectives as dictated by HUD. The three National Objectives are

- Benefiting low and moderate income persons;
- Addressing slum or blight; or
- Meeting a particular urgent community development need.

The City of Hamilton has also identified the below listed outcomes through the Consolidated Plan and Annual Action Plan Update process:

- Healthy, safe, viable, affordable housing stock;
- Continuum of Care that easily transitions the homeless population to permanent housing;
- Stable, growing permanent employment opportunities for all city residents;
- Public Services that provide assistance to employer city residents to become more self-sufficient; and
- Public Facility and Infrastructure that addresses and meets the needs of city residents.

3. Evaluation of past performance

The City has maintained the necessary and required Community Development Block Grant (CDBG) timeliness ratios; HOME rules on reserved, committed and expended funds have been met. The City continues to “desk monitor” on a monthly basis and “site-visit” on an annual basis all sub recipients. New subrecipients receive two “site-visit” monitoring sessions during the program year. Subrecipients that have not performed for any reason are evaluated in writing. If non-performing subrecipients cannot or will not meet its agreement obligations, the City terminates its agreement. The City does not allow these subrecipients to apply for future funding until it demonstrates its ability to accomplish obligations. Very rarely has the city had subrecipients who have not complied.

The vast majority of quantifiable evaluation numbers in Integrated Disbursement and Information System (IDIS) have been met. If numbers (goals) are not met, in all cases, justified reasons have been given and accepted by HUD. The City periodically reviews IDIS measures, program goals and overall performance. These reviews are done to ensure that goals, objectives and priorities are being met.

In addition to the above, at the end of each program year the City of Hamilton prepared the Consolidated Annual Performance Evaluation Report (CAPER) which identifies the funds and activities from the previous program year and how they met the established goals from the corresponding Consolidated Plan.

4. Summary of citizen participation process and consultation process

The City of Hamilton has created an effective Citizen Participation Plan to ensure optimum input from the public. The City uses a four (4) point approach to engage active citizen participation.

Needs Assessment Survey: The City of Hamilton produces an annual Needs Assessment Survey. This assessment is done to ensure the City’s plans and activities accurately reflect community needs by residents of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. The City created and distributed a survey that was mailed to approximately 2,001 randomly selected Hamilton households coded by census tract. The surveys included a self addressed stamped return envelope. The survey “return rate” was approximately 16.8 percent. The results of the mail survey are attached.

The City of Hamilton also posted the annual Needs Assessment Survey on the city’s website for a defined period. The survey results were tabulated independently of the mail survey to ascertain differences between the survey responses. During the defined period, approximately two months, there were 144 completed web surveys.

Public Meetings: The City also hosted seven (7) public input meetings as part of the preparation of the Consolidated Plan and Annual Action Plan.

30 Day Public Comment Period: After the draft Annual Action Plan was prepared, there is a 30-Day Public Comment Period. A Legal Notice was published and the City website was updated to inform

residents and interested parties where the draft Annual Action Plan was available for public review, including a list of places the draft was available for viewing. The Legal Notice indicating where the draft Annual Action Plan would be available within the community was published on December 11, 2016 in the Hamilton Journal News. The draft period was from December 11, 2016 until January 10, 2017. Any public comments received during this period were to be responded to in writing within fifteen (15) working days. The draft Annual Action Plan Update was also available for viewing or download from the City of Hamilton website. No comments were received.

Public Hearings:The city holds two public hearings in order to receive public comment on the Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 prior to submission to HUD.

The Annual Action Plan Update, including Community Development Block Grant Project Use of Funds, the HOME Program Description and City's Displacement Policy is to be submitted to HUD by March 15, 2017 (at least 45 days prior to our City's Community Development Program Year, which begins May 1, 2015).

5. Summary of public comments

The City received public comments through both the Annual Needs Assessment Survey as well as through the seven (7) various public meetings held throughout the city in August of 2016.

The "Draft" Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 for the City of Hamilton was published for public review and comment on December 11, 2016 and was made available for public comment from December 11, 2016 until January 10, 2017 at six (6) locations throughout the City of Hamilton and on the City Website, www.hamilton-city.org. No comments were received during the 30-day public review draft period.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received and views expressed during the development of the Consolidated Plan were accepted.

7. Summary

The City looks forward to partnering with the United States Department of Housing and Urban Development, surrounding governments and jurisdictions, service providers, community organizations, and residents to achieve the goals and objectives established by this document during the next five years.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HAMILTON	Community Development
HOME Administrator	HAMILTON	Community Development

Table 1 – Responsible Agencies

Narrative

The City of Hamilton is an entitlement community under the CDBG and HOME programs under the Housing and Community Development Act of 1974, as amended. CDBG and HOME Program funds are allocated nationwide to units of general local government on the basis of a formula that considers the relative inadequacy of each jurisdiction's housing supply, its level of poverty, its fiscal distress, and other factors.

The City of Hamilton Community Development Department acts as the lead agency for the development and administration of the Consolidated Plan and the Annual Action Plan as well as the administration of Hamilton's CDBG and HOME funds.

The City of Hamilton will complete 43 years of Community Development Block Grant (CDBG) Program and 25 years of HOME Investment Partnership Program at the end of Fiscal Year 2017-2018.

Consolidated Plan Public Contact Information

Mr. Eugene Scharf

Director

Community Development Department

City of Hamilton

345 High Street,

Hamilton, Ohio 45011

Tel: 513-785-7020

Fax: 513/785-7019

E-mail: eugene.scharf@hamilton-oh.gov

DRAFT

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The development of the Consolidated Plan included public surveys, public meetings, a thirty day public comment period and two public hearings. Throughout this process numerous public and private agencies were invited to participate so that a broad range of opinions and firsthand knowledge could be used in the Cities decision making process.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Hamilton sent a needs assessment survey to current and past service providers in order to receive a broader base of knowledge about the needs of Hamilton’s special populations.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Hamilton is an active participant in the Butler County Homeless and Housing Coalition (BCHHC) the Continuum of Care organization for the area. BCHHC receives funding from the Balance of State Continuum of Care process through the Ohio Department of Development. In addition, the City of Hamilton provides financial assistance to some City-based member agencies, and sends them a Needs Assessment Survey and an invitation to our various public meetings.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Hamilton does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Butler County Transportation Alliance
	Agency/Group/Organization Type	Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Butler County Transportation Alliance was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
2	Agency/Group/Organization	Butler Co. Mental Health Board
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Butler Co. Mental Health Board was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
3	Agency/Group/Organization	Butler County Historical Society
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Butler County Historical Society was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.

4	Agency/Group/Organization	BUTLER COUNTY UNITED WAY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BUTLER COUNTY UNITED WAY was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
5	Agency/Group/Organization	PARTNERS IN PRIME
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Partners in Prime was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
6	Agency/Group/Organization	HAMILTON LIVING WATER MINISTRY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hamilton Living Water Ministry was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
7	Agency/Group/Organization	BOYS AND GIRLS CLUB
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Needs Assessment survey

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
8	Agency/Group/Organization	SOJOURNER RECOVERY SERVICES
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sojourner Recovery Services was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
9	Agency/Group/Organization	Hamilton Parks Conservancy
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hamilton Parks Conservancy was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
10	Agency/Group/Organization	Partnerships for Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Partnerships for Housing was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
11	Agency/Group/Organization	ReDiscover Hamilton
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Needs Assessment survey

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ReDiscover Hamilton was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
12	Agency/Group/Organization	Kingdom Ministries House of Prayer
	Agency/Group/Organization Type	Religious Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Kingdom Ministries House of Prayer was sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.
13	Agency/Group/Organization	City of Hamilton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Needs Assessment survey
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Law Department, Public Work Department, Hamilton Mill, Police Department, Economic Development Department, Public Safety Department, Fire Department, and the Health Department were sent a needs assessment survey in order to better understand the needs of the population they are serving within the City of Hamilton.

Identify any Agency Types not consulted and provide rationale for not consulting

To the best of its ability the City of Hamilton has been in contact with all known agencies and organizations involved in activities that are relevant to the activities and programs of CDBG and Home.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Butler County Homeless and Housing Coalition (BCHHC)	The City of Hamilton is an active participant in the Butler County Homeless and Housing Coalition (BCHHC) the Continuum of Care organization for the area.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Hamilton refers individuals and organizations that are located/reside outside of our jurisdiction to the correct agencies that may be able to help/fund their corresponding need.

Narrative (optional):

See Above



PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Hamilton has created an effective Citizen Participation Plan to ensure optimum input from the public. The City uses a four (4) point approach to engage active citizen participation.

Needs Assessment Survey: The City of Hamilton produces an annual Needs Assessment Survey. This assessment is done to ensure the City's plans and activities accurately reflect community needs by residents of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. The City created and distributed a survey that was mailed to approximately 2,001 randomly selected Hamilton households coded by census tract. The surveys included a self addressed stamped return envelope. The survey "return rate" was approximately 16.8 percent. The results of the mail survey are attached.

The City of Hamilton also posted the annual Needs Assessment Survey on the city's website for a defined period. The survey results were tabulated independently of the mail survey to ascertain differences between the survey responses. During the defined period, approximately two months, there were 144 completed web surveys.

Public Meetings: The City also hosted seven (7) public input meetings as part of the preparation of the Consolidated Plan and Annual Action Plan. These meetings are designed with a three (3) fold purpose as explained below.

- Survey results were tabulated and presented to create an active dialogue about community needs during these meetings. Survey results on topics of Housing, Public Facilities/Infrastructure, Economic Development, Clearance/Demolition and Public Service needs were discussed.
- Information regarding the use and general guidelines of CDBG and HOME funds for community development purposes was discussed.
- Finally, a review of accomplishments with previous year's funding was presented during these meetings.

Six (6) of the public meetings were held after work hours in different quadrants of the City within public or semi-public facilities. The second public meeting was held at City Hall during the weekday afternoon before which, a CDBG and HOME technical assistance seminar was held.

30 Day Public Comment Period: After the draft Annual Action Plan was prepared, there is a 30-Day Public Comment Period. A Legal Notice was published and the City website was updated to inform residents and interested parties where the draft Annual Action Plan was available for public review, including a list of places the draft was available for viewing. The Legal Notice indicating where the draft Annual Action Plan would be available within the community was published on December 11, 2016 in the Hamilton Journal News. The draft period was from December 11, 2016 until January 10, 2017. Any public comments received during this period were to be responded to in writing within fifteen (15) working days. The draft Annual Action Plan Update was also available for viewing or download from the City of Hamilton website. No comments were received.

Public Hearings: The city holds two public hearings in order to receive public comment on the Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 prior to submission to HUD.

Public Hearing 1: The first Public Hearing is scheduled to take place on January 17, 2017. This Public Hearing will be used to receive comments on the draft Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 from the Planning Commission and the public.

Public Hearing 2: The second Public Hearing will occur on January 25, 2017 at the Hamilton City Council. The City Council will hold a public hearing to receive public comment on the Consolidated Plan for 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018 prior to submission to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Mailed Needs Assessment Survey	Non-targeted/broad community	Surveys mailed to 2,001 randomly selected households in Hamilton. 338 completed surveys (16.8% of Surveys Returned)	Citizens rated the various priorities of the communities needs.	All comments accepted	
2	Internet Outreach	Non-targeted/broad community	Needs Assessment Survey was posted on the city website and we sent out through the city's E-Notify email. Through these measures 144 web surveys were completed.	Citizens rated the various priorities of the communities needs.	All comments accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Non-targeted/broad community	Advertising the seven (7) Public meetings held throughout the City of Hamilton for input to address community needs pertaining to the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018	Not Applicable	Not Applicable	
4	Public Meeting	Non-targeted/broad community	Meeting held at Partners in Prime located at 140 Ross Avenue, Hamilton Ohio 45013 on Tuesday August 2, 2016 from 6:00 pm to 7:00 pm. Three (3) people in attendance were staff members.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Meeting	Non-targeted/broad community Non-profits seeking funding from the City	Meeting held in City Council Chambers at 345 High Street, Hamilton Ohio 45011 on Wednesday August 3, 2016 from 2:00 pm to 4:00 pm. Thirty (30) people in attendance.	Questions were regarding the application process for CDBG and Home funds	All comments accepted	
6	Public Meeting	Non-targeted/broad community	Meeting held in City Council Chambers at 345 High Street, Hamilton Ohio 45011 on Wednesday August 3, 2016 from 6:00 pm to 7:00 pm. five (5) people in attendance.	Questions were regarding the application process for CDBG and Home funds	All comments accepted	
7	Public Meeting	Non-targeted/broad community	Meeting held at the Salvation Army 235 Ludlow Street, Hamilton Ohio 45011 on Thursday August 4, 2016 from 6:00 pm to 7:00 pm. Three (3) people in attendance were staff members.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
8	Public Meeting	Non-targeted/broad community	Meeting held at St. Julie Billiart Fenmont Center located at 528 N. Third Street, Hamilton Ohio 45011 on Monday August 8, 2016 from 6:00 pm to 7:00 pm. Eleven (11) people were in attendance.	There was an emphasis on public infrastructure surrounding the meeting location, with most attendees being members of the church.	All comments accepted	
9	Public Meeting	Non-targeted/broad community	Meeting held at the Booker T. Washington Community Center located at 1140 South Front Street, Hamilton Ohio 45011 on Tuesday August 9, 2016 from 6:00 pm to 7:00 pm. Six (6) people were in attendance.	There was an emphasis on the City's emergency minor home repair program.	All comments accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Meeting	Non-targeted/broad community	Meeting held at the Hamilton City Schools Board of Education located at 533 Dayton Street, Hamilton Ohio 45011 on Thursday August 11, 2016 from 6:00 pm to 7:00 pm. Five (5) people were in attendance.	There was an emphasis on the City's CDBG funding process for programs within the city.	All comments accepted	
11	Newspaper Ad	Non-targeted/broad community	Advertising the Draft period for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 From December 11th, 2016 to January 10th, 2017.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
12	Newspaper Ad	Non-targeted/broad community	Advertising the Public hearing before the City of Hamilton Planning Commission for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 On January 17th, 2017 at 1:30pm in City Council Chambers located at 345 High Street, Hamilton Ohio 45011.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
13	Public Hearing	Non-targeted/broad community	Public hearing before the City of Hamilton Planning Commission for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 On January 17th, 2017 at 1:30pm in City Council Chambers located at 345 High Street, Hamilton Ohio 45011.	TBD	TBD	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
14	Newspaper Ad	Non-targeted/broad community	Advertising the Public hearing before the City of Hamilton City Council for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 On January 25th, 2017 at 6:00pm in City Council Chambers located at 345 High Street, Hamilton Ohio 45011.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
15	Public Hearing	Non-targeted/broad community	Public hearing before the City of Hamilton City Council for the Draft Consolidated Plan 2017-2023 and the Draft Annual Action Plan 2017-2018 On January 25th, 2017 at 6:00pm in City Council Chambers located at 345 High Street, Hamilton Ohio 45011.	TBD	TBD	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Hamilton's estimated housing and supportive services needs for the years 2017 through 2021 are based on the 2000 and 2010 Census data for the city (as provided by HUD), 2008-2012 American Community Survey 5-Year (as provided by HUD), as well as consultation with the service providers and community residents. The 2010 Census reports the City of Hamilton's population is 62,477 out of which 55.9% or 34,924 are reported to be low- and moderate-income (LMI) residents. The LMI population is described as population with income at or below 80% of the Median Family (MFI) Income. According to the 2008-2012 American Community Survey 5-Year Estimate, Hamilton's MFI is \$40,462; 80% of MFI is \$32,340.

The City of Hamilton consults with community residents and service providers in order to do a yearly Needs Assessment Survey. This assessment is done to ensure the City's plans and activities accurately reflect community needs by residents of the City of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. The City also mails a Needs Assessment Surveys to local Service Providers and former CDBG and HOME subrecipients because of their in-depth knowledge of needs of local special populations. In June 2016, the City created and distributed a survey that was mailed to 2,001 randomly selected Hamilton households coded by census tract in proportion to population. The surveys included a self-addressed stamped return envelope. The percentage of surveys that were completed and returned was approximately 16.8 percent.

Through the compilation of Survey and statistical data the population of Hamilton may be generally described as having the following characteristics, which this Needs Assessment will go into greater detail with.

- Shrinking Household Size
- Steadily Changing Racial Composition
- Shift Toward an Older Age Distribution
- Growing Number of Single Parent Households
- Economic Status of the Population
- Growing Number of Foreclosures and Abandoned Housing

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	60,690	62,350	3%
Households	25,913	24,192	-7%
Median Income	\$35,365.00	\$40,426.00	14%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,725	3,900	4,970	2,970	7,635
Small Family Households *	1,845	1,260	1,890	1,350	4,560
Large Family Households *	305	260	425	260	410
Household contains at least one person 62-74 years of age	545	760	1,000	555	1,200
Household contains at least one person age 75 or older	580	715	755	295	630
Households with one or more children 6 years old or younger *	1,085	660	785	575	520

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	20	75	4	154	0	0	50	0	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	4	40	0	54	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	60	0	20	205	0	0	20	30	50
Housing cost burden greater than 50% of income (and none of the above problems)	2,295	415	0	0	2,710	590	315	170	75	1,150
Housing cost burden greater than 30% of income (and none of the above problems)	535	1,265	385	10	2,195	205	425	640	205	1,475

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	205	0	0	0	205	70	0	0	0	70

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,485	500	115	25	3,125	590	315	240	110	1,255
Having none of four housing problems	1,035	1,910	2,180	840	5,965	335	1,175	2,430	1,990	5,930
Household has negative income, but none of the other housing problems	205	0	0	0	205	70	0	0	0	70

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,370	615	140	2,125	270	190	255	715
Large Related	190	140	4	334	30	85	120	235
Elderly	370	355	30	755	360	410	245	1,015

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,085	635	205	1,925	140	60	195	395
Total need by income	3,015	1,745	379	5,139	800	745	815	2,360

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,105	150	0	1,255	220	80	15	315
Large Related	180	15	0	195	30	45	70	145
Elderly	250	105	0	355	215	185	45	445
Other	895	145	0	1,040	130	10	35	175
Total need by income	2,430	415	0	2,845	595	320	165	1,080

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	110	64	40	20	234	0	0	20	40	60
Multiple, unrelated family households	30	0	0	0	30	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	140	64	40	20	264	0	0	20	40	60

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Data is limited on the housing needs City of Hamilton single residents. We have analyzed data from the 2008-2012 Comprehensive Housing Affordability Strategy, making an assumption that these residents are single.

What are the most common housing problems?

The most commonly shown issues from the data tables previously listed are having negative income and one or more Severe Housing Problems. The Severe Housing problems are considered Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden.

Are any populations/household types more affected than others by these problems?

Information from the CHAS Databook indicates renter households are more likely to experience housing problems versus owner households. Chart 3 and 4 illustrates types of renter households and their respective housing needs versus that of owners.

The table also demonstrates housing need related to various income categories. Both extremely low- and very low-income renters have the greatest housing needs. Many of these families are living at a subsistence level and are not able to maintain decent homes. Of these two income groups, the extremely low-income (0 – 30% MFI) persons tend to be most disadvantaged.

While Chart 3 shows (among renters) demonstrates that the largest needs are among small (1-4 member) households. It is likely these groups will continue to experience housing needs as the low- and very low-income renters households continue to rise.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The problem of “cost burden” occurs when a household uses an excessive (30% or more) amount of monthly income to pay for housing costs (rent, mortgage, taxes or utilities). A “severe cost-burden” is defined as a household that spends more than 50% of its total income on shelter. At the heart of cost-burden problem is the discrepancy between available income and housing costs. The dilemma is accentuated as home values and the cost of living continues to rise faster than income. When this occurs, households are usually required to spend an increasing share of income on housing. This particular issue can affect both owners and renters and create instability and an increased risk of homelessness.

Discussion

As the changing economy continues to impact Hamilton’s population, the number of LMI households in the City has increased. Accordingly, there will continue to be an increase in the number of households requiring some form of housing assistance. In particular, housing needs will increase as the housing stock continues to age compounded by the increasing number of low- and moderate-income residents. As the housing stock continues to age, the need for repair is greater.

Low- and moderate-income residents, who are often cost burdened, have trouble affording necessary repair work. Excessive cost-burden is, by itself, a problem.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,970	725	200
White	3,095	625	120
Black / African American	425	54	80
Asian	20	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	295	10	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,655	1,195	0
White	2,175	1,015	0
Black / African American	225	95	0
Asian	20	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	175	85	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,630	3,550	0
White	1,465	3,045	0
Black / African American	105	375	0
Asian	0	35	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	45	45	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	525	2,545	0
White	465	2,300	0
Black / African American	40	145	0
Asian	4	4	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	10	80	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

As stated previously the population of Hamilton may be generally described as having a Steadily Changing Racial Composition. For more than thirty (30) years, the race of the City's population has been predominantly White with a significant African-American minority. The 2010 Census reports 84.0% of the population is White, 8.5% is African-American and other racial groups represent 7.5% of the population. The total minority population is 16%. Additionally, 6.4% of the population is Hispanic, up from 2.6% in 2000. There are several areas within the City, which are concentrations of minority population (an area with a minority population exceeding 20% is a concentrated minority population).

As you can see from the Median Income Charts the higher the median income the lower the number of households with one or more housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,215	1,475	200
White	2,510	1,210	120
Black / African American	380	105	80
Asian	20	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	240	65	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	870	2,990	0
White	605	2,580	0
Black / African American	115	205	0
Asian	0	20	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	110	150	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	435	4,745	0
White	365	4,145	0
Black / African American	30	450	0
Asian	0	35	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	35	55	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	160	2,910	0
White	160	2,610	0
Black / African American	0	180	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	10	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	90	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

It appears that African American residents have a very large disproportionate severe housing problems based on their percentage of the City's population. Hispanic Residence also experience severe housing issues but are a much smaller amount of the population.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,515	4,640	4,265	200
White	14,000	3,995	3,315	120
Black / African American	995	280	515	80
Asian	55	65	20	0
American Indian, Alaska Native	30	0	14	0
Pacific Islander	0	0	0	0
Hispanic	360	195	315	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Type of housing	1990	2000
Homeowner Housing	14%	18.5%
Rental Housing	45.1%	35.9%

Table 22 - PERCENTAGE OF HOUSEHOLDS EXPERIENCING A HOUSING COST BURDEN

Discussion:

The problem of “cost burden” occurs when a household uses an excessive (30% or more) amount of monthly income to pay for housing costs (rent, mortgage, taxes or utilities). A “severe cost-burden” is defined as a household that spends more than 50% of its total income on shelter. At the heart of cost-burden problem is the discrepancy between available income and housing costs. The dilemma is accentuated as home values and the cost of living continues to rise faster than income. When this occurs, households are usually required to spend an increasing share of income on housing. The CHAS Databook reported that 25.4% (6,067) of households experienced some type of housing challenge in 2000. The data demonstrates low- and moderate-income households have the greatest need for habitable and/or affordable housing. Generally, the lower the income, the greater the housing need.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher
				Total	Project - based	Tenant - based	
# of units vouchers in use	0	0	1,011	1,288	0	1,260	28

Table 23 - Public Housing by Program Type
 *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher
				Total	Project - based	Tenant - based	
Average Annual Income	0	0	7,109	11,259	0	11,273	0
Average length of stay	0	0	3	5	0	5	0
Average Household size	0	0	2	2	0	2	0

	Program Type						
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher
				Total	Project - based	Tenant - based	
# Homeless at admission	0	0	21	0	0	0	0
# of Elderly Program Participants (>62)	0	0	148	140	0	139	0
# of Disabled Families	0	0	275	479	0	452	2
# of Families requesting accessibility features	0	0	1,011	1,288	0	1,260	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
White	0	0	719	688	0	667	2	0	19
Black/African American	0	0	286	598	0	591	0	0	7
Asian	0	0	4	0	0	0	0	0	0

Race	Program Type										
	Certificate	Mod-Rehab	Public Housing	Vouchers			Tenant-based	Special Purpose Voucher			
				Total	Project-based	Project-based		Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
American Indian/Alaska Native	0	0	2	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition											

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type										
	Certificate	Mod-Rehab	Public Housing	Vouchers			Tenant-based	Special Purpose Voucher			
				Total	Project-based	Project-based		Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Hispanic	0	0	66	11	0	10	0	0	0	0	1
Not Hispanic	0	0	945	1,277	0	1,250	2	0	0	0	25
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition											

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

How do these needs compare to the housing needs of the population at large

The City of Hamilton's Public Housing is provided and managed by the Butler Metropolitan Housing Authority (BMHA). This authority has the ability to operate throughout Butler County. Currently, fifty percent (50%) of all BMHA public Housing Units are in the City of Hamilton. BMHA maintains 1,156 housing units and provides an average of 1,075 Section 8 Vouchers according to its 2010 Annual Plan (per BMHA Administration). BMHA's units range from studio to four-bedroom apartments. A recent example of this is the Beacon Pointe redevelopment, Phase I of the proposal recently added 60 dwelling units on a vacant site within a significant needs area. Additionally, BMHA not only concentrates on primarily serving families but also seniors and the disabled.

BMHA conducted a market analysis in 2005 to determine the types of units needed for future demand. BMHA's units in the City of Hamilton range from twenty to over sixty years in age. Additionally, primarily these are large family three- and four-bedroom units. BMHA has concluded based on current demand and demographics smaller units, one and two bedrooms will be needed in the future. Additionally, senior housing units will continue to be in demand.

The City feels strongly that supportive services are needed for residents of public housing. At this time, limited services are provided to residents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Hamilton works cooperatively with the Butler County Housing and Homeless Coalition to ensure priority needs of homeless persons and families. The City has worked to ensure that all aspects of the “Continuum of Care” are being adequately addressed. Therefore, the City has continued to support aspects of the “Continuum” . Funding of supportive services, emergency/temporary shelter assistance, facilities acquisition and transitional units has and will continue to be done to support the needs of the homeless.

The City of Hamilton, as a member of the Butler County Homeless and Housing Coalition, has identified the following objectives to assist the homeless:

1. Create new and permanent beds for chronically homeless persons;
2. Increase the percentage of homeless persons staying in permanent housing;
3. Increase percentage of homeless persons moving from temporary to permanent housing;
4. Increase percentage of homeless persons becoming employed; and
5. Ensure the “Continuum of Care” has a functional HMIS System.

Homeless Needs Assessment

	PIT Number	Current Inventory	Unmet Need/Gap
Homeless Individuals	133	133	30
Homeless Persons in Families with Children	40	76	66
Total	133	210	35

Table 27 - "Point in Time" count for the Community - January 26,2016

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Using data from the Point in Time count data from January 26, 2016 the City estimates that of the 133 reported, 125 were in emergency shelters, 8 were in transitional housing. 13 households with children were represented in the total number. 8 individuals were identified as chronically homeless, including 0 veterans. 30 were reported as severely mentally ill. 50 reported having chronic substance abuse issues and 21 were victims of domestic violence.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

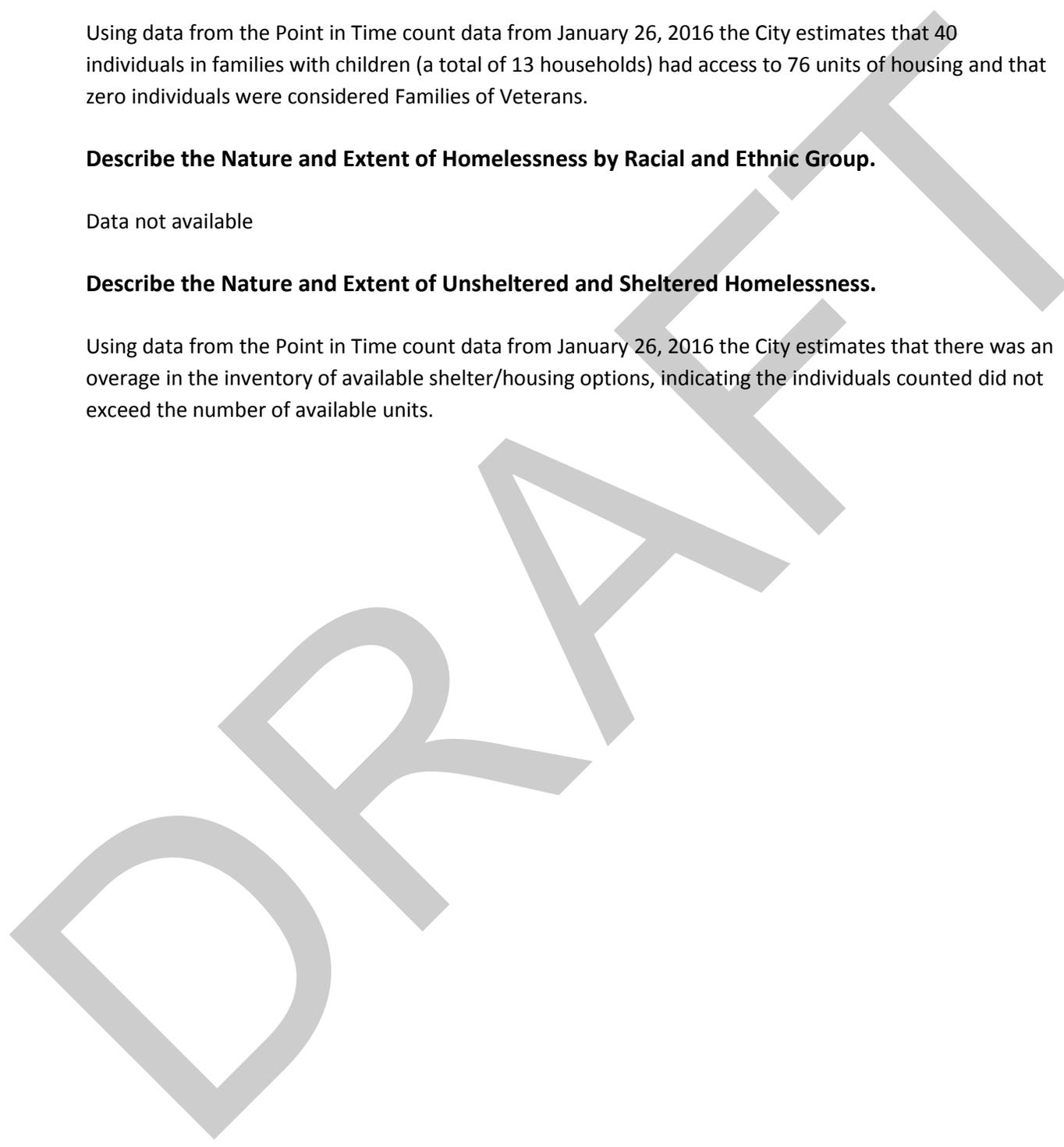
Using data from the Point in Time count data from January 26, 2016 the City estimates that 40 individuals in families with children (a total of 13 households) had access to 76 units of housing and that zero individuals were considered Families of Veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data not available

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Using data from the Point in Time count data from January 26, 2016 the City estimates that there was an overage in the inventory of available shelter/housing options, indicating the individuals counted did not exceed the number of available units.



NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Under CPD guidelines, HUD has set forth criteria for evaluating the housing needs of so-called “special populations.” As defined by HUD, these would include households made up of large families, elderly, mentally handicapped, female-headed, disabled, battered families, person with HIV/AIDS and homeless individuals. Homeless needs are assessed separately under the Continuum of Care Section.

The Census does not report on the “special needs population.” Instead, in formulating ideas about the needs of these groups, information from local social service agencies was used. These local records indicate that the City’s “special population” has grown over past years. This indicates there are probably increased housing and support services needed in Hamilton. It should be noted that many social service agencies supplying the information used, serve not only the City but also the local area.

Describe the characteristics of special needs populations in your community:

Large-Families

The CHAS Databook reported that 55.5% of large (5+ members) renter households experience some kind of housing problem; this represents approximately 535 households. However, it appears that all (100%) of the large rent households with extremely low and very low-incomes have some type of housing needs.

Battered Families

Refer to Continuum of Care section located in the Appendix section.

Drug/Alcohol Abusers

Refer to Continuum of Care section located in the Appendix section.

Ethnic Group Needs

The 2000 Census indicates a larger proportion of minority population in Hamilton is low-income compared to the percentage of low-income families compared to Butler County. Minority owner-households experience a slightly higher percentage of housing problems than non-minority owner households do. However, among renter-households, the incidence of low-income persons with housing problems does not appear to be equal among racial groups.

What are the housing and supportive service needs of these populations and how are these needs determined?

The most recent point in time count data is from January 26, 2016. Of the 133 reported, 125 were in emergency shelters, 8 were in transitional housing. 13 households with children were represented in the total number. 8 individuals were identified as chronically homeless, including 0 veterans. 30 were reported as severely mentally ill. 50 reported having chronic substance abuse issues and 21 were victims of domestic violence.

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NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The following list of Public services and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

Public Parks and Recreational Facilities: Moderate Need by 47% of responses

Senior Centers: Moderate Need by 46% of responses

Youth Centers: Significant Need by 48% of responses

Neighborhood Facilities/Centers: Significant Need by 40% of responses

Homeless Facilities: Significant Need by 49% of responses

Health Facilities: Significant Need by 44% of responses

How were these needs determined?

Needs Assessment Survey: The City of Hamilton produces an annual Needs Assessment Survey. This assessment is done to ensure the City’s plans and activities accurately reflect community needs by residents of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs. The City created and distributed a survey that was mailed to approximately 2,001 randomly selected Hamilton households coded by census tract. The surveys included a self addressed stamped return envelope. The survey “return rate” was approximately 16.8 percent. The results of the mail survey are attached.

The City of Hamilton also posted the annual Needs Assessment Survey on the city’s website for a defined period. The survey results were tabulated independently of the mail survey to ascertain differences between the survey responses. During the defined period, approximately two months, there were 144 completed web surveys.

Describe the jurisdiction’s need for Public Improvements:

The following list of Public Improvements and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018

Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

Sidewalk Repair/Installation: Moderate Need by 44% of responses

Street Repaving/Repair: Significant Need by 70% of responses

Water/sewer Improvements: Moderate Need by 48% of responses

Stormwater (Drainage) Improvements: Moderate Need by 45% of responses

Neighborhood Business District Improvements: Moderate Need by 43% of responses

Solid Waste Disposal: Moderate Need by 44% of responses

Asbestos Removal: Moderate Need by 38% of responses

How were these needs determined?

See above description of the Needs Assessment Survey

Describe the jurisdiction's need for Public Services:

The following list of Public services and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

Transportation Services: Significant Need by 50% of responses

Drug/Substance Abuse Services: Significant Need by 77% of responses

Services for the homeless: Significant Need by 56% of responses

Childcare Services: Significant Need by 42% of responses

Elderly/Senior Services: Significant Need by 56% of responses

Mental Health Services: Significant Need by 61% of responses

Services for physically disabled: Significant Need by 48% of responses

Services for developmentally disabled: Significant Need by 52% of responses

Youth Services/Programs: Significant Need by 58% of responses

Health Services: Significant Need by 52% of responses

Employment/Job Training: Significant Need by 60% of responses

Crime Awareness/Prevention: Significant Need by 59% of responses

Services for Battered and Abused Spouses/Children: Significant Need by 56% of responses

Fair Housing Counseling/Services: Moderate Need by 41% of responses

Tenant/Landlord Counseling: Moderate Need by 39% of responses

How were these needs determined?

See above description of the Needs Assessment Survey

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Hamilton has prepared an Analysis of Impediments to Fair Housing Choice and Affordable Housing as well as an implementation plan for these activities. As an ongoing effort to make sure that impediments are being removed, the City completed an Analysis of Impediments in April 2012 and in the Fall of 2016 submitted a new Assessment of Fair Housing (AFH) that was submitted in the fall of 2016.

The City has also expanded outreach efforts to Spanish-speaking residents. Through partnerships with local social service agencies, the City will continue to provide “on-location” fair housing outreach services to the Spanish-speaking community. In addition, the City employs a full-time Neighborhood Development Specialist who handles fair housing/landlord and tenant issues.

The City continues to collaborate with Housing Opportunities Made Equal (HOME) for investigation of fair housing issues as well as annual real estate testing. Additionally, the City continues to make technical referrals to the Legal Aid Society of Greater Cincinnati as well as the state Civil Rights Commission.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,307	69%
1-unit, attached structure	1,115	4%
2-4 units	3,645	13%
5-19 units	2,753	10%
20 or more units	878	3%
Mobile Home, boat, RV, van, etc	167	1%
Total	27,865	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	62	0%	380	4%
1 bedroom	202	1%	2,723	26%
2 bedrooms	3,893	28%	4,280	41%
3 or more bedrooms	9,518	70%	3,134	30%
Total	13,675	99%	10,517	101%

Table 29 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Rehab Area/Census Tract	% Units Vacant	% Units Built Prior to 1939	Average Median Contract Rent
City of Hamilton	6.7%	30.4%	\$402
Wilson-Symmes Park (Part CT 03)	19.1%	40.4%	\$253
North Jefferson (Part CT 04)	14.4%	50.0%	\$402
German Village (Part CT 7.01 & 7.02)	15.9%	80.7%	\$340
Second Ward (Part CT 03)	8.3%	33.9%	\$262
North Dayton Lane (Part CT 06)	10.5%	63.2%	\$423
Hanover-Walnut (Part CT 03)	16.8%	48.3%	\$394
Jefferson (Part CT 04)	14.4%	50.0%	\$402
North End	10.4%	66.6%	\$404
Bonnaker-Lincoln	15.9%	43.3%	\$379

Rossville - Main Street	12.85%	56.9%	\$501
Source: 2006-2008 American Community Survey 3-Year Estimate			

Table 30 - SELECTED NEIGHBORHOOD HOUSING CHARACTERISTICS

Discussion

GENERAL HOUSING STOCK INFORMATION

According to the 2009-2013 American Community Survey 5-Year Estimates, there are 27,865 total housing units, Hamilton’s housing stock can be characterized by the following attributes.

Higher Vacancy Rate - The City of Hamilton’s housing stock has a high vacancy rate. There are 3,673 or 13.1% of the total units vacant.

Higher Percentage of Rental Units - According to the 2010 Census, the City of Hamilton has a higher percentage of rental housing units than the County and the State. 44.1% (10,872) of Hamilton’s housing units are rental. Butler County’s and the State of Ohio’s rental rates are 30.3% and 32.4%, respectively.

Older Housing Units - The median year of housing units built in Hamilton is 1951 compared to the State of Ohio at 1965 and Butler County is 1976. Sixty-three percent (63.6%) of Hamilton’s housing units were built prior to 1960 and 45% prior to 1950.

Median Rents - According to the 2000 Census, forty-seven percent (47%) or 4,506 of the rental housing units in Hamilton are rented below \$400 a month. The median monthly rent for Hamilton is \$530, Ohio is \$523 and Butler County is \$586.

According to the 2009-2013 American Community Survey 5-Year Estimates, fifty-seven percent (57%) or 5,771 of the rental housing units in Hamilton are rented below \$749 a month. The median monthly rent for Hamilton is \$707.

There are several neighborhood areas in Hamilton with more vacant and older units. Additionally, most of the referenced neighborhoods average median contract rent is lower than the city as a whole.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	84,700	104,300	23%
Median Contract Rent	402	535	33%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,593	43.7%
\$500-999	5,676	54.0%
\$1,000-1,499	248	2.4%
\$1,500-1,999	0	0.0%
\$2,000 or more	0	0.0%
Total	10,517	100.0%

Table 32 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,065	No Data
50% HAMFI	5,090	2,150
80% HAMFI	8,750	4,970
100% HAMFI	No Data	7,184
Total	14,905	14,304

Table 33 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	509	600	787	1,102	1,297
High HOME Rent	463	579	769	1,065	1,173

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	463	579	769	927	1,035

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Based on the Housing Affordability table shown in table 33 above there is not sufficient housing for Renters or Owners at 30%at HUD Area Median Family Income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

As seen in the Cost of Housing- Table 31 Median Home Value and Median Contract Rent have both gone up dramatically in the last 12 year, with Median Home Value increasing by 23% and Median Contract Rent increasing by 33%. It also points out the inequality in the 10% difference between the increase in Home Values and Rents.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Both Low and High HOME rents are listed as \$463 for an efficiency apartment, and Fair market rent for an efficiency apartment is listed at \$509. These rents are both lower than the 2012 Median Contract Rent of \$535, however the Median Contract Rent does not distinguish the average type of unit for rent and comparatively if you move the Low and High HOME rents and Fair market rents to a 1 bedroom unit they are higher than the Median Contract Rent of \$535.

Discussion

The following list of questions comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

“How would you rate the need for affordable owner-occupied housing in the City of Hamilton?”

44% selected Significant Need, 36% selected Moderate Need, and 19% selected Low Need.

“How would you rate the need for affordable rental housing in the City of Hamilton?”

37% selected Significant Need, 39% selected Moderate Need, and 22% selected Low Need.

“What do you think is a bigger housing issue in the City of Hamilton- Cost of Housing or Quality of Housing?”

26% selected Cost of Housing and 73% selected Quality of Housing.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,055	22%	5,064	48%
With two selected Conditions	50	0%	303	3%
With three selected Conditions	0	0%	26	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,570	77%	5,124	49%
Total	13,675	99%	10,517	100%

Table 35 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	924	7%	561	5%
1980-1999	1,476	11%	1,217	12%
1950-1979	5,919	43%	4,716	45%
Before 1950	5,356	39%	4,023	38%
Total	13,675	100%	10,517	100%

Table 36 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,275	82%	8,739	83%
Housing Units build before 1980 with children present	430	3%	185	2%

Table 37 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The following list of questions comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.

“How would you rate the need for emergency/minor home repair programs for low-income City of Hamilton residents?”

48% selected Significant Need, 36% selected Moderate Need, and 14% selected Low Need.

“How would you rate the need for housing rehabilitation in the City of Hamilton?”

52% selected Significant Need, 36% selected Moderate Need, and 12% selected Low Need.

“What do you think is a bigger housing issue in the City of Hamilton- Cost of Housing or Quality of Housing?”

26% selected Cost of Housing and 73% selected Quality of Housing.

“How important is historic preservation in the City of Hamilton?”

47% selected Significant Need, 45% selected Moderate Need, and 7% selected Low Need.

“How important is removal/demolition of unsafe/dangerous or abandoned buildings in the City of Hamilton?”

81% selected Significant Need, 16% selected Moderate Need, and 2% selected Low Need.

This data clearly shows that residents of Hamilton feel that there are significant needs for resources in order to improve the condition of the Housing in the city. This is also true of the question “What do you think is a bigger housing issue in the City of Hamilton- Cost of Housing or Quality of Housing?”

26% selected Cost of Housing and 73% selected Quality of Housing.

Discussion

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Disabled *		
				Total	Project -based	Tenant -based		Special Purpose Voucher	
# of units vouchers available			1,158						
# of accessible units							0	0	57
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Butler Metropolitan Housing Authority (BMHA) will continue and is responsible to carry out the Comprehensive Public Housing Grant and Section 8 Voucher programs as well as operate low- income housing units. BMHA operates countywide and Hamilton City Council appoints one board member while the remaining members are selected by the County Commissioners. With the exception of units in Middletown, Ohio, BMHA owns and operates the majority of housing units located in the City of Hamilton. The City of Hamilton encourages all residents to participate in community planning efforts including public housing residents. The City of Hamilton encourages public housing residents to be involved in the management of their units.

Discussion:

The City of Hamilton's Public Housing is provided and managed by the Butler Metropolitan Housing Authority (BMHA). This authority has the ability to operate throughout Butler County. Currently, fifty percent (50%) of all BMHA public Housing Units are in the City of Hamilton. BMHA maintains 1,156 housing units and provides an average of 1,075 Section 8 Vouchers according to its 2010 Annual Plan (per BMHA Administration). BMHA's units range from studio to four-bedroom apartments. A local example of this is the Beacon Pointe redevelopment, Phase I of the proposal recently added 60 dwelling units on a vacant site within a significant needs area. Additionally, BMHA not only concentrates on primarily serving families but also seniors and the disabled.

BMHA conducted a market analysis in 2005 to determine the types of units needed for future demand. BMHA's units in the City of Hamilton range from twenty to over sixty years in age. Additionally, primarily these are large family three- and four-bedroom units. BMHA has concluded based on current demand and demographics smaller units, one and two bedrooms will be needed in the future. Additionally, senior housing units will continue to be in demand.

The City feels strongly that supportive services are needed for residents of public housing. At this time, limited services are provided to residents. Portions of BMHA's latest Annual Plan needs analysis are attached in the Appendix.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City is a membership of the Butler County Housing and Homeless Coalition, which is open to providers and those interested in issues that concern housing and homelessness in Butler County. Their current membership and the services they provide are listed below.

- City of Hamilton- Municipality; Community Planning and Funding Support for Homeless Services; Law Enforcement
- City of Middletown- Municipality; Community Planning and Funding Support for Homeless Services; Law Enforcement
- Butler County- Community Planning; Shelter + Care Administration; Law
- Butler County Children Services- Child Welfare and Protection Services; Foster Care for homeless youth
- Butler Metropolitan Housing Authority- Permanent subsidized housing
- Butler Behavioral Health- Mental health; case management; housing
- Community Behavioral Health- Mental health; case management; housing
- LifeSpan- Financial literacy; guardianship
- Sojourner Recovery Services - Substance abuse treatment – inpatient; outpatient
- Transitional Living- Mental health
- Hope House Rescue Mission - Emergency shelter
- Serve City- Emergency shelter
- YWCA- Transitional shelter for women
- VA- VA services and referral
- Butler County Success- Homeless liaison for schools
- New Housing Ohio- Housing for SMI
- Family Resources Center- Emergency housing and referrals
- The Dream Project- Developing new transitional housing
- Offerings- Basic needs and referrals for emergency shelters
- SHALOM- Emergency shelter during winter months

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Listed below are some of the available types of housing resources with information regarding the statistics of individuals that utilize them.

EMERGENCY SHELTER (ES) examples: Hope House, Serve City. ES projects will have a participant average length of stay of no more than 40 days. ES projects will have a participant median length of stay of no more than 40 days. At least 40% of participants in Emergency Shelter (ES) projects will move into permanent housing at exit. At least 50% of participants in ES projects will receive at least one source of non-cash benefits or health insurance at program exit. At least 30% of adult participants in ES projects will gain or increase employment or non-employment cash income during the reporting period or at exit. ES projects will have no more than 15% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within six months of exit. ES will have no more than 20% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within two years of exit. Data Source to determine compliance: HMIS

RAPID REHOUSING PROJECTS (RRH) examples: CDP. RRH projects will have a participant average length of stay of no more than 150 days. RRH projects will have a participant median length of stay of no more than 150 days. RRH projects will place participants into permanent housing with 21 days of project entry. At least 95% of participants in RRH projects will move into permanent housing at exit. At least 85% of participants in RRH projects will receive at least one source of non-cash benefits or health insurance at program exit. At least 60% of adult participants in RRH projects will gain or increase employment or non-employment cash income during the reporting period or at exit. RRH projects will have no more than 5% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within six months of exit. RRH will have no more than 10% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within two years of exit. Data Source to determine compliance: HMIS

Transitional Housing (TH) examples: YWCA. At least 83% of participants in TH projects will move into permanent housing at exit. At least 55% of adult participants in TH projects will gain or increase employment or non-employment cash income during the reporting period or at exit. At least 85% of adult participants in TH projects will receive at least one source of non-cash benefits or health insurance at program exit. TH projects will have a participant average length of stay of no more than 240 days. TH projects will have a participant median length of stay of no more than 240 days. TH projects will have no more than 7% of adults who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within six months of exit. TH will have no more than 12% of adults who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within two years of exit. Data Source to determine compliance: HMIS

PERMANENT SUPPORTIVE HOUSING (PSH) examples: Butler County (S+C). At least 90% of project participants remain in PSH project or exit to permanent housing (PH) as of the end of the reporting period or at program exit. At least 85% of adult participants in PSH projects will receive at least one source of non-cash benefits or health insurance at program exit. At least 70% of adult participants in PSH projects will gain or increase employment or non-employment cash income during the reporting period or at exit. PSH projects will have no more than 2% of persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within six months of exit. PSH will have no more than 5% of

persons who exited to permanent housing return to ES, SH, TH, Outreach, RRH, or PSH within two years of exit. Data Source to determine compliance: HMIS

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Two factors that affect the affordability of housing in a community are local property taxes and utility costs. According to the book, **Rates of Taxation in Butler County, Ohio Tax Year 2000**, the taxes in the City of Hamilton and the Hamilton City School District were of the lowest in the immediate area and lower than Butler County as a whole. For example, Hamilton's taxes were 56.36 mills as compared to 64.68 mills for Fairfield City; 67.11 mills in Union Township and 65.07 mills in the City of Oxford.

Hamilton owns and operates its own water, gas and electric utilities. The gas and electric rates are generally less than other areas in Butler County that are served by Duke Energy. Hamilton's water costs are nearly one-third less than the County rates. Neither local taxes nor municipal utility costs are deemed barriers to affordable housing in Hamilton.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	52	0	0	0	0
Arts, Entertainment, Accommodations	3,066	2,790	14	19	5
Construction	1,094	327	5	2	-3
Education and Health Care Services	4,111	3,791	19	26	7
Finance, Insurance, and Real Estate	1,473	821	7	6	-1
Information	304	242	1	2	1
Manufacturing	3,051	2,033	14	14	0
Other Services	728	437	3	3	0
Professional, Scientific, Management Services	1,728	559	8	4	-4
Public Administration	0	0	0	0	0
Retail Trade	3,432	2,353	16	16	0
Transportation and Warehousing	931	194	4	1	-3
Wholesale Trade	1,593	795	7	6	-1
Total	21,563	14,342	--	--	--

Table 40 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	30,053
Civilian Employed Population 16 years and over	25,959
Unemployment Rate	13.62
Unemployment Rate for Ages 16-24	42.08
Unemployment Rate for Ages 25-65	8.90

Table 41 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	3,600
Farming, fisheries and forestry occupations	1,035
Service	3,367
Sales and office	6,820
Construction, extraction, maintenance and repair	2,405
Production, transportation and material moving	1,604

Table 42 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,844	64%
30-59 Minutes	8,023	32%
60 or More Minutes	1,083	4%
Total	24,950	100%

Table 43 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,715	767	2,340
High school graduate (includes equivalency)	9,050	1,386	3,472
Some college or Associate's degree	6,512	665	1,883

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,131	98	749

Table 44 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	123	127	255	497	698
9th to 12th grade, no diploma	878	1,118	995	1,830	1,438
High school graduate, GED, or alternative	2,226	3,367	3,412	7,129	3,629
Some college, no degree	1,956	2,194	1,516	3,142	1,229
Associate's degree	239	568	506	1,144	202
Bachelor's degree	315	1,246	747	1,439	750
Graduate or professional degree	20	233	416	897	354

Table 45 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,457
High school graduate (includes equivalency)	28,661
Some college or Associate's degree	30,677
Bachelor's degree	44,028
Graduate or professional degree	55,600

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Business Activity (Table 38) lists our top Four major employment sectors as

Education and Health Care (4,111 jobs)

Retail Trade (3,432 jobs)

Arts, Entertainment, and Accommodations (3,066 jobs)

Manufacturing (3,051 jobs)

DRAFT

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Urban Renewal Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Clearance and Demolition
	Priority Level	High
	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Clearance and Demolition
	Description	Demolition of dilapidated, unsafe, or abandoned properties.
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>One of the questions asked on the survey was “How important is the removal/demolition of unsafe/dangerous building or abandoned buildings in the City of Hamilton”. 81% of Responders indicated that it was very important, 16% indicated somewhat important, and 2% indicated not important.</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>
2	Priority Need Name	Housing
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
Geographic Areas Affected	
Associated Goals	Housing Fair Housing Homeless Activities
Description	Housing
Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>Listed below are the questions that relate to Housing as a Priority in the City of Hamilton.</p> <p>“How would you rate the need for affordable owner-occupied housing in the City of Hamilton?”</p> <p>44% selected Significant Need, 36% selected Moderate Need, and 19% selected Low Need.</p> <p>“How would you rate the need for affordable rental housing in the City of Hamilton?”</p> <p>37% selected Significant Need, 39% selected Moderate Need, and 22% selected Low Need.</p> <p>“What do you think is a bigger housing issue in the City of Hamilton- Cost of Housing or Quality of Housing?”</p> <p>26% selected Cost of Housing and 73% selected Quality of Housing.</p> <p>“Do you own or rent your home?”</p> <p>79% of respondents Own and 29% of respondents Rent.</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>

3	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities/ Improvements
	Description	Public Facilities
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>The following list of Public Facilities and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p> <ul style="list-style-type: none"> • Public Parks and Recreational Facilities: Moderate Need by 47% of responses • Senior Centers: Moderate Need by 46% of responses • Youth Centers: Significant Need by 48% of responses • Neighborhood Facilities/Centers: Significant Need by 40% of responses • Homeless Facilities: Significant Need by 49% of responses • Health Facilities: Significant Need by 44% of responses
4	Priority Need Name	Public Improvements

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities/ Improvements
	Description	Public Improvements
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>The following list of Public Improvements and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p> <p>Sidewalk Repair/Installation: Moderate Need by 44% of responses</p> <p>Street Repaving/Repair: Significant Need by 70% of responses</p> <p>Water/sewer Improvements: Moderate Need by 48% of responses</p> <p>Stormwater (Drainage) Improvements: Moderate Need by 45% of responses</p> <p>Neighborhood Business District Improvements: Moderate Need by 43% of responses</p> <p>Solid Waste Disposal: Moderate Need by 44% of responses</p> <p>Asbestos Removal: Moderate Need by 38% of responses</p>
5	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	Economic Development
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>Listed below are the questions that relate to Economic Development as a Priority in the City of Hamilton.</p> <p>“How important is the Economic Vitality of Downtown Hamilton and the Riverfront?” 66% selected Significant Need, 27% selected Moderate Need, and 5% selected Low Need.</p> <p>Employment/Job Training: Significant Need by 60% of responses</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>
6	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	Public Service
	Description	Public Services
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>The following list of Public Services and their rank of a significant need, moderate need, or low need comes from the Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey. This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p> <p>Transportation Services: Significant Need by 50% of responses</p> <p>Drug/Substance Abuse Services: Significant Need by 77% of responses</p> <p>Services for the homeless: Significant Need by 56% of responses</p> <p>Childcare Services: Significant Need by 42% of responses</p> <p>Elderly/Senior Services: Significant Need by 56% of responses</p> <p>Mental Health Services: Significant Need by 61% of responses</p> <p>Services for physically disabled: Significant Need by 48% of responses</p> <p>Services for developmentally disabled: Significant Need by 52% of responses</p> <p>Youth Services/Programs: Significant Need by 58% of responses</p> <p>Health Services: Significant Need by 52% of responses</p> <p>Employment/Job Training: Significant Need by 60% of responses</p> <p>Crime Awareness/Prevention: Significant Need by 59% of responses</p> <p>Services for Battered and Abused Spouses/Children: Significant Need by 56% of responses</p> <p>Fair Housing Counseling/Services: Moderate Need by 41% of responses</p> <p>Tenant/Landlord Counseling: Moderate Need by 39% of responses</p>
7	Priority Need Name	Homeless Activities
	Priority Level	High

	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Homeless Activities
	Description	Homeless Activities
	Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>Listed below is the question that relates to Homelessness as a Priority in the City of Hamilton.</p> <p>Services for the homeless: Significant Need by 56% of responses</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>
8	Priority Need Name	Fair Housing
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	
Associated Goals	Fair Housing
Description	Fair Housing
Basis for Relative Priority	<p>The City of Hamilton identified community needs through public input meetings, random citywide residential survey titled “The Five Year Consolidated Plan Update 2017-2021, Annual Action Plan 2017-2018 Public Input Survey”, and an online version of the same survey.</p> <p>Listed below is the question that relates to Fair Housing as a Priority in the City of Hamilton.</p> <p>Fair Housing Counseling/Services: Moderate Need by 41% of responses</p> <p>Tenant/Landlord Counseling: Moderate Need by 39% of responses</p> <p>This information is also listed under the #1 Alternative Data Source and a copy of a blank survey and the survey results are attached.</p>

Narrative (Optional)

Priority Needs Assessment

The Priority Needs listed were determined by the City of Hamilton and are based on the 2010 Census, consultation with citizens, social service agencies and housing assistance providers, random city-wide resident Needs Assessment Survey. Priority needs were determined by the number of households experiencing problems and the need for the jurisdiction to coordinate and support the activities necessary to correct those problems.

The priorities assigned are based on a five-year projection, as specified by HUD regulations. In addition to the housing needs of residents of Hamilton, it is also essential to address non- housing community development needs of the City's LMI population. Thus, Hamilton has proposed other activities specifically designed to create more suitable living environments and expand economic opportunities. Hamilton proposes to address these other non- housing community development needs by the following actions.

- Physical Improvements to public facilities (located in or serving principally LMI persons) intended to improve the physical attractiveness and functionality of transportation and utility facilities and livability of LMI neighborhoods. These include improvements to deteriorated streets/sidewalks/curbs, recreational and community facilities, handicap accessibility, lighting, street tree plantings and other activities to improve health, safety and overall well being of Hamilton's residents.
- Provision of public services to assist in improving the health, welfare, education and skills of the LMI population and to otherwise serve the needs of the City through education, counseling, crime prevention, youth services, elderly services, handicapped services, transportation, etc.
- Expanding Economic Development Opportunities to encourage investment; retain and create additional jobs; revitalize commercial/industrial businesses; and to increase the marketability of the work force through employment/skill training is a community development priority.

These activities are designed to help increase the viability of existing development, encourage growth; and help lift persons out of poverty by providing employment opportunities.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Fiscal Year 2017 through 2021 Consolidated Plan is the City of Hamilton's strategic planning document that addresses housing assistance, economic development, public services and other community development needs. This also includes the Annual Action Plan Update for Fiscal Year 2017 through 2018. The City of Hamilton will use Community Development Block Grants (CDBG) and HOME entitlement funds to help meet the needs of low and moderate income citizens as well as eliminate slum and blight. The estimated entitlement amounts for CDBG is \$1,234,320.00 and HOME is \$301,553.00. CDBG Program income is anticipated to be \$75,906.00.

In light of proposed funding reductions in both CDBG and HOME programs, the Department of Community Development continues to take a more strategic approach on funding to opportunities to meet the greatest needs such as housing, economic development, vacant/dilapidated housing demolition, street resurfacing and repair, and homeless support services. In addition, the Department is taking a more focused approach on implementing portions of the City's Strategic Plan to foster renewed investment and economic development/job creation in the community which include Economic Development Revolving Loan Fund, Design Assistance for new and/or expanding businesses.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,234,320	75,281	0	1,309,601	These numbers are projected to be a 3% decrease from the 2016-2017 Fiscal Year allocation of Funds from HUD.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	301,553	0	0	301,553	These numbers are projected to be a 3% decrease from the 2016-2017 Fiscal Year allocation of Funds from HUD.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Department of Community Development continues to broaden and strengthen relationships with appropriate agencies and other City of Hamilton departments to implement physical improvements, special code enforcement and public services that benefit very low and low to moderate income city residents. Through these relationships, the City will work to provide emergency/minor home repairs to eligible low-income homeowners as well as remove and clear dangerous, dilapidated and vacant buildings.

The objectives of the CDBG and HOME programs include the revitalization, preservation, conservation and redevelopment of neighborhoods; stimulating economic development; and providing public improvements, which principally benefit persons of low and low-moderate income.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Butler County Homeless & Housing Coalition	Continuum of care	Homelessness Public Housing	Region
Butler County Metropolitan Housing Authority	PHA	Ownership Public Housing Rental	Region
City of Hamilton	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Neighborhood Housing Services	CHDO	Ownership Rental	Region
SELF (SUPPORTS TO ENCOURAGE LOW-INCOME FAMILIES)	Non-profit organizations	Non-homeless special needs Ownership neighborhood improvements	Region
Habitat for Humanity Greater Cincinnati	Non-profit organizations	Non-homeless special needs Ownership neighborhood improvements	Region
PEOPLE WORKING COOPERATIVELY	Non-profit organizations	Non-homeless special needs neighborhood improvements	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YMCA	Non-profit organizations	Non-homeless special needs public facilities	Region
YMCA OF HAMILTON	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Historic Hamilton, Inc	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
OPEN DOOR PANTRY	Non-profit organizations	Non-homeless special needs public facilities public services	Region
Transit Alliance of Butler County	Non-profit organizations	Non-homeless special needs public services	Region
Hamilton Parks Conservancy	Non-profit organizations	Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
SERVE CITY	Non-profit organizations	Homelessness	Region
Fitton Center for Creative Arts	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Great Miami Valley YMCA	Non-profit organizations	Non-homeless special needs public facilities public services	Region

Table 50 - Institutional Delivery Structure

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 51 - Homeless Prevention Services Summary

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City continued to invest resources into community development efforts that leverage and increase positive activities in distressed neighborhoods. These investments include Affordable Housing Development activities, Lead Safe Workplace Practices, and the Neighborhood Overlay Conservation Zoning District.

The delivery system in the City of Hamilton was enhanced by the development of a communications process with public service providers. Representatives from social service agencies and housing providers are part of the system. The formation of this process resulted in the community working together to identify problems, priorities, strategies and action plans to assist Hamilton citizens. The City is working toward closing gaps through consultation with citizens, community service providers and local public institutions, private industry, and nonprofit organizations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The following describes the roles of groups in the institutional structure.

Public Institution: The City of Hamilton's Community Development Department, Neighborhood Development Division will administer both the CDBG and HOME programs. Funds will be used for a variety of activities which include, but may not be limited to, owner rehabilitation, rental rehabilitation, home buyer assistance, capital improvements, economic development and technical assistance to nonprofits and public services operated by nonprofits. The City may assist other public or nonprofit groups in providing other types of affordable housing assistance. The City may apply for State Low Income Housing Tax Credits (LIHTC) or other forms of State assistance as specific projects develop. Butler Metropolitan Housing Authority (BMHA) will continue and is responsible for carrying out the Comprehensive Public Housing Grant and Section 8 Voucher programs as well as operating low-income housing units. BMHA operates countywide and Hamilton City Council appoints one board member and the remaining are selected by the County Commissioners. With the exception of units in Middletown, Ohio, BMHA owns and operates the majority of housing units located in the City of Hamilton. The City of Hamilton encourages all residents to participate in community planning efforts including public housing residents. The City of Hamilton also encourages public housing residents to be involved in the management of their units.

Private Industry: Private sector involvement includes financial institutions providing assistance via mortgage loans to assist with private rehabilitation (owner and renter) and a first-time homebuyer program operated by Neighborhood Housing Services of Hamilton. Also, there may be private sector involvement in low-income housing tax credit projects for housing rehabilitation or new construction to increase affordable rental and home ownership opportunities.

Nonprofit Organizations: The nonprofit groups which the City is involved with will provide various kinds of housing assistance, rehabilitation, rental assistance, homebuyer assistance, services to the elderly, homeless and special needs population. Nonprofit and direct housing providers include: Neighborhood Housing Services of Hamilton, Supports to Encourage Low-Income Families (S.E.L.F.), People Working Cooperatively (PWC), Greater Miami Valley YMCA, Partners in Prime, ArtSpace, Habitat for Humanity of Greater Cincinnati, Serve City, Partnerships for Housing, Inc., and YWCA. Additionally, the City works with Nonprofits that provide direct public services not only including housing assistance but also health, domestic violence, homeless prevention, youth programs, education, fair housing, and transportation services. Nonprofits that qualify as Community Housing Development Organizations (CHDO's) have the opportunity to operate construction of rental and first-time homebuyer programs. The CHDO for the City is Neighborhood Housing Services of Hamilton (NHS). The City continues to provide needed technical assistance to this nonprofit and will continue to build good working relationships with other agencies in the community as we refine our strategic Plan. The City is also working with the Chamber of Commerce and Hamilton Economic Development Corporation regarding economic issues, including revitalization of the City's business districts.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Clearance and Demolition	2017	2021	Non-Housing Community Development		Clearance and Demolition	CDBG: \$180,000	
2	Housing	2017	2021	Affordable Housing Public Housing		Housing	CDBG: \$261,246 HOME: \$286,475	
3	Public Facilities/Improvements	2017	2021	Non-Housing Community Development		Public Facilities Public Improvements	CDBG: \$343,700	
4	Public Service	2017	2021	Non-Housing Community Development		Public Services	CDBG: \$137,000	
5	Economic Development	2017	2021	Non-Housing Community Development		Economic Development	CDBG: \$93,280	
6	Fair Housing	2017	2021	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Housing Fair Housing	CDBG: \$12,000	
7	Homeless Activities	2017	2021	Homeless		Housing Homeless Activities	CDBG: \$38,000	

Table 52 – Goals Summary

Goal Descriptions

1	Clearance and Demolition	
	Clearance and Demolition activities through Code enforcement activities and the Remediation of Slum and Blight.	
	<p><u>Clearance and Demolition</u></p> <ol style="list-style-type: none"> 1. Clear blighted structures to stabilize and improve neighborhoods. 2. Prepare cleared sites that stabilize neighborhoods for residential redevelopment. 	

2	Housing	<p>Housing includes housing rehabilitation, emergency minor home repairs, housing resale, new construction, and downpayment /closing cost assistance.</p> <p><u>Housing Goals</u></p> <ol style="list-style-type: none"> 1. Provide assistance to bring low- and very-low income homeowners housing units to standard condition. 2. Increase the supply of affordable housing units available for special needs residents. 3. Support Fair Housing efforts that provide accessibility to all housing options by all City residents. 4. Increase opportunities for low and moderate-income residents to become homeowners through down payment and closing cost assistance. 5. Reduce lead hazard in conjunction with ongoing housing rehabilitation projects. 6. Leverage private not-for-profit and for-profit investments with Block Grant funds to produce and finance affordable housing units 7. Provide resources to and support organization and programs that provide assistance to those in public housing. 8. Expand existing program to increase neighborhood improvements that support and encourage the development of affordable housing. 9. Support programs for low and moderate-income elderly homeowners to bring housing units to standard condition through the City's Housing Rehabilitation Program. 10. Assist low and very low-income homeowners with emergency and minor home repairs. 11. Assist organization that help the homeless transition from shelter to permanent housing. 12. Rehabilitate and reconstruct, when possible, acquired foreclosed and abandoned residential properties to standard and marketable condition. 13. Create affordable rental housing opportunities which may be limited to specific populations (i.e. artists, police officers, firefighters, teachers, etc.) pursuant to 2013 HOME Final Rule.
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<p>3</p>	<p>Goal Name</p> <p>Public Facilities/ Improvements</p>	<p>Goal Description</p> <p><u>Public Facility /Improvements Goals</u></p> <ol style="list-style-type: none"> 1. Increase the capacity of the City to positively change the social and physical conditions of low and moderate income neighborhoods experiencing blighting influences through programs tailored to meet the specific needs of the individual neighborhood. 2. Assist in the stabilization and revitalization of neighborhoods by improving housing quality, reducing the number of vacant and blighted structures, and increasing private sector investments. 3. Reduce the number of physically deteriorated streets, sidewalks, curbs, gutters through street improvements. 4. Reduce the number of deteriorated and unsafe conditions of recreational areas/ facilities in neighborhoods in the low and moderate-income area of the City of Hamilton. 5. Increase the number of and the quality of opportunities provided for residents to actively plan and implement physical and social improvements in their neighborhood by implementing the City's Citizen Participation portion of the Consolidated Plan. 6. Provide resources for public improvements and infrastructure that will stabilize neighborhoods with high percentage rate of foreclosure and abandonment. 7. Provide assistance in improving public facilities that serve special needs and the homeless.
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<p>4</p>	<p>Goal Name</p> <p>Public Service</p> <p>Goal Description</p> <p><u>Public Service Goals</u></p> <ol style="list-style-type: none"> 1. Improve the safety and livability of neighborhood with quality public services that improve the City's living environment. 2. Continue to support transportation services for low and very-low income residents of the City of Hamilton. 3. Reduce crime, through prevention programs, in low and moderate- income neighborhoods. 4. Support homeless prevention by assisting organizations that supply basic services. 5. Support and provide funding for fair housing activities in the City of Hamilton. 6. Provide support and assistance to healthcare organizations and agencies that benefit low and moderate-income residents.
<p>5</p>	<p>Goal Name</p> <p>Economic Development</p> <p>Goal Description</p> <p><u>Economic Development Priorities</u></p> <ol style="list-style-type: none"> 1. Expand the use of economic development opportunities to encourage development and alleviate poverty. 2. Increase the capacity of the City to attract new business development by expanding the number of new construction sites, and through the aggressive marketing and disposition of acquired properties to businesses offering employment opportunities for low and moderate-income persons. 3. Increase the capacity of neighborhood commercial areas to retain and expand job opportunities for low- and moderate- income persons by funding plans for area improvements where plans do not currently exist and assist in the implementation of public improvements. 4. Increase the capacity of the City to attract new business development and retain and/or expand existing businesses thereby creating long-term job opportunities for low and moderate-income persons by expanding and marketing the Economic Development Revolving Loan Fund program. 5. Provide technical assistance to small business owners interested in establishing businesses in the community.

6	Goal Name	Fair Housing
	Goal Description	Fair Housing includes services and education as well as landlord tenant issues.
7	Goal Name	Homeless Activities
	Goal Description	Homeless Activities includes homeless services as well as outreach.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Two factors that affect the affordability of housing in a community are local property taxes and utility costs. According to the book, **Rates of Taxation in Butler County, Ohio Tax Year 2000**, the taxes in the City of Hamilton and the Hamilton City School District were of the lowest in the immediate area and lower than Butler County as a whole. For example, Hamilton's taxes were 56.36 mills as compared to 64.68 mills for Fairfield City; 67.11 mills in Union Township and 65.07 mills in the City of Oxford.

Hamilton owns and operates its own water, gas and electric utilities. The gas and electric rates are generally less than other areas in Butler County that are served by Duke Energy. Hamilton's water costs are nearly one-third less than the County rates. Neither local taxes nor municipal utility costs are deemed barriers to affordable housing in Hamilton.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Hamilton recently reviewed the building and zoning codes. The following is a summary of those, which many believe affect-housing affordability:

1. Hamilton utilizes a "one-stop" permitting process to expedite permitting and review procedures and to help avoid costly delays. Hamilton's zoning code is not unduly restrictive. In fact, the City minimum lot size for the least dense residential zoning district (10,000 square feet) is well below other areas such as Cincinnati (20,000 square feet minimum), Middletown (20,000 square feet minimum) and Fairfield (12,000 square feet minimum). The City is actively encouraging affordable mixed use development that includes residential at higher densities in certain areas, including CORE Area and affordable new single family construction in Neighborhoods. The City's subdivision regulations do require the installation of sidewalks, curbs/gutters and storm water retention methods, which can add to housing costs. However, Hamilton's regulations are not unduly harsh nor are any more restrictive than other population centers in Butler County (Middletown and Fairfield). With regard to infrastructure requirements for subdivisions, they are again the minimum standard to ensure public health, welfare and safety. In addition, sidewalks, curb/gutters promote walkability within and between neighborhoods particularly for households with limited transportation options. Hamilton employs certain incentive practices in negotiating with developers to aid in the reduction of construction costs. The zoning code allows for Planned Unit Developments (PUD's), form-based mixed use zoning, clustered housing, zero lot line zoning and certain density bonuses. The Hamilton Community Development Department has made modifications to the current PUD regulations to include: the promotion of providing greater mixtures of housing types, styles, and sizes to facilitate housing choice and density bonuses to encourage development of affordable LMI housing by the private sector. Hamilton also has a recently adopted Community Reinvestment Area (CRA) program to assist property owners in applying for property tax abatements for certain home improvements.

The City's policies and regulations do not significantly impact housing choice or affordability. Thus, the City has not outlined a strategy for modification or amendments. The City will continue to regularly review policies/regulations and propose changes where deemed necessary.

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SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Hamilton provides the following measures:

- 1) Completes a Lead Hazard Evaluation Notice Form
- 2) Completes a Lead-Safe Housing Rule Applicability Form
- 3) Completes a Lead-Safe Housing Rule Checklist for general compliance documentation
- 4) Completes a Lead-Safe Housing Requirements Screening Worksheet
- 5) A “Protect Your Family from Lead in Your Home” booklet is given to and signed by all owner/occupants having rehab work done on their property.

How are the actions listed above related to the extent of lead poisoning and hazards?

The results of several studies have indicated that children exposed, even moderately, to lead-based paint may develop permanent learning disabilities. The greatest concern is for young children (under the age of 7). The use of lead-based interior and exterior paints often occurred on structures constructed prior to 1978; and, generally speaking, its use was more prevalent on older (pre-1940) houses. Considering the age of the City's housing stock, and thus, the likelihood of an increased presence of lead-based paint hazards, Hamilton will respond to the problem of lead-based paint (LBP) hazards.

Utilizing methodology supplied by HUD, the potential numbers of LBP units occupied by low income households with children under seven years old are 404 renter units 450 owner occupied for a total of 854 units, or 3% of the total housing stock of Hamilton.

Additional information on this problem is based on records of the City of Hamilton's Health Division from 1990 to 1994. The data indicates that lead poisoning cases, which were treated by Hamilton's Health Department, were located in low income, minority neighborhoods. The neighborhoods with the highest concentration of children suffering from lead poison were all low- income target rehabilitation areas for the City of Hamilton. There were 8 new cases of elevated venous lead levels reported this year. In the previous years, WIC had a grant for all children receiving WIC to be screened with a finger stick lead test. WIC has lost this funding and therefore is no longer doing screening. Current recommendations from the Ohio Department of Health have changed. Referrals are now made to the Health Division for all levels over 5 mg/dl. We do extensive teaching for parents whose children score between 5 and 10 micrograms per deciliter of blood. Ohio Department of Health has sent vacate orders to one property in Census Tract 6 after the owner failed to abate the lead hazard from last year.

The Table listed below "Hamilton Lead-Based Paint Analysis" shows the number of owners and rental units affected by lead paint.

How are the actions listed above integrated into housing policies and procedures?

Lead poisoning cases reported by Hamilton’s Health Department our most recent FY 2015-2016 CAPER from May 1, 2015 to April 30, 2016 are as follows:

Census Tract 11	1
Census Tract 9	1
Census Tract 7.01	3
Census Tract 4	3
Census Tract 3	2
Census Tract 8	1
Census Tract 6	3
Census Tract 2	1
Total	15

Unit Year of Construction and Unit Type	HUD Formula	LMI HH Units W/Children & W/Lead Paint
Pre-1940 Renter	$2900 \times .90 = 2610 \times .174 = 454 \times .384 = 174 \times$	169
Pre-1940 Owner	$4690 \times .90 = 4221 \times .174 = 734 \times .384 = 282 \times$	215
1940 – 1959 Renter	$1500 \times .80 = 1200 \times .174 = 208 \times .384 = 80 \times$	77
1940 – 1959 Owner	$2737 \times .80 = 2189 \times .174 = 380 \times .384 = 146 \times$	104
1960 – 1979 Renter	$4019 \times .62 = 2491 \times .174 = 433 \times .384 = 166 \times$	158
1960 – 1979 Owner	$6384 \times .62 = 3958 \times .174 = 688 \times .384 = 264 \times$	130

Table 53 - HAMILTON LEAD-BASED PAINT ANALYSIS Source: Ohio Department of Development, 1993

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Hamilton has developed long-term priorities (goals and objectives) through the Consolidated Planning process that seeks to reduce the incidence of poverty among individuals and families. These priorities focus on Housing, Economic Development, Public Service and Public Facility Improvements.

HOUSING

The City's Housing priorities to reduce poverty and assist very low, low and moderate-income residents include the following:

ECONOMIC DEVELOPMENT

The City's Economic Development priorities to reduce poverty and assist very low, low and moderate-income residents include the following:

1. Increase the capacity of the City to attract new and retain existing businesses that create long-term job opportunities for low- and moderate- income residents;
2. Increase the capacity of neighborhood commercial areas and business districts to retain and expand job opportunities for low and moderate income persons and;
3. Expand the use of economic development opportunities to encourage new development and redevelopment and combat poverty.

PUBLIC SERVICE

The City's Public Service priorities to reduce poverty and assist very low, low and moderate-income residents include the following:

1. Provide a suitable living environment that includes improving the safety and livability of neighborhoods and increasing access to quality public and private facilities and services;
2. Assist agencies that increase transportation services for residents;
3. Support crime prevention and reduction activities in low- and moderate- income neighborhoods;
4. Support organizations and agencies that assist the homeless with basic services and program;
5. Provide and support fair housing activities;
6. Provide technical support and assistance to organizations through resource development and
7. Provide support and assistance to healthcare organizations and agencies that benefit low- and moderate- income residents.

PUBLIC FACILITY IMPROVEMENTS

The City's Public Facility Improvement priorities to reduce poverty and assist low, low and moderate-income residents include the following;

1. Increase the capacity of the City to positively change the social and physical conditions of low- and moderate- income neighborhoods experiencing blighting influence through programs tailored to meet the specific needs of the individual neighborhood and
2. Increase the number of and the quality of opportunities provided for residents to actively plan and implement physical and social improvements in their neighborhood by enhancing public outreach and participation.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Through dialogue with the City's established Community Development partners programs and projects are reviewed on the basis of their ability to meet the established priorities. The City reviews not only for the ability to meet these priorities but also how they complement or coordinate with other existing programs or projects.

The City feels that poverty reduction is an ongoing process. However, the City attempts to quantify program and project outcomes to measure against assumed baseline figures. As an example, the City assumed that 854 housing units have lead based paint issues (using HUD's formula for calculation). The City recognizes that lead abatement is proposed to be done on four- (4) units. Therefore, we can assume 850 units will have lead paint issues after the next grant cycle. Depending on projects and programs, baseline measures have or will continue to be developed. Additionally, the City uses statistical information for calculating the reduction of poverty. The three- (3) most used sources to determine the extent of poverty reduction by the City are the unemployment rate, census income information, and local income tax information.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Subrecipients

The City of Hamilton has established a monitoring schedule with its subrecipients. The subrecipients were monitored once a year during the program year. Beginning with Fiscal Year 2003-2004, subrecipients were monitored at least once (December and/or April) during the program year depending on the progress of their program and technical assistance needed. The Senior Neighborhood Development Specialist conducts the on-site monitoring visits. CDBG compliance issues reviewed during this visit included, but were not limited to: financial management systems, procurement procedures, identification of CDBG property and assets, and submission of monthly progress reports (see attached Monitoring Checklist). Upon completion of the monitoring visit, correspondence is sent to each subrecipient outlining any areas of concern, and the means to address these concerns.

City Departments

The Community Development Department's Neighborhood Development Division (NDD) staff monitors the performance of the City Departments against goals and performance standards as stated in our jointly executed Memorandum of Agreement. Additionally, NDD staff verifies environmental records, financial management, procurement procedures contractual and labor compliance and site visits as required. The Department submits Monthly Performance Reports and Annual Performance Report stating outcome of activity. Non-attainment of the performance goals stated, as determined by the NDD Administrator, will result in the funds being reprogrammed after the close of the Program Year.

Community Housing Development Organizations (CHDO's)

CHDO's are monitored at least annually during the program year depending on the progress of their program and technical assistance needed. The Senior Neighborhood Development Specialist and Neighborhood Development Specialist verifies eligibility, financial management, environmental reviews, project performance, requirements for accessibility, lead based paint and labor standards. During the period of affordability for HOME assisted rental housing, on-site inspections must be performed to determine compliance with the property standards of Sec. 92.251 and to verify the information submitted by the owners. These inspections will be conducted no less than: every three (3) years for projects containing 1 to 4 units; every two (2) years for projects containing 5 to 25 units; and every year for projects containing 26 or more units. Multi-family development inspections must be based on a sufficient sample of units.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Fiscal Year 2017 through 2021 Consolidated Plan is the City of Hamilton’s strategic planning document that addresses housing assistance, economic development, public services and other community development needs. This also includes the Annual Action Plan Update for Fiscal Year 2017 through 2018. The City of Hamilton will use Community Development Block Grants (CDBG) and HOME entitlement funds to help meet the needs of low and moderate income citizens as well as eliminate slum and blight. The estimated entitlement amounts for CDBG is \$1,234,320.00 and HOME is \$301,553.00. CDBG Program income is anticipated to be \$75,906.00.

In light of proposed funding reductions in both CDBG and HOME programs, the Department of Community Development continues to take a more strategic approach on funding to opportunities to meet the greatest needs such as housing, economic development, vacant/dilapidated housing demolition, street resurfacing and repair, and homeless support services. In addition, the Department is taking a more focused approach on implementing portions of the City’s Strategic Plan to foster renewed investment and economic development/job creation in the community which include Economic Development Revolving Loan Fund, Design Assistance for new and/or expanding businesses.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,234,320	75,281	0	1,309,601	These numbers are projected to be a 3% decrease from the 2016-2017 Fiscal Year allocation of Funds from HUD.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	301,553	0	0	301,553	These numbers are projected to be a 3% decrease from the 2016-2017 Fiscal Year allocation of Funds from HUD.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Department of Community Development continues to broaden and strengthen relationships with appropriate agencies and other City of Hamilton departments to implement physical improvements, special code enforcement and public services that benefit very low and low to moderate income city residents. Through these relationships, the City will work to provide emergency/minor home repairs to eligible low-income homeowners as well as remove and clear dangerous, dilapidated and vacant buildings.

The objectives of the CDBG and HOME programs include the revitalization, preservation, conservation and redevelopment of neighborhoods; stimulating economic development; and providing public improvements, which principally benefit persons of low and low-moderate income.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Clearance and Demolition	2017	2021	Non-Housing Community Development				
2	Housing	2017	2021	Affordable Housing Public Housing				
3	Public Facilities/Improvements	2017	2021	Non-Housing Community Development				
4	Public Service	2017	2021	Non-Housing Community Development				
5	Economic Development	2017	2021	Non-Housing Community Development				
6	Fair Housing	2017	2021	Affordable Housing Public Housing Homeless Non-Homeless Special Needs				
7	Homeless Activities	2017	2021	Homeless				

Table 55 – Goals Summary

Goal Descriptions

Consolidated Plan

HAMILTON

1	Goal Name	Clearance and Demolition
	Goal Description	
2	Goal Name	Housing
	Goal Description	
3	Goal Name	Public Facilities/ Improvements
	Goal Description	
4	Goal Name	Public Service
	Goal Description	
5	Goal Name	Economic Development
	Goal Description	
6	Goal Name	Fair Housing
	Goal Description	
7	Goal Name	Homeless Activities
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Hamilton made available to the public on July 19, 2016 an application for Fiscal year 2017-2018 Community Development Block Grant (CDBG) Program and for Fiscal Year 2017-2018 Home Investment Partnership (HOME) Grant Program. The city also held a mandatory Technical Assistance Session in order to review components/guidelines of the applications. The deadline to submit grant applications to the City was Thursday, September 1, 2016. The city received a total of 23 applications. The projects recommended for funding for the Fiscal year 2017-2018 Community Development Block Grant (CDBG) Program and for Fiscal Year 2017-2018 Home Investment Partnership (HOME) Grant Program are attached

Budget

CDBG FY 2017-2018

FY 2017-2018 CDBG PROGRAM - SOURCES OF FUNDS	
SOURCES	AMOUNT
FY 2017-18 CDBG Grant Allocation	\$1,234,320.15
Program Income	
<i>Housing Revolving Loan Fund (HRLF)</i>	\$2,626.08
<i>Economic Development Revolving Loan Fund (EDRLF)</i>	\$73,280.48
Sub Total of Program Income	\$75,906.56
TOTAL	\$1,310,226.71

FY 2017-2018 CDBG PROPOSED FUNDING BY CATEGORIES

FY 2017-2018 CDBG PROPOSED FUNDING BY CATEGORIES			
ORGANIZATION OR DEPARTMENT	PROJECT TITLE	REQUESTED	PROPOSED
CLEARANCE/DEMOLITION			
Health Dept.	Code Enforcement	\$125,000.00	\$105,000.00
Health Dept.	Remediation of Slum & Blight	\$45,000.00	\$75,000.00
	TOTAL	\$170,000.00	\$180,000.00
HOUSING			
People Working Cooperatively, Inc.	Emergency Home Repair and Modifications	\$50,000.00	\$40,000.00
SELF	Self's Neighbors who care: Home Repair - Housing	\$20,000.00	\$18,620.15
Neighborhood Dev Div	Emergency/Minor Home Repair	\$50,000.00	\$50,000.00
Neighborhood Dev Div	Housing Rehab (RLF)		\$2,626.08
Activity Delivery Cost (ADC)		\$150,000.00	\$150,000.00
	TOTAL	\$70,000.00	\$261,246.23
PUBLIC FACILITIES & IMPROVEMENTS			
Hamilton Parks Conservancy	Beeler Park Project - Playscape	\$61,611.00	\$50,000.00
Hamilton Urban Garden Systems	Outdoor Season Extension & year round indoor greenhouse growing for HUGS Hub and 2nd Ward Community Garden	\$81,000.00	\$0.00
Historic Hamilton LLC	Historic Crawford House Restoration - Public Facility	\$63,390.00	\$30,000.00
Open Door Food Pantry	Pantry Parking Lot Improvements	\$23,700.00	\$23,700.00
Public Works Dept	Concrete Repair & Resurfacing of City Streets	\$150,000.00	\$150,000.00
Activity Delivery Cost (ADC)			\$90,000.00
	TOTAL	\$379,701.00	\$343,700.00
ECONOMIC DEVELOPMENT			
Economic Development Dept	Commercial (RLF)	\$73,280.48	\$73,280.48
Economic Development Dept	New Entitlement	\$20,000.00	\$15,000.00
Economic Development Dept	Design Assistance Program (DAP)	\$10,000.00	\$5,000.00
	TOTAL	\$103,280.48	\$93,280.48
PUBLIC SERVICES 15% CAP		\$196,534.00 Estimated CAP	
Butler County Transit Alliance	Job Connection Shuttle	\$25,000.00	\$22,000.00
YMCA	Summer Playground Program	\$25,000.00	\$21,000.00
Great Miami Valley YMCA	BTW Programming	\$75,000.00	\$60,000.00
Serve City	Homeless Services	\$25,000.00	\$20,000.00
YWCA of Hamilton	Life Skills and Housing- Supportive Residential Homeless	\$18,000.00	\$18,000.00
Partners in Prime	Community First Fleet - Salaries	\$20,000.00	\$0.00
Fitton Center	Community Outreach - Services	\$25,000.00	\$19,000.00
Hamilton Law Dept.	Victim's Advocacy Program	\$15,000.00	\$15,000.00
Neighborhood Development Division (NDD)	Fair Housing Services & Education		\$12,000.00
	TOTAL	\$228,000.00	\$187,000.00
CDBG 20% CAP		\$262,045.00 Estimated CAP	
NDD	Administration Cost		\$245,000.00
	TOTAL CDBG REQUESTS	\$950,981.48	\$1,310,226.71

HOME FY 2017-2018

FY 2017-2018 HOME PROGRAM - SOURCES OF FUNDS	
SOURCES	AMOUNT
FY 2017-18 HOME Grant Allocation	\$301,553.00
City General Fund Match (10% of allocation)	\$30,155.30
TOTAL	\$331,708.30

FY 2017-2018 HOME PROPOSED FUNDING BY CATEGORIES			
ORGANIZATION OR DEPARTMENT	PROJECT TITLE		
ACQUISITION/NEW CONSTRUCTION			
Neighborhood Housing Services (NHS)	New Construction	\$150,000.00	\$180,000.00
	TOTAL	\$150,000.00	\$180,000.00
HOUSING AND REHABILITATION			
Neighborhood Housing Services (NHS)	Down payment/Closing Costs Assistance	\$100,000.00	\$81,480.80
SELF	Rehabilitation and Resale	\$24,995.00	\$24,995.00
Habitat for Humanity	3rd Ward Community Development	\$140,000.00	\$0.00
	TOTAL	\$264,995.00	\$106,475.80
ADMINISTRATION & CHDO OPERATING COST			
City of Hamilton NDD	Administration Cost (up to 10% of allocation)		\$30,155.00
NHS	CHDO Operating (up to 5% of allocation)		\$15,077.50
	TOTAL		\$45,232.50
	TOTAL HOME REQUESTS	\$414,995.00	\$331,708.30

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Two factors that affect the affordability of housing in a community are local property taxes and utility costs. According to the book, **Rates of Taxation in Butler County, Ohio Tax Year 2000**, the taxes in the City of Hamilton and the Hamilton City School District were of the lowest in the immediate area and lower than Butler County as a whole. For example, Hamilton's taxes were 56.36 mills as compared to 64.68 mills for Fairfield City; 67.11 mills in Union Township and 65.07 mills in the City of Oxford.

Hamilton owns and operates its own water, gas and electric utilities. The gas and electric rates are generally less than other areas in Butler County that are served by Duke Energy. Hamilton's water costs are nearly one-third less than the County rates. Neither local taxes nor municipal utility costs are deemed barriers to affordable housing in Hamilton.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Hamilton recently reviewed the building and zoning codes. The following is a summary of those, which many believe affect-housing affordability:

1. Hamilton utilizes a "one-stop" permitting process to expedite permitting and review procedures and to help avoid costly delays. Hamilton's zoning code is not unduly restrictive. In fact, the City minimum lot size for the least dense residential zoning district (10,000 square feet) is well below other areas such as Cincinnati (20,000 square feet minimum), Middletown (20,000 square feet minimum) and Fairfield (12,000 square feet minimum). The City is actively encouraging affordable mixed use development that includes residential at higher densities in certain areas, including CORE Area and affordable new single family construction in Neighborhoods. The City's subdivision regulations do require the installation of sidewalks, curbs/gutters and storm water retention methods, which can add to housing costs. However, Hamilton's regulations are not unduly harsh nor are any more restrictive than other population centers in Butler County (Middletown and Fairfield). With regard to infrastructure requirements for subdivisions, they are again the minimum standard to ensure public health, welfare and safety. In addition, sidewalks, curb/gutters promote walkability within and between neighborhoods particularly for households with limited transportation options. Hamilton employs certain incentive practices in negotiating with developers to aid in the reduction of construction costs. The zoning code allows for Planned Unit Developments (PUD's), form-based mixed use zoning, clustered housing, zero lot line zoning and certain density bonuses. The Hamilton Community Development Department has made modifications to the current PUD regulations to include: the promotion of providing greater mixtures of housing types, styles, and sizes to facilitate housing choice and

density bonuses to encourage development of affordable LMI housing by the private sector. Hamilton also has a recently adopted Community Reinvestment Area (CRA) program to assist property owners in applying for property tax abatements for certain home improvements.

The City's policies and regulations do not significantly impact housing choice or affordability. Thus, the City has not outlined a strategy for modification or amendments. The City will continue to regularly review policies/regulations and propose changes where deemed necessary.

Discussion:

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City continued to invest resources into community development efforts that leverage and increase positive activities in distressed neighborhoods. These investments include Affordable Housing Development activities, Lead Safe Workplace Practices, and the Neighborhood Overlay Conservation Zoning District.

Actions planned to foster and maintain affordable housing

The City has invested resources in developing affordable housing including down payment and closing cost assistance through Neighborhood Housing Services (NHS) of Hamilton, Inc., and the funding for acquisition of vacant properties to be used for development.

The City, to ensure affordability for HOME funded projects, uses the Recapture method consistent with 92.254(5). Specifically:

- The PJ uses the pro rata reduction model of recapture amount during affordability period for all HOME programs.
- Recapture amount is the direct subsidy received by homebuyers in the PJ's homebuyer assistance program.
- The amount of recapture is limited to net proceeds from the sale of price minus superior loan repayment) other than HOME funds) and closing costs.

Actions planned to reduce lead-based paint hazards

In an effort to reduce hazards in Hamilton, the City continues to utilize Lead Safe Work Practices. These efforts lead to the creation of a residential façade program. This program allows work to bring the exterior of income eligible owner occupied housing structures to standard condition.

Actions planned to reduce the number of poverty-level families

The City feels that poverty reduction is an ongoing process. However, the City attempts to quantify program and project outcomes to measure against assumed baseline figures. As an example, the City assumed that 853 housing units have lead based paint issues (using HUD's formula for calculation). The City recognizes that lead abatement is proposed to be done on four– (4) units. Therefore, we can assume 849 units will have lead paint issues after the next grant cycle. Depending on projects and programs, baseline measures have and will continue to be developed. Additionally, the City uses

statistical information for calculation the reduction of poverty. The three- (3) most used sources to determine the extent of poverty reduction by the City is unemployment rate, census income information and local income tax information.

Actions planned to develop institutional structure

The delivery system in the City of Hamilton was enhanced by the development of a communications process with public service providers. Representatives from social service agencies and housing providers are part of the system. The formation of this process resulted in the community working together to identify problems, priorities, strategies and action plans to assist Hamilton citizens. The City is working toward closing gaps through consultation with citizens, community service providers and local public institutions, private industry, and nonprofit organizations. The following describes the roles of groups in the institutional structure.

Actions planned to enhance coordination between public and private housing and social service agencies

Public Institution

The City of Hamilton's Community Development Department, Neighborhood Development Division will administer both the CDBG and HOME programs. Funds will be used for a variety of activities which include, but may not be limited to, owner rehabilitation, rental rehabilitation, home buyer assistance, capital improvements, economic development and technical assistance to nonprofits and public services operated by nonprofits. The City may assist other public or nonprofit groups in providing other types of affordable housing assistance. The City may apply for State Low Income Housing Tax Credits (LIHTC) or other forms of State assistance as specific projects develop.

Butler Metropolitan Housing Authority (BMHA) will continue and is responsible for carrying out the Comprehensive Public Housing Grant and Section 8 Voucher programs as well as operating low-income housing units. BMHA operates countywide and Hamilton City Council appoints one board member and the remaining are selected by the County Commissioners. With the exception of units in Middletown, Ohio, BMHA owns and operates the majority of housing units located in the City of Hamilton. The City of Hamilton encourages all residents to participate in community planning efforts including public housing residents. The City of Hamilton also encourages public housing residents to be involved in the management of their units.

Private Industry

Private sector involvement includes financial institutions providing assistance via mortgage loans to assist with private rehabilitation (owner and renter) and a first-time homebuyer program operated by Neighborhood Housing Services of Hamilton. Also, there may be private sector involvement in low-income housing tax credit projects for housing rehabilitation or new construction to increase affordable

rental and home ownership opportunities.

Discussion:

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The participating jurisdiction (PJ) uses the “recapture” method under the HOME program as required by 92.254. Specifically:

- The PJ uses the pro rata reduction model of recapture amount during affordability period for all HOME programs.
- Recapture amount is the direct subsidy received by homebuyers in the PJ’s homebuyer assistance program.
- The amount of recapture is limited to net proceeds from the sale or transfer of title whether voluntary or involuntary. Net proceeds are defined as sale price minus superior loan repayment (other than HOME funds) and closing costs.

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Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Annual Needs Assessment Mail Survey 2016</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The City of Hamilton Community Development Department undertakes an Annual Needs Assessment Survey.</p>
	<p>Provide a brief summary of the data set.</p> <p>In June 2016, the City created and distributed a survey that was mailed to 2,001 randomly selected Hamilton households coded by census tract. The surveys included a self-addressed stamped return envelope. The percentage of surveys that were completed and returned was approximately 16.8 percent. The City also mails a Needs Assessment Surveys to local Service Providers and former CDBG and HOME subrecipients because of their in-depth knowledge of needs of local special populations. This information is also mentioned under PR-15 Citizen Participation.</p>
	<p>What was the purpose for developing this data set?</p> <p>This assessment is done to ensure the City's plans and activities accurately reflect community needs by residents of the City of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The surveys were mailed on June 10, 2016 from the City of Hamilton offices. The surveys listed a return date of August 5, 2016 to be returned through the mail to the Community Development offices..</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The surveys, once returned were entered and aggregated by City of Hamilton Community Development Staff in order to better understand whether the City's plans and activities accurately reflect community needs by residents of the City of Hamilton. This Needs Assessment also provides a tool to address the priority of the community needs.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The 2,001 Surveys were mailed to randomly selected residents, based on total population of the City of Hamilton from the 2010 Census. The percentage sent to each census tract was based on the tract population and divided proportionally by the number 2000, with that being the goal for the number of surveys the City intended to send out.</p>

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

The survey questions whether the respondent Owns or Rents their home. Of the returned surveys 70.61% Own their Homes and 29.39% of Respondents Rent their homes. The survey also asks the age of the respondents and based on the completed surveys 2.38% of Respondents were 19-25 years of age, 10.42% of Respondents were 26-35 years of age, 11.61% of Respondents were 36-45 years of age, 18.75% of Respondents were 46-55 years of age, 23.81% of Respondents were 56-65 years of age, and 33.04% of Respondents were over the age of 65.

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You have been randomly selected to complete this questionnaire. Your confidential input is extremely valuable and appreciated. Please return the survey in the enclosed stamped envelope postmarked by August 1, 2016.

The City of Hamilton prepares a Consolidated Plan every five years to address the community development needs affecting low and moderate income residents of Hamilton. The City's community development projects are funded in part with grants received from the U.S. Department of Housing and Urban Development (HUD). These grants enable the City to provide decent affordable housing, economic development opportunities, neighborhood improvements, and community development services for the low and moderate income residents of Hamilton. The City is gathering citizen input in order to assess the needs of the community.

1. Please rate the need for the following Public Services:

	Significant Need	Moderate Need	Low Need
Transportation Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drug/Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for the Homeless	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly/Senior Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for physically disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for developmentally disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Services/Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment/Job Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crime Awareness/Prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services for Battered & Abused Spouses/Children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair Housing Counseling/Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tenant/Landlord Counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. How would you rate the need for emergency/minor home repair programs for low-income City of Hamilton residents?
 Significant need Moderate need Low need
3. How would you rate the need for Housing Rehabilitation in the City of Hamilton?
 Significant need Moderate need Low need
4. How would you rate the need for affordable owner-occupied housing in the City of Hamilton?
 Significant need Moderate need Low need
5. How would you rate the need for affordable rental housing in the City of Hamilton?
 Significant need Moderate need Low need

Survey is two sided. Please use the enclosed stamped envelope to return your completed survey by August 1, 2016. Thanks again for participating.

6. Please rate the need for the following Public Infrastructure and Facilities Improvements:

	Significant Need	Moderate Need	Low Need
Sidewalk Repair/Installation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Repaving/Repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Water (Drainage) Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Parks and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Facilities/Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Business District Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. What do you think is a bigger Housing issue in the City of Hamilton?

- Cost of Housing Quality of Housing

8. How important is Historic Preservation in the City of Hamilton?

- Very important Somewhat important Not important

9. How important is the removal/demolition of unsafe/dangerous or abandoned buildings in the City of Hamilton?

- Very important Somewhat important Not important

10. How important is the Economic Vitality of Downtown Hamilton and the Riverfront?

- Very important Somewhat important Not important

11. How important is the improvement of the visual appearance of primary business districts, entryways and streets?

- Very important Somewhat important Not important

12. Do you own or rent your home?

- Own Rent

13. Please indicate your age:

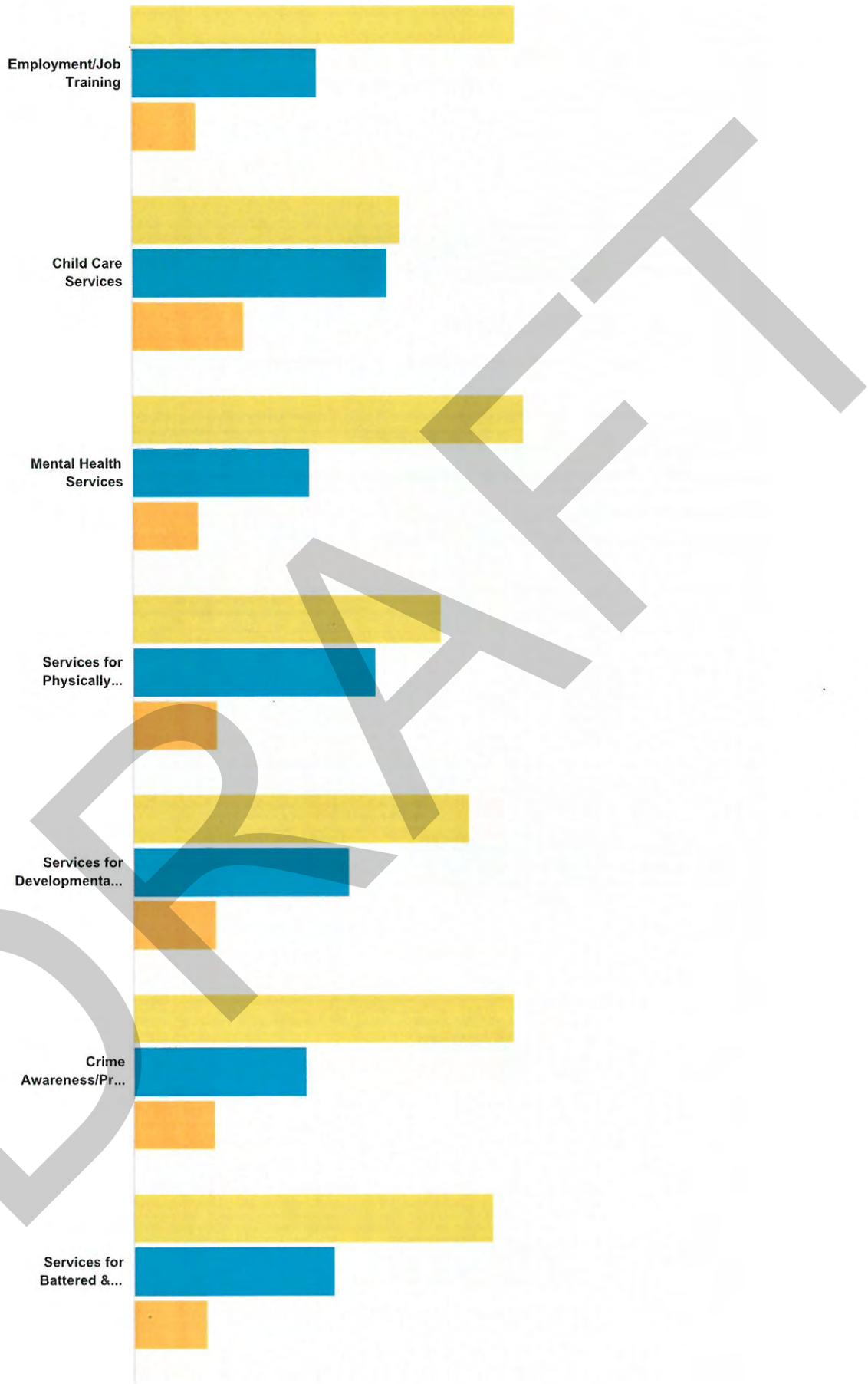
- 18 years or less 19-25 years 26-35 years 36-45 years
 46-55 years 56-65 years 65+ years

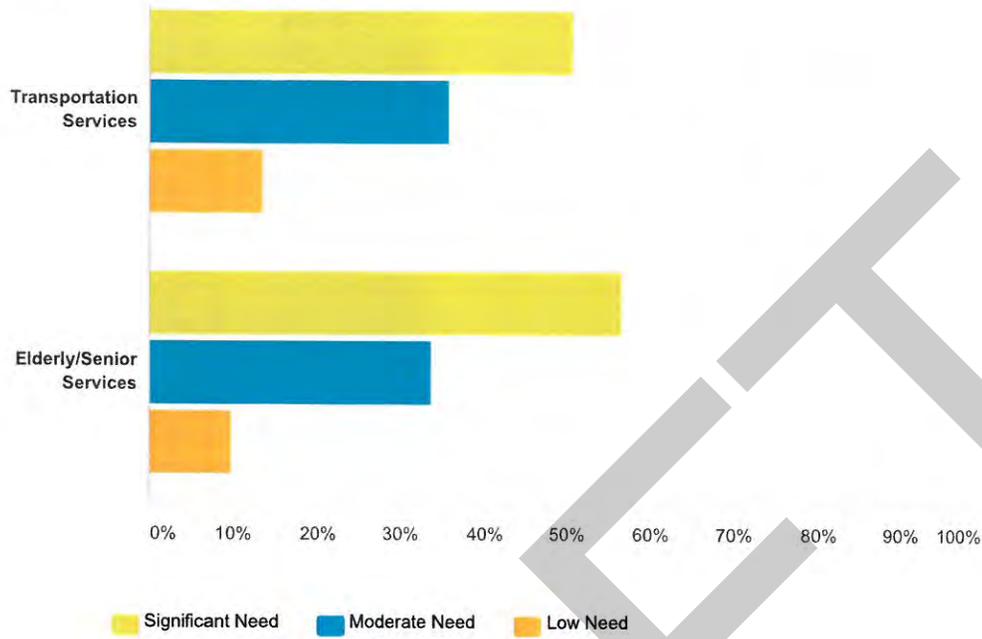
Other Comments (please write in) _____

Q1 Please rate the need for the following Public Services:

Answered: 341 Skipped: 1







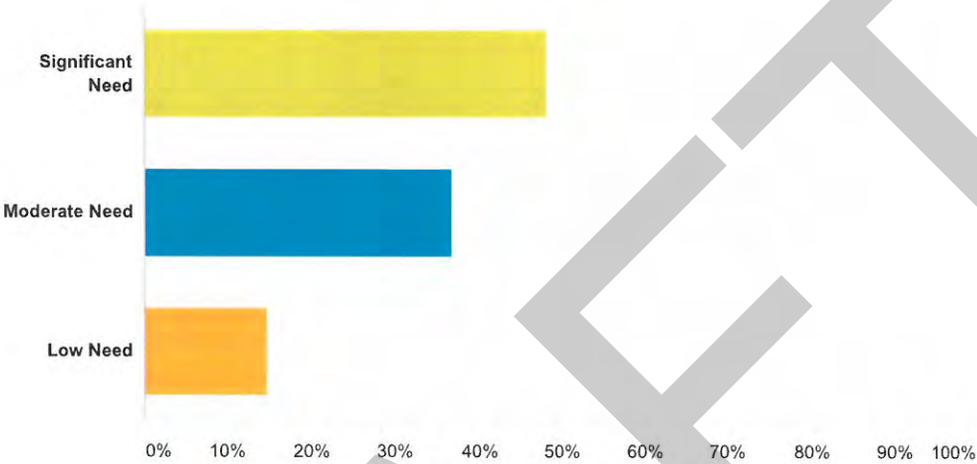
	Significant Need	Moderate Need	Low Need	Total
Fair Housing Counseling/Services	24.44% 77	41.90% 132	33.65% 106	315
Tenant/Landlord Counseling	23.44% 75	39.69% 127	36.88% 118	320
Drug/Substance Abuse Services	77.27% 255	15.15% 50	7.58% 25	330
Services for the Homeless	56.19% 186	30.82% 102	12.99% 43	331
Youth Services/Programs	58.73% 195	31.02% 103	10.24% 34	332
Health Services	52.74% 173	35.37% 116	11.89% 39	328
Employment/Job Training	60.42% 200	29.31% 97	10.27% 34	331
Child Care Services	42.20% 138	40.06% 131	17.74% 58	327
Mental Health Services	61.56% 205	27.93% 93	10.51% 35	333
Services for Physically Disabled	48.48% 159	38.11% 125	13.41% 44	328
Services for Developmentally Disabled	52.89% 174	34.04% 112	13.07% 43	329
Crime Awareness/Prevention	59.88% 200	27.25% 91	12.87% 43	334
Services for Battered & Abused Spouses/Children	56.50% 187	31.72% 105	11.78% 39	331
Transportation Services	50.75% 169	35.74% 119	13.51% 45	333

Elderly/Senior Services	56.55% 190	33.63% 113	9.82% 33	336
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Q2 How would you rate the need for emergency/minor home repair programs for low-income City of Hamilton residents?

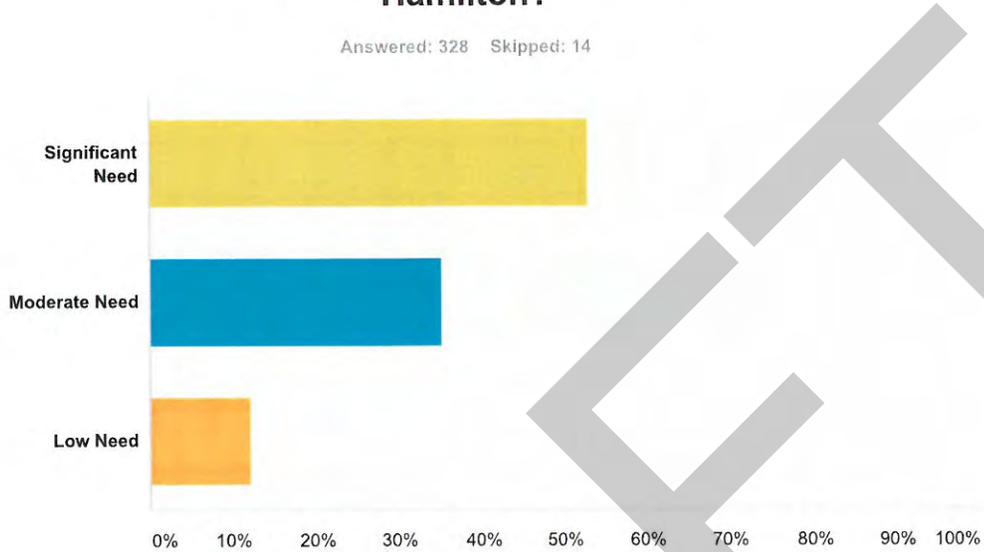
Answered: 329 Skipped: 13



Answer Choices	Responses	Count
Significant Need	48.33%	159
Moderate Need	36.78%	121
Low Need	14.89%	49
Total		329

Q3 How would you rate the need for Housing Rehabilitation in the City of Hamilton?

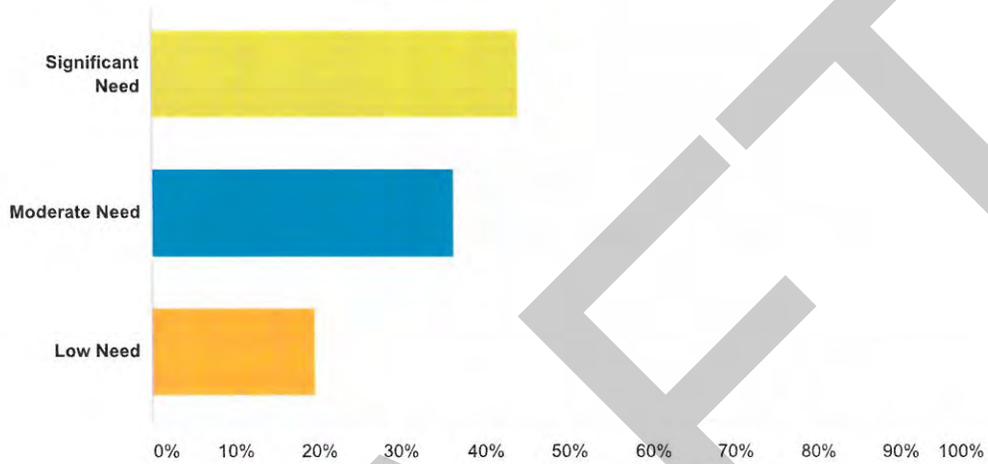
Answered: 328 Skipped: 14



Answer Choices	Responses	
Significant Need	52.74%	173
Moderate Need	35.06%	115
Low Need	12.20%	40
Total		328

Q4 How would you rate the need for affordable owner-occupied housing in the City of Hamilton?

Answered: 327 Skipped: 15



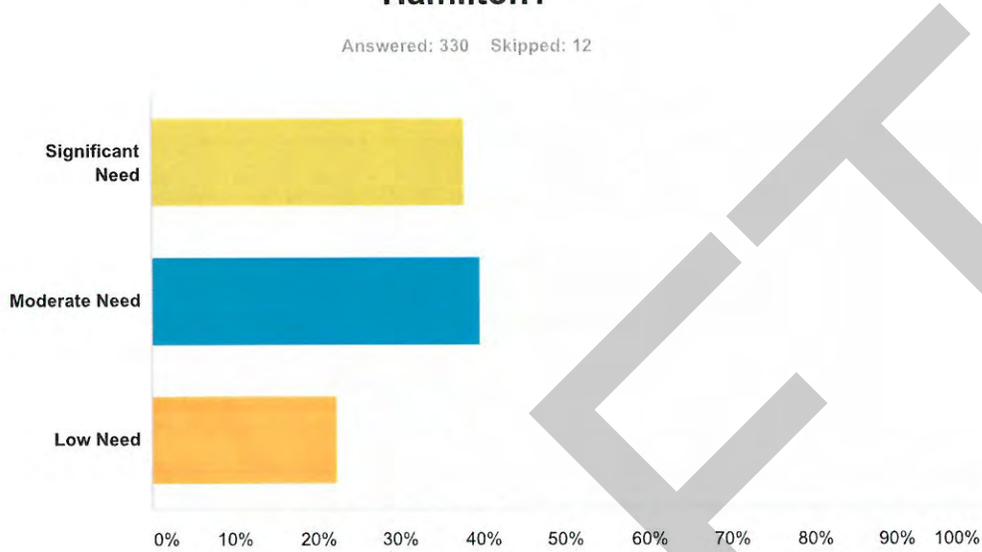
Answer Choices

Responses

Significant Need	44.04%	144
Moderate Need	36.39%	119
Low Need	19.57%	64
Total		327

Q5 How would you rate the need for affordable rental housing in the City of Hamilton?

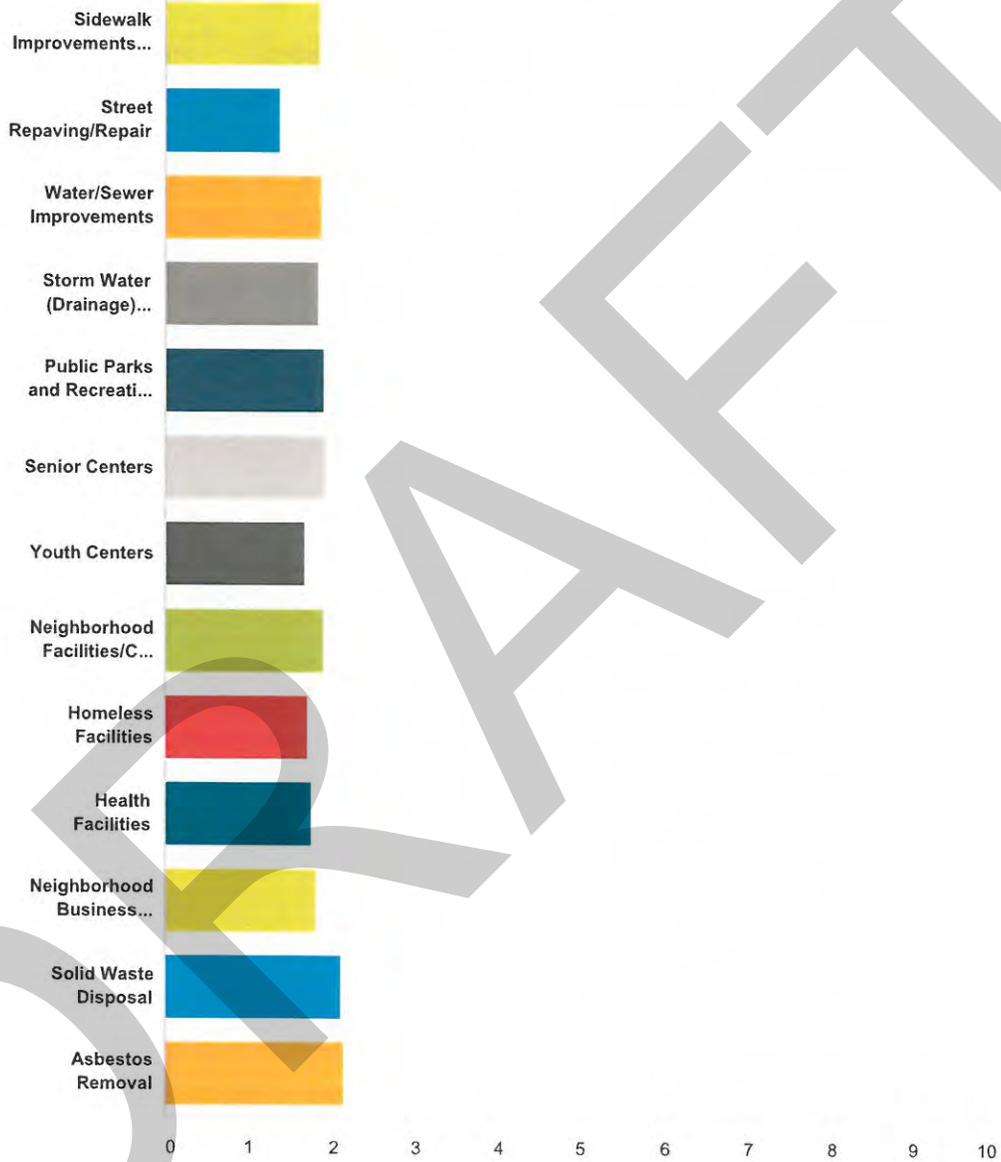
Answered: 330 Skipped: 12



Answer Choices	Responses	Count
Significant Need	37.88%	125
Moderate Need	39.70%	131
Low Need	22.42%	74
Total		330

Q6 Please rate the need for the following Public Infrastructure and Facilities Improvements:

Answered: 341 Skipped: 1



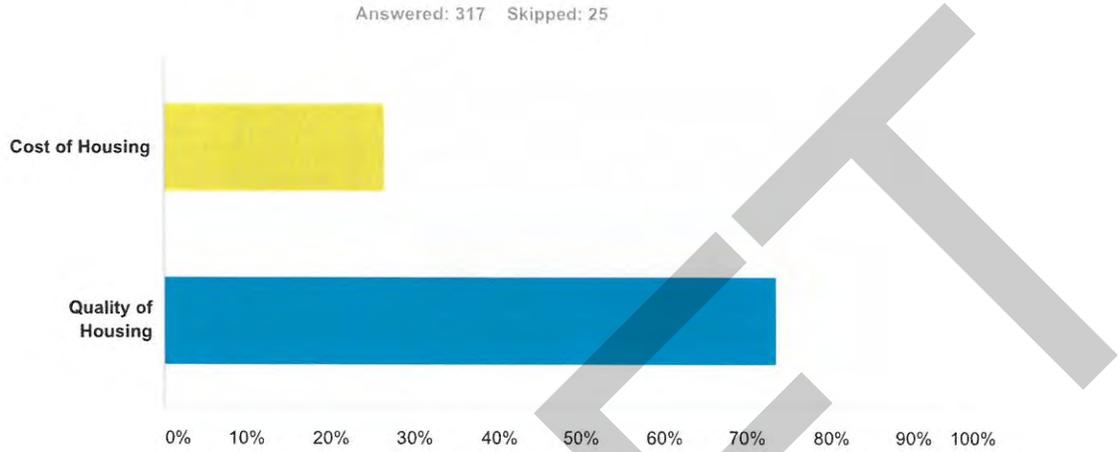
	Significant Need	Moderate Need	Low Need	Total	Weighted Average
Sidewalk Improvements/Installation	35.87% 118	44.68% 147	19.45% 64	329	1.84
Street Repaving/Repair	70.33% 237	24.04% 81	5.64% 19	337	1.35
Water/Sewer Improvements	32.73% 108	48.18% 159	19.09% 63	330	1.86

Storm Water (Drainage) Improvements	36.25% 120	45.62% 151	18.13% 60	331	1.82
Public Parks and Recreation Facilities	33.03% 108	47.40% 155	19.57% 64	327	1.87
Senior Centers	32.13% 107	46.55% 155	21.32% 71	333	1.89
Youth Centers	48.02% 158	38.60% 127	13.37% 44	329	1.65
Neighborhood Facilities/Centers	36.09% 118	40.67% 133	23.24% 76	327	1.87
Homeless Facilities	49.24% 163	32.63% 108	18.13% 60	331	1.69
Health Facilities	44.44% 148	36.64% 122	18.92% 63	333	1.74
Neighborhood Business District Improvements	38.97% 129	43.50% 144	17.52% 58	331	1.79
Solid Waste Disposal	22.98% 74	44.72% 144	32.30% 104	322	2.09
Asbestos Removal	24.30% 78	38.94% 125	36.76% 118	321	2.12

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Q7 What do you think is a bigger housing issue in the City of Hamilton?

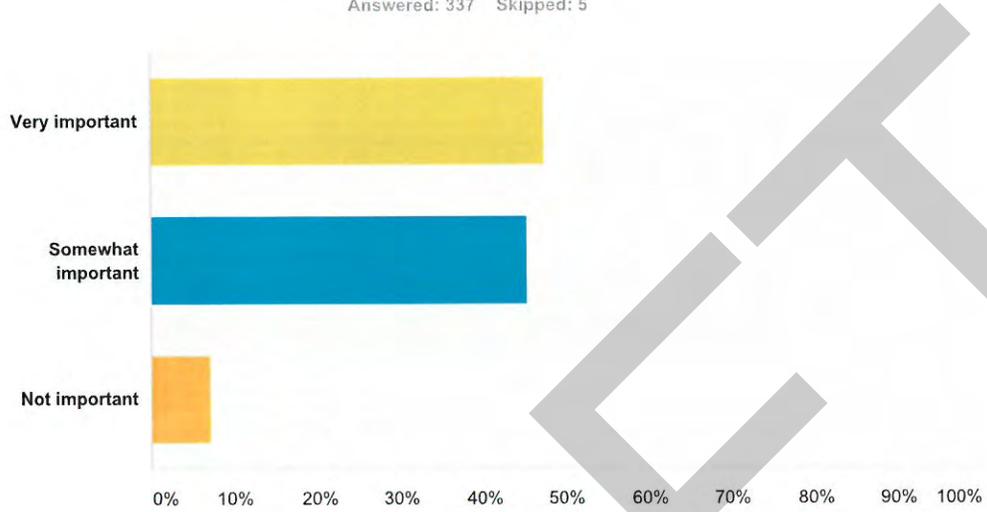
Answered: 317 Skipped: 25



Answer Choices	Responses	
Cost of Housing	26.50%	84
Quality of Housing	73.50%	233
Total		317

Q8 How important is Historic Preservation in the City of Hamilton?

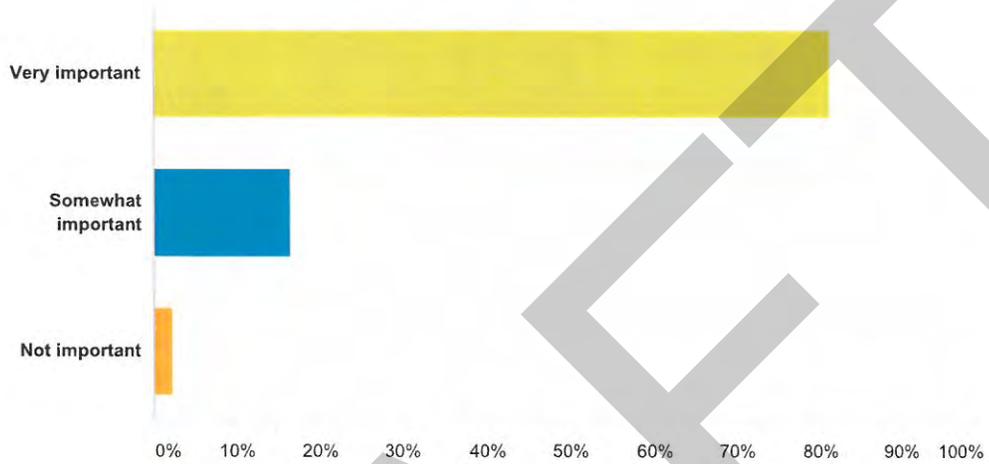
Answered: 337 Skipped: 5



Answer Choices	Responses	
Very important	47.48%	160
Somewhat important	45.40%	153
Not important	7.12%	24
Total		337

Q9 How important is the removal/demolition of unsafe/dangerous or abandoned buildings in the City of Hamilton?

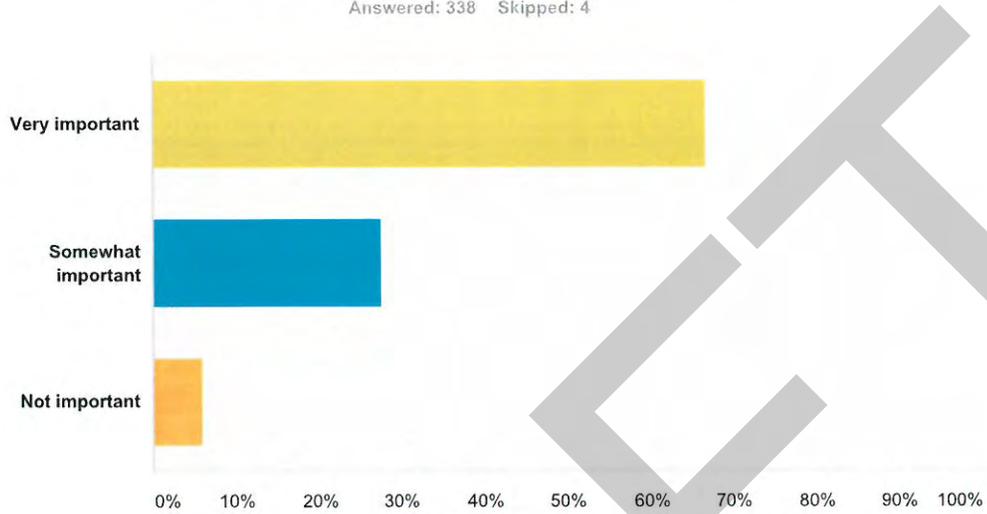
Answered: 340 Skipped: 2



Answer Choices	Responses	
Very important	81.18%	276
Somewhat important	16.47%	56
Not important	2.35%	8
Total		340

Q10 How important is the Economic Vitality of Downtown and the Riverfront?

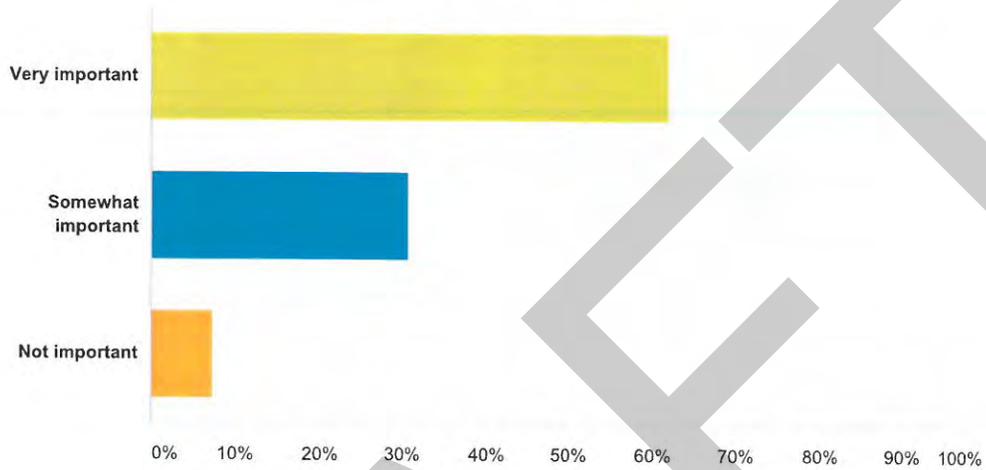
Answered: 338 Skipped: 4



Answer Choices	Responses	
Very important	66.57%	225
Somewhat important	27.51%	93
Not important	5.92%	20
Total		338

Q11 How important is the improvement of the visual appearance of primary business districts, entryways and streets?

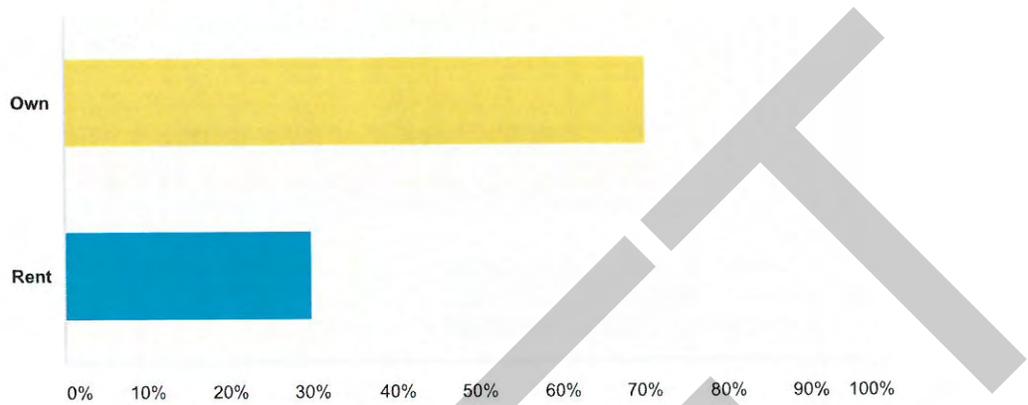
Answered: 339 Skipped: 3



Answer Choices	Responses	Count
Very important	61.95%	210
Somewhat important	30.68%	104
Not important	7.37%	25
Total		339

Q12 Do you own or rent your home?

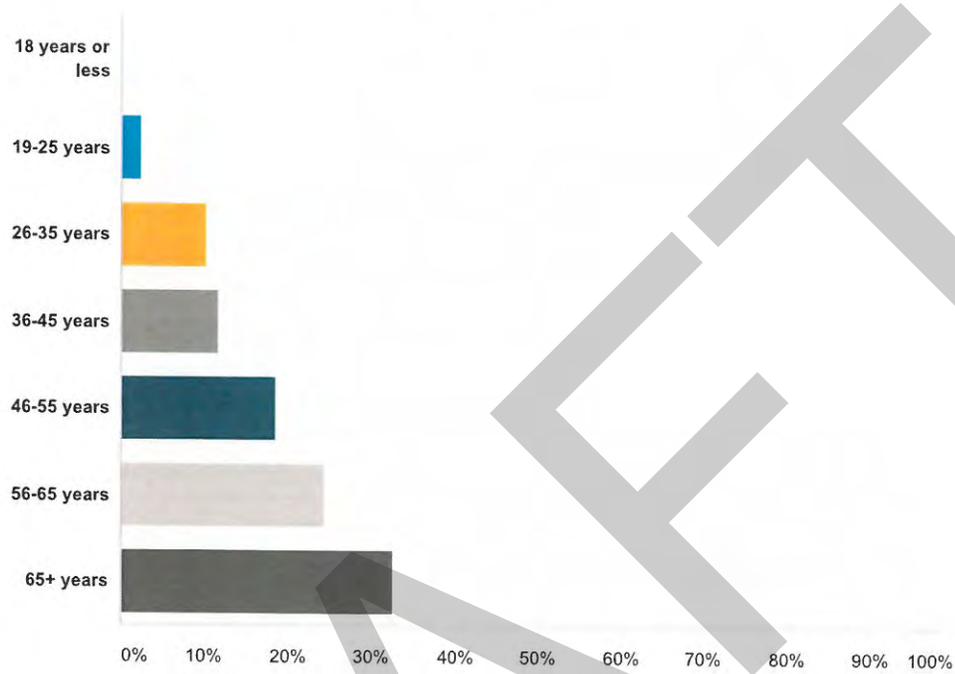
Answered: 334 Skipped: 8



Answer Choices	Responses	
Own	70.06%	234
Rent	29.94%	100
Total		334

Q13 Please indicate your age:

Answered: 340 Skipped: 2



Answer Choices	Responses	
18 years or less	0.00%	0
19-25 years	2.35%	8
26-35 years	10.29%	35
36-45 years	11.76%	40
46-55 years	18.53%	63
56-65 years	24.41%	83
65+ years	32.65%	111
Total		340

Q14 Census Tract

Answered: 342 Skipped: 0



PM3

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Answer Choices	Responses	
1	5.85%	20
2	3.22%	11
3	2.92%	10
4	3.80%	13
5	2.05%	7
6	6.43%	22
10.01	8.77%	30
10.02	10.53%	36
11	6.73%	23
13	8.77%	30
110.04	1.75%	6
146	1.46%	5
147	6.73%	23
148	9.06%	31
149	3.80%	13
150	2.05%	7
SP	11.11%	38
PM1	2.05%	7
PM2	2.05%	7
PM3	0.88%	3
Total		342

PRESS RELEASE
July 18, 2016

For Immediate Release
Meredith Murphy
Department of Community Development
meredith.murphy@hamilton-oh.gov
(513) 785-7350

Community Development Block Grant & HOME Investment Partnership Grant Public Meetings

Hamilton, Ohio - Residents of Hamilton are invited to participate in a public meeting being held by the City of Hamilton Department of Community Development Neighborhood Development Division to gather input to address community needs of the residents of the City of Hamilton through the use of the Community Development Block Grant (CDBG) and HOME Programs. Please take the time to attend the following events and help us meet our community's needs.

Tuesday, August 2, 2016

6:00 p.m. – 7:00 p.m.
Partners in Prime
140 Ross Avenue
Hamilton, OH 45013

Wednesday, August 3, 2016

Technical Assistance Meeting*
2:00 p.m. – 3:00 p.m.
City of Hamilton Council Chambers
345 High Street
Hamilton, OH 45011

Wednesday, August 3, 2016

3:00 p.m. – 4:00 p.m.
City of Hamilton Council Chambers
345 High Street
Hamilton, Ohio 45011

Wednesday, August 3, 2016

6:00 p.m. – 7:00 p.m.
City of Hamilton Council Chambers
345 High Street
Hamilton, Ohio 45011

Thursday, August 4, 2016

6:00 p.m. – 7:00 p.m.
The Salvation Army
235 Ludlow Street
Hamilton, Ohio 45012

Monday, August 8, 2016

6:00 p.m. – 7:00 p.m.
St. Julie's / Fenmont Center
229 N Third Street
Hamilton, OH 45011

Tuesday, August 9, 2016

6:00 p.m. – 7:00 p.m.
Booker T. Washington
Community Center
1140 S. Front Street
Hamilton, OH 45011

Thursday, August 11, 2016

6:00 p.m. – 7:00 p.m.
Board of Education
533 Dayton Street
Hamilton, OH 45011

Please note those non-profits who are planning to apply for 2017-2018 funding must attend the Technical Assistance Meeting on Wednesday, August 3rd at 2pm.

For more information please contact:

City of Hamilton
Neighborhood Development Division
Department of Community Development
345 High Street, 3rd Floor
Hamilton, OH 45011
Phone: [513-785-7020](tel:513-785-7020)

**Community Development Block Grant/HOME Public Meetings
Partners in Prime, 140 Ross Avenue, Hamilton, Ohio, 45013**

MEETING DATE: Tuesday, August 2, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
John Creech	City of Hamilton	345 High St Hamilton OH 45011	513-785-7350	John.creech@hamilton-oh.gov
Meredith Murphy	City of Hamilton	345 High St Hamilton, OH 45011	513-785-7350	meredith.murphy@hamilton-oh.gov
Bud Scharf	"	"	"	eugene.scharf@hamilton-oh.gov

Community Development Block Grant/HOME Public Meetings
TECHNICAL ASSISTANCE
City of Hamilton Council Chambers, 345 High Street, Hamilton, Ohio, 45011

MEETING DATE: Wednesday, August 3, 2016 MEETING TIME: 2:00pm to 3:00pm

Name	Agency	Address	Phone	Email
Tanya Lanny	Gymnca	105 N 2nd St.	513-887-0001	Howny@gmymca.org
Kinda Kimb	SPRUE City	622 East Ave	737-8900	
Mr Hayden	City of Hamilton	345 High		
Gil Gunthore	"	"		
Karen Jones	Partners w Prime	140 Ross Ave	807-998	HJES@community-REST.ORG
Ed Giuliana	Fleet Partners in Prime	140 Ross Ave.	867-9195	egjuliano@community-first.org
David Ritchey	Community Health Development	Lansville Ky	502 901-0263	dritchay@communityhealth.net
Camer Briggs	BCRTA	3045 Moser Ct. Hamilton	513-785-5394	briggs@buttercountytga.com
Jennifer Robertson	Gymnca	105 N. 2nd	867-0001	JRobertson@gmymca.org
Stacey Dietrich	COH			

Community Development Block Grant/HOME Public Meetings
TECHNICAL ASSISTANCE
City of Hamilton Council Chambers, 345 High Street, Hamilton, Ohio, 45011

MEETING DATE: Wednesday, August 3, 2016 MEETING TIME: 2:00pm to 3:00pm

Name	Agency	Address	Phone	Email
Mindy Muller	Some city thing CPC	622 East Ave	513-858-1738	mindy.muller@arting.net
Rakesha Holmes	Seventy House	6142 Green Knoll Cr	513-278-7855	rakesha.holmes@outlook.com
Mike Samovski	Open Door/Ina	800 So. Front	378-4227	
Christa Carnahan	YWCA Hamilton	244 Dayton St.	856-9800	ccarnahan@ywcHamilton.com
Rebecca Palen	SELF	1790 S. Erie Hwy	513-268-4300	rpalen@selfhelp.org
Staci O'Leary	PCR	4622 Saddle Rd	513-351-7991	olearyst@gmail.com
Steve Timmer	HAMILTON PARKS CONSULTANCY	106 N. 2nd St	513-785-7055	timmer's@hamiltonparks.net
R GABBARD	BUTLER CO		513-785-5391	
M Brubacher	S	115 Bucke/Hairfield	513 373-3429	mbrubacher@sibeyline.com
SHI O'NEILL	HISTORIC HAMILTON	622 DAYTON ST. 45011	604-1355	SHI.ONEILL29@GMAIL.COM

Community Development Block Grant/HOME Public Meetings
TECHNICAL ASSISTANCE
City of Hamilton Council Chambers, 345 High Street, Hamilton, Ohio, 45011

MEETING DATE: Wednesday, August 3, 2016 MEETING TIME: 2:00pm to 3:00pm

Name	Agency	Address	Phone	Email
Jim Steffey	Partnership for Housing	3036 West Fork Rd. Cincinnati	513 619 2774	jsteffey@enrside.com
Lorrie Hays	Habitat for Humanity Greater Cincinnati	4910 Parana Dr. Cincinnati OH 45237	513 205 0911	lorriehays55@gmail.com
Scott Berry	FITON CENTER FOR CREATIVE ARTS	101 S. MOVEMENT AVE HAMILTON OH 45011	513-863-8873	SCOTT@FITONCENTEE.ORG
Kristine Lattar Landsfeld	Great Miami Rowing Center	330 North B Street, Hamilton, OH	413-(695)-7707 (c)	director@greatmiamiroving.com
Heather Hedges	COH	345 High St Hamilton, OH	785-7028	heather.hedges@hamilton-oh.gov
Duronna Smith	COH	"	785-7020	duronna.smith@hamilton-oh.gov
Kim Preston	COH	"	"	Kimberly.Preston@hamilton-oh.gov
Ed Wilson	COH	"	785-7029	edward.wilson@hamilton-oh.gov
Eugene Scharf	COH	"	785-7020	eugene.scharf@hamilton-oh.gov
Tomina Herrington	COH	"	785 7024	tomina.herrington@hamilton-oh.gov

**Community Development Block Grant/HOME Public Meetings
 City of Hamilton Council Chambers, 345 High Street, Hamilton, Ohio, 45011**

MEETING DATE: Wednesday, August 3, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
Carmen Pillingbury	The Beatrice Box	450 S. 137th St Hamilton, OH	513-544-7295	carmend@thebeatricebox.com
Zachary		643 Dayton St	225-5703	
Heather Hedges	COH	345 High St Hamilton, OH	785-7028	heather.hedges@hamilton-oh.gov
Eugene Scharfe	City of Hamilton	"	785-7020	eugene.scharfe@hamilton-oh.gov
Meredith Murphy	COH	345 High St Hamilton, Ohio	785-7356	meredith.murphy@hamilton-oh.gov

**Community Development Block Grant/HOME Public Meetings
 Salvation Army, 235 Ludlow Street, Hamilton, Ohio, 45011**

MEETING DATE: Thursday, August 4, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
Heather Hedges	COH	345 High St. Hamilton, OH 45011	785-7028	heather.hedges@ hamilton-oh.gov
Ed Wilson	COH	345 HIGH ST HAMILTON, OH 45011	785-7024	edward.wilson@ hamilton-oh.gov
Bud Schauf	" "	" "	785-7350	Eugene Schauf@hamilton- oh.gov

Community Development Block Grant/HOME Public Meetings
 St. Julie Billiard Fenmont Center, 528 N. Third Street, Hamilton, Ohio, 45011

MEETING DATE: Monday, August 8, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
Gordon Ohlhausen	"	406 Heritage Center	513 360-0398	
Ann Ohlhausen	"	"	"	
FR Mike Pucke	St. Julie	224 NIXTON 45011	863-1040	m.pucke@stjulie.net
George Gordon	"	355 Campbell Drive 355 Campbell Dr	513 895-4601	ggordon355@aol.com
PAT GORDON	"	355 Campbell Dr	"	ggordon355@aol.com
John Creech	City of Hamilton	345 High St Hamilton OH 45011	513-785-7350	john.creech@hamilton-oh.gov
PAUL BREIDENBACH	HOME	2400 Reading Rd	513 349-7130	PAUL.BREIDENBACH@HOMEINCY.ORG
Fr. Rob Mullenkamp	St. Joseph St. Peter's (Lamin)	171 Washington Street	863-3938	mullenkamp@stpeterinc.com
MARILYN & CHARLEY OSTENDORF	ST JULIE CHURCH	404 BEECH AVE FAIRFIELD OH 45011	896-5336	NONE THAT WORKS
Meredith Murphy	City of Hamilton	345 High St Hamilton OH 45011	513-785-7350	meredith.murphy@hamilton-oh.gov

Community Development Block Grant/HOME Public Meetings
Booker T. Washington Community Center, 1140 S. Front Street, Hamilton, Ohio, 45011

MEETING DATE: Tuesday, August 9, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
John Creech	City of Hamilton	345 High St Hamilton OH 45011	513-785-7350	john.creech@hamilton-oh.gov
Pat Maelle	City / Resident	223 So Front Street Hamilton, OH 45011	513-844-8515	moellerpatric@fuse.net
Alfred J Barron	Resident	123 Chestnut St Hamilton OH 45011	646 0733 513 856 8452	
Meredith Murphy	City of Hamilton	345 High St, Hamilton Ohio 45011	513-785-7350	meredith.murphy@hamilton-oh.gov
Samy Boyles	BSTW	456 West Hamilton, OH	513-785-2451	sboyles@smugmex.org
Eugene Schartz	City of Hamilton		513-785-7350	Eugene.Schartz@hamilton-oh.gov

**Community Development Block Grant/HOME Public Meetings
Hamilton City Schools, Board of Education, 533 Dayton Street, Hamilton, Ohio, 45011**

MEETING DATE: Thursday, August 11, 2016 MEETING TIME: 6:00pm to 7:00pm

Name	Agency	Address	Phone	Email
Alfred Hall	HUGS	332 Dayton Street Hamilton OH 45011	513.328.1819	a.fred.hall@gsd.org
Dorena Smith	City - NDD	345 High St Hamilton OH 45011	785-7030	dorena.smith@hamilton.oh.us
PAUL BREIDENBACH	HOMEZ		(513) 344-7130	PAUL.BREIDENBACH@MAIL.COM
Ed Wilson	CITY-PLANNING	345 High St Hamilton OH 45011	(513) 785-7024	Edward.Wilson@hamilton-oh.gov
Meredith Murphy	City - Planning	345 High St Hamilton, OH 45011	513 785 7356	meredith.murphy@hamilton-oh.gov



**Draft FY 2017-2021 Consolidated Plan and
2017-2018 Annual Action Update for Citizen Review**

The Draft Fiscal Year 2017 through 2021 Consolidated Plan is the City of Hamilton's strategic planning document that addresses housing assistance, economic development, public services and other community development needs. This draft also includes the Annual Action Plan Update for Fiscal Year 2017 through 2018. The Consolidated Plan, as well as the Annual Action Update, will be submitted to the U.S. Department of Housing and Urban Development (HUD) on or about March 15, 2017. The City of Hamilton will use Community Development Block Grants (CDBG) and HOME entitlement funds to help meet the needs of low and moderate income citizens as well as eliminate slum and blight. The estimated entitlement amounts for CDBG is \$1,234,320.00 and HOME is \$301,553.00. CDBG Program income is anticipated to be \$75,906.00.

The City of Hamilton will make the draft available for written comments from December 11, 2016 to January 10, 2017. Citizens can examine the Draft Annual Action Plan Update to the Following locations:

- Lane Public Library, 300 North 3rd Street
- Booker T. Washington Community Center, 1140 South Front Street
- Miami University, Hamilton Campus Library, 1601 University Blvd.
- YWCA, 244 Dayton Street
- City of Hamilton's Community Development Department
- City of Hamilton's Clerk Office
- www.hamilton-city.org

Written comments concerning this draft should be addressed to: Neighborhood Development Division, Community Development Department, 345 High Street, Hamilton, Ohio 45011. If you have any other questions please contact the Community Development Department at 513-785-7350.



ORDINANCE NO. _____

AN ORDINANCE APPROVING THE CITY OF HAMILTON'S CONSOLIDATED PLAN FOR FISCAL YEARS 2017-2021 AND ANNUAL ACTION PLAN UPDATE FOR FISCAL YEAR 2017-2018, DELINEATING THE STATEMENT OF OBJECTIVES AND PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS, AND AUTHORIZING THE SUBMITTAL OF SAID PLANS TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the City of Hamilton, Ohio, annually receives Federal grant funds under Title I of the Housing and Community Development Act of 1974, as amended, for its Community Development Block Grant (CDBG) Program and its HOME Investment Partnership Program as authorized under Title II of the Cranston-Gonzales National Affordable Housing Act (NAHA) of 1991, as amended; and

WHEREAS, as a condition of receiving the aforesaid Federal grant funds, the United States Department of Housing and Urban Development (HUD) requires that the proposed use of CDBG and HOME Investment Partnership Funds be delineated in an Annual Action Plan that assesses community development needs and priorities; and

WHEREAS, the City's Consolidated Plan Update for Fiscal Years 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018, which delineate a statement of objectives and proposed use of funds and includes assurances that the City of Hamilton will comply with primary objectives of the Housing Community Development Act and other Federal laws governing the use of Federal grant funds, has been prepared by the City's administrative staff; and

WHEREAS, the functions of the Consolidated and Action Plans are to build a participatory process, apply for grant funds under HUD's formula grant programs, define a strategy for carrying out HUD programs, and describe an action plan that provides a basis for assessing performance; and

WHEREAS, on January 17, 2017 the City's Planning Commission, after a public hearing, recommended adoption of said Plans; and

WHEREAS, to secure the aforesaid Federal grant funds, it is necessary that Council approve the aforesaid Consolidated Plan Update for Fiscal Years 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018, and authorize submittal of said Plans to HUD; and

WHEREAS, this Council now desires to approve said Plans and to authorize the City Manager to submit the Plans to HUD.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hamilton, Ohio:

SECTION I: That the City of Hamilton, Ohio's Consolidated Plan Update for Fiscal Years 2017-2021 and the Annual Action Plan for Fiscal Year 2017-2018, on file in the office of the City of Hamilton's Department of Community Development, delineating the statement of objectives and proposed use of Community Development Block Grant and HOME Investment Partnership Program Funds within the City, be and are hereby approved.

SECTION II: That the City Manager is hereby authorized and directed to take all necessary actions to submit said Plans to the United States Department of Housing and Urban Development.

SECTION III: This ordinance shall take effect and be in full force from and after the earliest period allowed by law after its passage.

PASSED: _____

Effective Date: _____

ATTEST: _____

City Clerk

Mayor

Ordinance No. _____ (cont'd)

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Butler County, Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: John Creech, Senior Planner

Agenda Item: Request by Katherine Rumph for a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540 (Katherine Rumph, Owner).

Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	Related Strategic Goal(s) <input type="checkbox"/> R Realize new investments <input type="checkbox"/> A Add new jobs <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
Ordinance or Resolution <i>Ordinance</i>	1 st Reading Date: 1-25-2017 2 nd Reading Date: 2-8-2017 Public Hearing Date:	
Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i>	City Council (or other): Planning Commission: 12-19-2016 City Council Caucus: 1-11-2017	
Contract	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
Fiscal Impact	Budgeted: No Expenditure: \$200.00 Source Funds: \$0.00	<i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i>

Policy Issue

Does City Council wish to adopt legislation to approve a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540?

Policy Alternative(s)

Council may choose not to adopt such legislation to approve a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540.

Staff Recommendation

Staff recommends that Council receive this report and adopt the legislation to approve a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540 because the Planning Commission and City Administration have both approved the conditional use.



Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.

Fiscal Impact Summary

The City's current fiscal impact includes any staff time allotted to the request for a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540, estimated at approximately \$200.00.

Background Information

This is a request submitted by Katherine Rumph, for a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540 (Exhibit A). The property is zoned B-2 Community Business zoning district (Exhibit B) and is a 4,500 square foot property comprised of a single parcel (City Lot No. 28540), located on the northwest corner of Central Avenue and Pershing Avenue. Residential Uses are Conditional Uses in the B-2 Community Zoning District and require review by the Planning Commission (Section 1121.39) and approval by City Council.

Proposed Project:

The proposed project involves the renovation of an existing vacant building space to create a residential dwelling unit. The existing building is comprised of two separate spaces: an existing beauty shop and the subject vacant space. There are seven (7) existing surface parking spaces on the property. One (1) parking space is designed for the proposed residential dwelling unit. Vehicular access to the property is existing from two separate driveways one from Central Avenue and another from Pershing Avenue. The proposed dwelling unit, the designed parking space and the existing site layout and access is shown on the attached site plan submitted by the applicant. No additional changes are proposed.

CONDITIONAL USE REVIEW

1155.10 – Conditional Uses:

1. The Planning Commission (PC) shall review and make a recommendation to City Council, in accordance with the provisions of this Ordinance for applications for Conditional Uses. The PC shall review the particular facts and circumstances of each proposed Conditional Use, and if recommending approval shall find adequate evidence that the proposed conditional use complies with the General Standards applicable to all Conditional Uses found in 1155.30. (REVISED OR2015-9-80)
2. The PC has no obligation to recommend approval of a Conditional Use, and City Council has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the PC that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. (REVISED OR2015-9-80)
3. In considering an application for a Conditional Use, the PC and City Council shall give due regard to the nature and condition of all adjacent uses and structures and in recommending approval of a conditional use may impose such requirements and conditions, in addition to any expressly stipulated in this Ordinance, as the PC may deem necessary for the protection of adjacent properties and the public interest. (REVISED OR2015-9-80)

Section 1155.00 which regulates Conditional Uses states the following:

1155.30 – Application and Review

The applicant shall submit an application to the Department of Community Development for a Conditional Use along with applicable fee. The applicant shall submit at least the following supporting information to be considered for a



Conditional Use.

- A. A written description of the proposed Conditional Use including nature of the business and hours of operation. The written description of the proposed Conditional Use should further address the nine (9) Conditional Use Review Criteria below in Section 1155.30.C. The written description of the proposed Conditional Use is attached to this report (attached as Exhibit C).
- B. Plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the PC may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood. (REVISED OR2015-9-80). The plans of the proposed Conditional Use are attached to this report (attached as Exhibit C).

C. Conditional Use Review Criteria – General Standards

In reviewing an application for a Conditional Use, the PC shall consider whether there is adequate evidence that the proposed Conditional Use is consistent with the nine (9) General Standards below.

- (1) The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.** A Residential Use is a Conditional Use in the B-2 Community Business zoning district. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed. The applicant stated “Yes” to the above. This information is attached to this report (attached as Exhibit C).
- (2) The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** The applicant stated “No” to the above. This information is attached to this report (attached as Exhibit C).
- (3) The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** The applicant stated “Yes” to the above. This information is attached to this report (attached as Exhibit C).
- (4) The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.** The applicant stated “Yes” to the above. This information is attached to this report (attached as Exhibit C).
- (5) The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.** The applicant stated “Yes” to be above. This information is attached to this report (attached as Exhibit C).
- (6) The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.** The applicant stated “Yes” to the above. This information is attached to this report (attached as Exhibit C).
- (7) The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.** The applicant stated “No” to the above. This information is attached to this report (attached as Exhibit C).
- (8) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes,**



glare, odor or other characteristic not comparable to the uses permitted in the base zoning district. The applicant stated “No” to the above. This information is attached to this report (attached as Exhibit C).

(9) The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The applicant stated “No” to the above. This information is attached to this report (attached as Exhibit C).

Summary Review of Conditional Use Standards:

Section 1155.10.2 confirms that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

Notification

Public Hearing Notices were mailed to the owners of 82 properties within 500 feet of the property in question prior to the Planning Commission public hearing. One (1) phone call was received requesting clarification of the application but there were no objections expressed to the proposed conditional use for 545 Central Avenue.

Review and Findings:

A review of the nine Conditional Use Review Criteria found in Section 1155.30 (Exhibit C) provided the Planning Commission with the basic facts and circumstances of the proposed Conditional Use. After holding a public hearing, consideration of the Comprehensive Land Use Plan Designation, Conditional Use Review Criteria and the information provided by the applicant the Planning Commission found there was sufficient reason to consider approval of the Conditional Use.

Recommendation:

The Planning Commission held a public hearing and reviewed the proposed Conditional Use on December 19, 2016 and recommends that City Council approve the proposed conditional use after holding a public hearing, consideration of the site plan, written information provided by the applicant, findings, Comprehensive Land Use Plan Designation, and review of the Conditional Use Review Criteria – General Standards, subject to the following conditions below:

- 1) The parking space identified on the site plan submitted by the applicant be identified by signage not to exceed four (4) square feet for the exclusive use of the residential dwelling unit.
- 2) The construction drawings for the proposed improvements and work be revised subject to any future review requirements of the City of Hamilton Interdepartmental Review.
- 3) All improvements and work indicated on construction plans approved by the City of Hamilton Interdepartmental Review be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use.

It is the recommendation of this office that Council receives this report, concurs in the recommendation of the Planning Commission, and adopts the necessary legislation to approve the proposed Conditional Use at 545 Central Avenue subject to the conditions above.

Attached Information

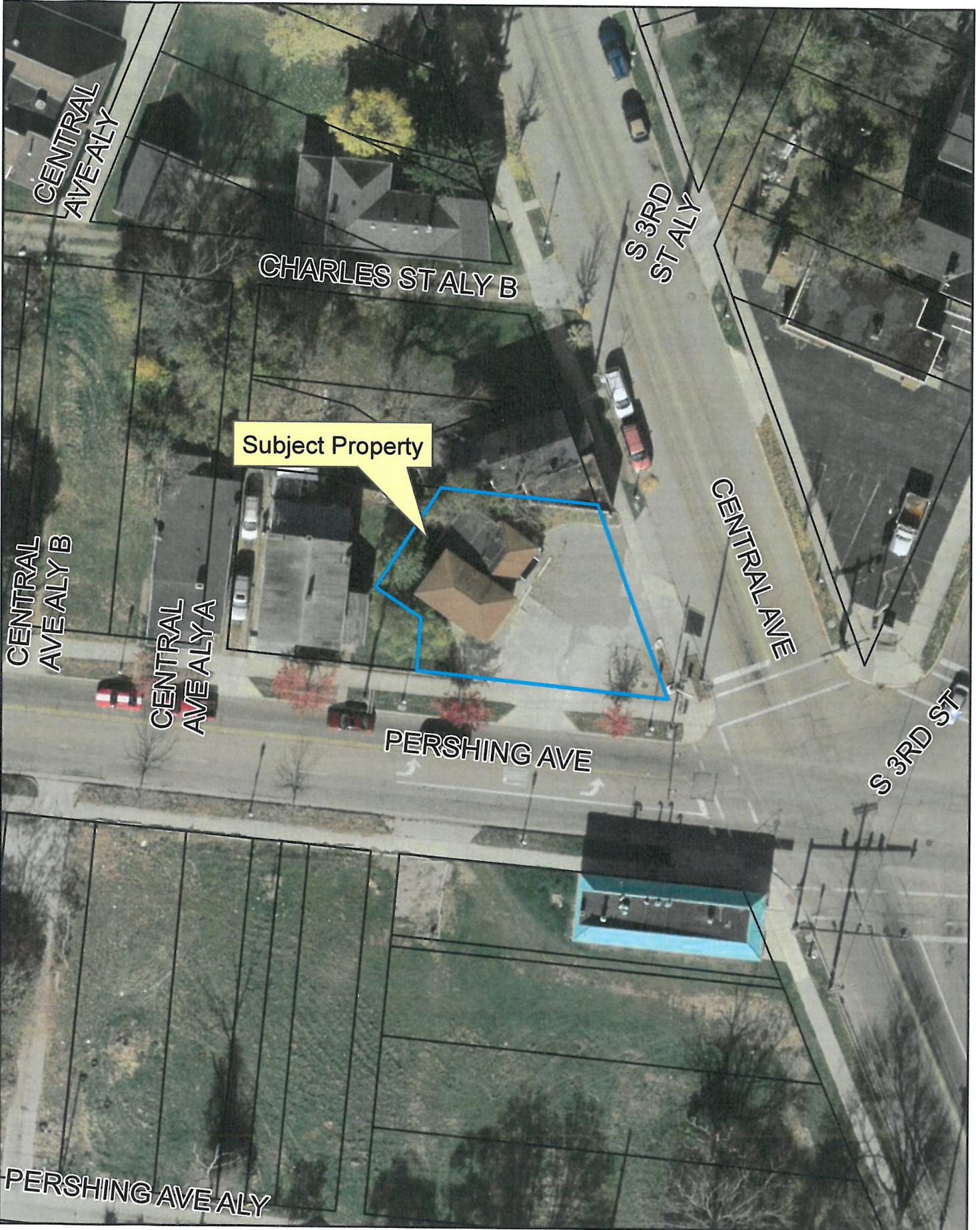
- 1) Exhibit A - Public Hearing Location Map
- 2) Exhibit B – Zoning Map
- 3) Exhibit C – Conditional Use Application & Supporting Material
- 4) Exhibit D – Public Hearing Notice and 500 Ft Address Listing

Copies Provided to:

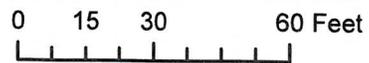
N/A



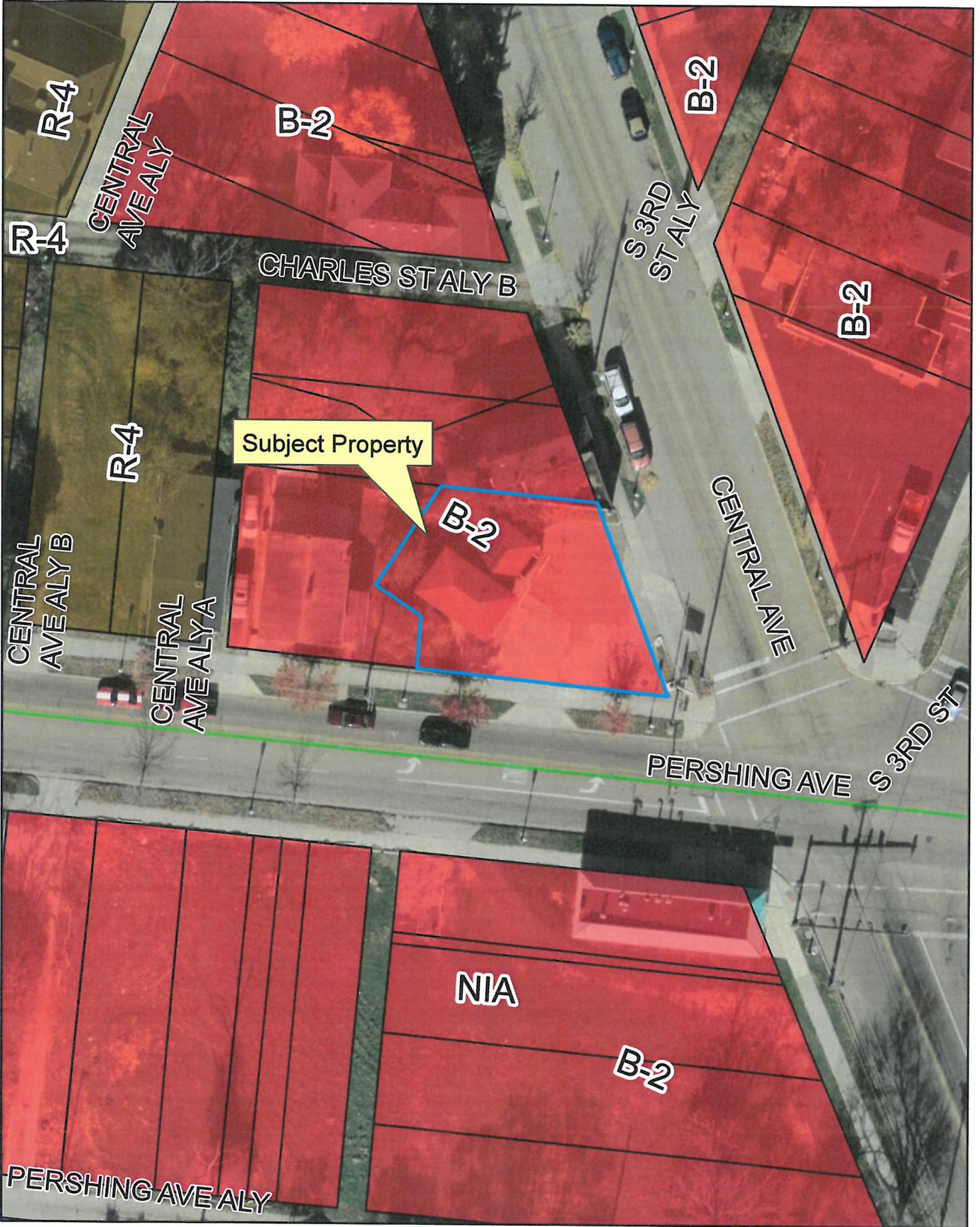
545 Central Ave
PUBLIC HEARING MAP



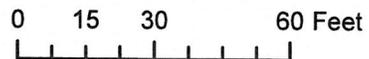
 545 Central Ave



545 Central Ave
ZONING MAP



 545 Central Ave



Applicants must include adequate information to satisfy 1155.30 – Application and Review C. Conditional Use Review Criteria – General Standards (attached to application). Please add additional sheets if more space is needed. This will assist the Planning Commission in making an informed decision on the requested Conditional Use.

(1) Is the proposed Conditional Use to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance?

Yes

(2) Will the proposed Conditional Use substantially or permanently injure the appropriate use of neighboring property and serve the public convenience and welfare?

No

(3) Will the proposed Conditional Use be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area?

Yes

(4) Will the proposed Conditional Use be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools? If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.

Yes

(5) Will the proposed Conditional Use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets?

Yes

(6) Will the proposed Conditional Use comply with all applicable development standards, except as specifically altered in the approved Conditional Use?

Yes

(7) Will the proposed Conditional Use be hazardous to or have a negative impact on existing or future neighboring uses?

No No

(8) Will the proposed Conditional Use involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district?

No No

(9) Will the proposed Conditional Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

No No

Applicants must also submit all pertinent plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the Planning Commission may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood.

CERTIFICATION:

I certify that all of the information contained in this Application is complete, true and accurate.

Katherine Rumph
Applicant's Signature

11/23/16
Date

Katherine Rumph

Applicant's Printed Name

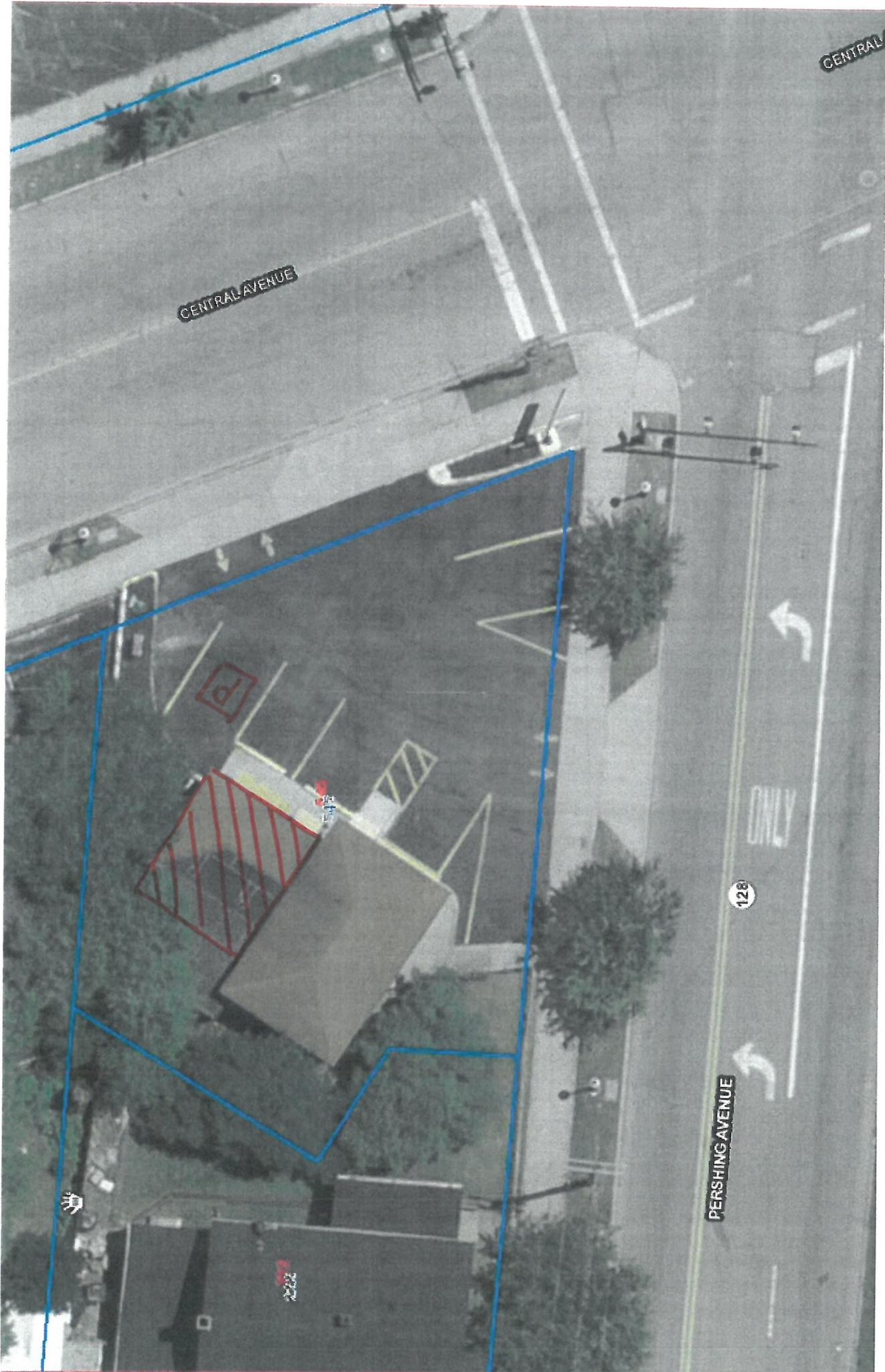
Katherine Rumph
Property Owner's Signature

11/23/16
Date

Katherine Rumph

Property Owner's Printed Name

Katherine Rumph 545 Central Ave. Hamilton, Oh P6421011000012



CENTRAL

CENTRAL AVENUE

PERSHING AVENUE

128

2222





Pershing Ave
ton, Ohio
Street View - Aug 2016

S 3rd St

COMMUNITY DEVELOPMENT DEPARTMENT
CONSTRUCTION SERVICES DIVISION
INTER-DEPARTMENTAL PLAN REVIEW RECORD

Date Plans Submitted: **11/23/2016**

Date Plans Reviewed: **12/12/2016**

Project Address: **545 CENTRAL AVE**

Ph: **(513) 896-6354**

Project / Owner Name: **KATHERINE RUMPH**

Applicant: **KATHERINE RUMPH**

FX:

Project Description: **CONDITIONAL USE**

Application #: **A164235**

Plan Review #: **A164236**

Review # **1**

Department	Date to	No Object	Object	Date from	Remarks
Zoning / Planning John Creech 785-7355	11/23/2016		JMC	12/13/2016	
	Residential Use in B-2 Community Business District is Conditional Use. Requires reviews and recommendation by Planning Commission and approval by City Council.				
Fire Ken Runyan 785-7506	11/23/2016	KLR		11/28/2016	
Electric Craig Marcum 785-7240	11/23/2016	CDM		11/29/2016	
Utilites Gas/Wtr/Se Joy Rodenburgh 785-7283	11/23/2016	JFR		11/30/2016	
	NO OBJECTIONS CONTINGENT UPON NO CHANGES BEING MADE TO THE UTILITIES (GAS, WATER AND SANITARY).				
Public Works Rich Engle 785-7273	11/23/2016				

When all of the above objections are corrected, submit **2** complete sets of revised plans to the **Construction Services Office at 345 High Street, Suite #350**. **All plan changes shall be color highlighted** to be accepted. As an option, the applicant may choose to insert individually revised sheets into all sets.

Ken Rivera, Building Official

By: _____

If you have any questions concerning any of the attached information you may contact **John Creech**.

Telephone # **513.785.7355**

Email **john.creech@hamilton-oh.gov**



December 6, 2016

NOTICE OF PUBLIC HEARING

RE: Request by Katherine Rumph for a Conditional Use to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540 (Katherine Rumph, Owner).

Dear Property Owner:

A public hearing will be held on Monday, December 19, 2016 at 1:30 p.m., before the City Planning Commission in the Council Chamber, First Floor, 345 High Street, Hamilton, Ohio 45011 over a Conditional Use request submitted by Katherine Rumph to allow the establishment of a Residential Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540.

The subject property is zoned "B-2" Community Business District and is shown on the map on the reverse of this notice. The "B-2" Community Business Zoning District is regulated by Section 1121.00 of the Hamilton Zoning Ordinance (HZO). Section 1121.39 of the HZO requires Conditional Use approval for Residential Uses use in the "B-2" zoning district, therefore a recommendation from the Planning Commission and approval from City Council is required in order to allow this proposed use.

You are a property owner within 500 feet of the Conditional Use request and as such, Planning Commission rules require that you be notified of this public hearing.

An application for this project is on file in our office and available for your review. If you have any comments concerning this matter, you may appear at the public hearing or you may forward your comments to the Planning Commission in writing for presentation at the meeting.

If you have any questions, please visit the Community Development Department located at 345 High Street, Hamilton, Ohio, or contact **John Creech** of the Community Development Department at **785-7350**.

Sincerely,

A handwritten signature in blue ink that reads "Eugene F. Scharf".

Eugene F. Scharf, Secretary
City Planning Commission

See Reverse Side for Public Hearing Notification Map

JESSICA HIDALGO
1071 S 2ND ST
HAMILTON OH 45011 3133

RICARDO RAMIREZ HIDALGO
1117 GRAND BLVD
HAMILTON OH 45011 4055

MOLLIE AND LEONARD BLAINE
1119 CENTAL AVE
HAMILTON OH 45011

KATHERINE RUMPH
1121 CENTRAL AVE
HAMILTON OH 45011 3822

THOMPSON, HALL & JORDAN FUNERAL HOME
11400 WINTON RD
CINCINNATI OH 45240 9999

NASHID K HAAMID
11982 HITCHCOCK DR
CINCINNATI OH 45240 2354

JOHN J JESTER
12055 WINCANTON DR
CINCINNATI OH 45231

ALFRED BARRON
123 CHESTNUT ST
HAMILTON OH 45011 3105

LEONARD FLORENCE
1261 SHULER AVE
HAMILTON OH 45011 4565

TYRONE C WILLIAMS III
129 WILSON ST
HAMILTON OH 45011

TERRY H SLACK SR
1324 UNIVERSITY BLVD
HAMILTON OH 45011 3313

PATRICIA A HURD
1340 CARVER PL
HAMILTON OH 45011 3304

JEFFREY A AND AMY H LYKINS
1460 COPPER GLEN DR
LEXINGTON KY 40514

MARILYN PRIDGETT
148 CHESTNUT ST
HAMILTON OH 45011 3106

WILLIAM E TURNER
152 CHESNUT ST
HAMILTON OH 45011

CHARLES W. & SYLVIA M. SPARKS
153 WASHINGTON ST
HAMILTON OH 45011 3168

K4K LLC
16192 COASTAL HWY
LEWES DE 19958

JACK L CROUCHER SR
1820 SEE AVE
HAMILTON OH 45011 4623

L LANELL AND ALBERTA HOLSTON
1981 ROLLINGS HILLS BLVD
FAIRFIELD OH 45014 3939

KIMBERLY R MACK
1985 TOLBERT RD
HAMILTON OH 45011 9642

JEFF WOELLERT
2074 MILES RD
CINCINNATI OH 45231 2146

JESSE C FOX JR
210 CHESTNUT ST
HAMILTON OH 45011 3258

IRA L SAMPLES
218 WASHINGTON ST
HAMILTON OH 45011 3263

CALVIN SIMMONS
2204 UNIVERSITY BLVD
HAMILTON OH 45015 1131

EMILY AND LEONARD BLAINE
229 CHESTNUT ST
HAMILTON OH 45011 3257

COMMUNITY FIRST SOLUTIONS
230 LUDLOW ST
HAMILTON OH 45011 2982

GEANIA TIPTON
234 N 11TH ST
HAMILTON OH 45011 4202

CANDICE M WHITE
236 CHESTNUT ST
HAMILTON OH 45011 3258

LULA JANE COLLINS
245 CHESTNUT ST
HAMILTON OH 45011 3257

CORNELIA R BROWN
246 CHESTNUT ST
HAMILTON OH 45011 3258

NOVENA B FIELDS
2764 RIVER RD
HAMILTON OH 45015 1460

JAMES J SCRIMIZZI
306 WALTHAN CT
HAMILTON OH 45013 4275

MELISSA B HOPKINS
31 COOL BROOK LN
FREDERICKSBURG VA 22405

PHYLLIS AYERS
314 CHARLES ST
HAMILTON OH 45011 3246

PAMELA J KIRKLAND
317 CHARLES ST
HAMILTON OH 45011 3245

RODOLFO MAURO MANCEBO-
SANTANA
322 CHARLES ST
HAMILTON OH 45011 3246

PNC BANK NA
3232 NEWMARK DR
MIAMISBURG OH 45342

JUAN JOSE LEON REGALDO &
BERONICA A MONTES PADILLA
324 CHARLES ST
HAMILTON OH 45011 3246

RICHARD GARRETT
324 CHESTNUT ST
HAMILTON OH 45011 3228

CALVIN SIMMONS
329 CHARLES ST
HAMILTON OH 45011 3245

FLICK PROPERTIES LLC
330 PERSHING AVE
HAMILTON OH 45011 3252

MICHAEL G WEBB
3340 US ROUTE 42
SPRING VALLEY OH 45370 9734

2507 LTD
337 LUDLOW ST
HAMILTON OH 45011 2923

NATALIE L JOHNSON
340 PERSHING AVE
HAMILTON OH 45011 3252

CLIFFORD N AND JACLYN K HUFF
3909 LANES MILL RD
OXFORD OH 45056 9377

ARTHUR C SINGLETARY TR
4212 WATERFRONT CT
FAIRFIELD OH 45014 3584

LAVERNE W COLLIGAN TR
451 S THIRD ST
HAMILTON OH 45011 3236

DARRIN C DIXON
4861 IMPERIAL DR
LIBERTY TOWNSHIP OH 45011 6376

JOYCE K WILLIAMS
507 SOUTH SECOND ST
HAMILTON OH 45011

JAMES & RUBY SCOTT
510 CENTRAL AVE
HAMILTON OH 45011 3220

JAMES L SCOTT JR
514 CENTRAL AVE
HAMILTON OH 45011 3220

MARY L PARKS
535 CENTRAL AVE
HAMILTON OH 45011 3219

KRYSTAL KATE TURNER
537 S 2ND ST
HAMILTON OH 45011 2976

MISTY MARQUEZ
541 CENTRAL AVE
HAMILTON OH 45011 3219

DALE RUSSELL
541 S 2ND ST
HAMILTON OH 45011 2976

KEVIN J AND ANNE C FOX
5471 WALNUT HILLS DR
BRIGHTON MI 48116

LINDA A THOMAS
548 S SECOND ST
HAMILTON OH 45011

HOME OPPORTUNITY LLC
c/o STATEBRIDGE CO LLC
5680 GREENWOOD PLAZA BLVD Suite 100 S
GREENWOOD VILLAGE CO 80111

JFB LIMITED
5768 FAIRRIDGE LANE
HAMILTON OH 45011

CHRIST TEMPLE CHURCH OF GOD IN CHRIST
577 S 2ND ST
HAMILTON OH 45011 2976

PAUL KREMER
5925 FURLONG WAY
HAMILTON OH 45011

MICHAEL HOLT
601 S 2ND ST
HAMILTON OH 45011 3125

RACHEL KARR
609 SYCAMORE ST
HAMILTON OH 45011 3669

ANDREW WORTHAM
6181 MAIN ST
OXFORD OH 45056 9428

JOHN AND CONNIE WITTE
6352 TRAILWOOD CT
MASON OH 45040 8449

DAVID A WHETSEL
6745 NETHERLAND DR
LIBERTY TOWNSHIP OH 45044 9747

BED & BREAKFAST PROPERTY MGMT
6751 FORESTHILL LN
HAMILTON OH 45011 3106

REBECCA SAMPLES
6907 WEURFUL DR
CANAL WINCHESTER OH 43110

BCAN LLC
701 EATON AVE
HAMILTON OH 45013 4601

DNL PROPERTY MANAGEMENT LLC
7015 RED ASH CT
HAMILTON OH 45011 5673

609 SOUTH SECOND LLC
7015 RED ASH CT
HAMILTON OH 45011

DDM PROPERTY MANAGEMENT LLC
7015 RED ASH CT
HAMILTON OH 45011 5673

PILGRIM BAPTIST CHURCH
711 S FOURTH ST
HAMILTON OH 45011

EUGENE WIGGINS SR
7322 WEST OBSERVATORY RD
WEST CHESTER OH 45069 2978

E AND O INVESTING ONE LLC
7560 TYLERS VALLEY DR
WEST CHESTER OH 45069 9999

QUARTZ MOUNTAIN NOTE
c/o WORKOUT FUND 1 LLC
7668 WARREN PKWY Suite 350
FRISCO TX 75034

CONSTANCE M VILLASUSO
8162 VENTLE DR
WEST CHESTER OH 45069 2754

BESSIE S HARVEY
900 CREEKSIDE ST
DAYTON OH 45427 2728

BCAN LLC
PO Box 13117
HAMILTON OH 45013 0117

IRA L SAMPLES
PO Box 1341
HAMILTON OH 45012 1341

BRUCE GODDARD
PO BOX 284
AURORA IN 47001 1119

GARTLAND PROPERTIES LLC
PO BOX 498303
CINCINNATI OH 45249 7303

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REQUEST FOR A CONDITIONAL USE TO ALLOW THE ESTABLISHMENT OF A RESIDENTIAL USE ON PROPERTY ZONED B-2 COMMUNITY BUSINESS DISTRICT LOCATED AT 545 CENTRAL AVENUE (CITY LOT NO. 28540)(KATHERINE RUMPH, APPLICANT/OWNER).

WHEREAS, an application has been submitted for a Conditional Use by the Ms. Katherine Rumph to establish a Residential Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540; and

WHEREAS, Section 1121.39 of the Hamilton Zoning Ordinance classifies Residential Uses (i.e. Single and Multi-Family Dwelling Units) as Conditional Uses in the B-2 Community Business Zoning District; and

WHEREAS, Section 1155.00 of the Hamilton Zoning Ordinance requires that Conditional Uses be reviewed by the Planning Commission and a recommendation be forwarded to City Council; and

WHEREAS, The Planning Commission held a public hearing regarding the request for a Conditional Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540 on December 19, 2016; and

WHEREAS, after holding a public hearing, consideration of the site plan, written information provided by the applicant, findings, Comprehensive Land Use Plan Designation, and review of the Conditional Use Review Criteria – General Standards, the Planning Commission made a recommendation to be forwarded to City Council for the approval of the request to establish a Conditional Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540 on December 19, 2016 subject to three (3) conditions of approval as outlined below;

The conditions are as follows:

- 1) The parking space identified on the site plan submitted by the applicant be identified by signage not to exceed four (4) square feet for the exclusive use of the residential dwelling unit.
- 2) The construction drawings for the proposed improvements and work be revised subject to any future review requirements of the City of Hamilton Interdepartmental Review.
- 3) All improvements and work indicated on construction plans approved by the City of Hamilton Interdepartmental Review be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hamilton, Ohio:

SECTION I: That this Council accepts the recommendation by The Planning Commission and approves the request to establish a Conditional Use on property zoned B-2 Community Business District located at 545 Central Avenue, City Lot No. 28540 subject to the following three (3) conditions:

- 1) The parking space identified on the site plan submitted by the applicant be identified by signage not to exceed four (4) square feet for the exclusive use of the residential dwelling unit.
- 2) The construction drawings for the proposed improvements and work be revised subject to any future review requirements of the City of Hamilton Interdepartmental Review.
- 3) All improvements and work indicated on construction plans approved by the City of Hamilton Interdepartmental Review be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use.

Ordinance No. _____ (Cont'd)

SECTION II: This ordinance shall take effect and be in full force from and after the earliest period allowed by law after its passage.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____
City Clerk

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Jody Gunderson, Economic Development Director

Agenda Item: Transfer of Property between the City of Hamilton and CORE

Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	Related Strategic Goal(s) <input checked="" type="checkbox"/> R Realize new investments <input type="checkbox"/> A Add new jobs <input type="checkbox"/> I Increase property values <input checked="" type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
Ordinance or Resolution <i>Ordinance</i>	1 st Reading Date: 1-25-17 2 nd Reading Date: 2-8-17 Public Hearing Date:	
Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i>	City Council (or other):	
Contract	<input type="checkbox"/> Contract Required	
Fiscal Impact	Budgeted: \$ Expenditure: \$ Source Funds:	<i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i>

Policy Issue

Does City Council wish to adopt legislation to approve the transfer of property between the City of Hamilton and Consortium for Ongoing Reinvestment Efforts (CORE)?

Policy Alternative(s)

Council may choose not to adopt such legislation to approve the transfer of property between the City of Hamilton and CORE.

Staff Recommendation

Staff recommends that Council receive this report and adopt the legislation to approve the transfer of property between the City of Hamilton and CORE because it advances the redevelopment efforts along the Main Street Corridor.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.



Fiscal Impact Summary

There is no material fiscal impact involved with the transfer of property between the City of Hamilton (currently owns 103 Main Street) and the CORE (currently owns 205 Main Street). This transfer will allow for timelier redevelopment of 103 Main Street as part of the reinvestment initiative in the Main Street corridor.

Background Information

Since last December, representatives from Hamilton's City staff and CORE have been working toward an agreement that is believed to be mutually beneficial to each party. The City of Hamilton would agree to trade property at 103 Main Street (formerly known as Clarks Sporting Goods) for property that is owned by CORE located at 205 Main Street.

Hamilton's City staff believes this project would fast track the redevelopment of 103 Main Street by CORE which is working with a prospective tenant interested in the space.

We have a draft agreement which is being reviewed by CORE. Consequently, there may be minor revisions recommended to the City Manager by the Director of Economic Development necessary to finalize this transaction.

Attached Information

N/A

Copies Provided to:

N/A



ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A LAND SWAP AGREEMENT WITH CONSORTIUM FOR ONGOING REINVESTMENT EFFORTS, RELATIVE TO THE TRADE OF PROPERTY IN EXCHANGE FOR CERTAIN CONSORTIUM FOR ONGOING REINVESTMENT EFFORTS PROPERTY.

WHEREAS, the Administration of the City of Hamilton, Ohio ("City") has determined that it is in the best interests of the City to trade the City-owned real estate currently vacant, at the south corner of Main and B Streets, 103 Main Street ("City Property"), which is no longer needed for municipal purposes, for 205 Main Street ("CORE Property"), owned by Consortium for Ongoing Reinvestment Efforts ("CORE"), located at the south west corner of Main and South C Streets, within the City; and

WHEREAS, CORE and the City wish to trade ownership of the City Property and CORE Property (collectively "Properties"), both of which are located in an Urban Renewal Area of the City, and will negotiate a Land Swap Agreement setting forth the terms and conditions for such exchange which both parties believe to be mutually beneficial to each party; and

WHEREAS, City and CORE shall convey title to their respective properties as provided for in a Land Swap Agreement that will be negotiated between the parties; and

WHEREAS, in compliance with Section 175.10 of the City's Codified Ordinances, which sets forth the procedures for the disposition of City property located within the Urban Renewal Area of the City, such City property may be disposed of by sale, lease or other method of disposition through negotiation or other methods, with Council's approval; and

WHEREAS, the Butler County Auditor reports the current assessed value of the Properties involved in this transaction as \$64,690 for the City's Property and \$125,370 for CORE's Property; and

WHEREAS, CORE has agreed to redevelop 103 Main Street and seek a long-term tenant or new property owner; and

WHEREAS, the City has determined that acquisition of the CORE Property will facilitate immediate redevelopment of the Main Street Business District; and

WHEREAS, this Council finds that it is in the public interest that said City Property be exchanged for said CORE Property pursuant to the provisions of Chapter 175 of the City's Codified Ordinances as they are located in the Urban Renewal Area of the City and will be used to further those efforts; and

WHEREAS, this Council authorizes and directs the City Manager to execute a Land Swap Agreement and authorizes and directs the City Manager to take all actions necessary to proceed with the exchange of Properties;;

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Hamilton, Ohio:

SECTION I: That this Council hereby finds that the above-described City Property is no longer needed for a municipal purpose.

SECTION II: That for the purposes stated in the preamble herein, this Council hereby authorizes and directs the exchange of the City Property for the CORE Property, pursuant to certain provisions of Chapter 175 of the Codified Ordinances of the City of Hamilton, Ohio, which govern the procedures for the disposition of City property located within the Urban Renewal Area of the City.

SECTION III: That the City Manager is hereby authorized and directed to execute a Land Swap Agreement and to take any and all other actions necessary to accomplish the exchange of the Properties.

Ordinance No. _____ **(cont'd)**

SECTION IV: This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____
City Clerk

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Butler County, Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Marcos Nichols, Human Resources Generalist

Agenda Item: Report regarding an ordinance amending Schedule “D-2” of the City’s Classification and Compensation Plan, relative to pay range 14

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input type="checkbox"/> R Realize new investments <input type="checkbox"/> A Add new jobs <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<p>1st Reading Date: 1-25-17 2nd Reading Date: 2-8-17 Public Hearing Date:</p>	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other): Caucus Report 1-11-17</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: N/A Expenditure: N/A Source Funds: N/A</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to adopt legislation to remove pay range 14 from Schedule “D-2” of the City’s Classification and Compensation Plan?

Policy Alternative(s)

Council may choose not to adopt such legislation to remove pay range 14 from Schedule “D-2” of the City’s Classification and Compensation Plan, which will ensure that future employees will not be placed into those pay ranges. If Council does not adopt the legislation, the City will have a pay range available that is below the 2017 Ohio Minimum Wage amount.

Staff Recommendation

Staff recommends that Council receive this report and adopt the legislation to remove pay range 14 from Schedule “D-2” of the City’s classification because the specified pay range falls below the 2017 Ohio Minimum Wage amount.

Statutory/Policy Authority

- Article II, Section 34a, Minimum Wage, of the Constitution of the State of Ohio.
- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.



Fiscal Impact Summary

This legislation involves eliminating pay range 14 of Schedule “D-2” which currently allows a wage rate that is below the 2017 Ohio minimum wage rate of \$ 8.15. Currently there are no City of Hamilton employees in this pay range, thus there will be no fiscal impact. This amendment is to ensure that the City’s Schedule “D-2” is in compliance with Article II. Section 34a, of the Constitution of the State of Ohio minimum wage amount.

Background Information

In 2006, the voters in the state of Ohio approved legislation that required the Minimum Wage rate to increase with the rate of inflation. Article II. Section 34a of the Constitution of the State of Ohio covers the minimum wage requirements.

In 2017, the Minimum Wage Amount will be \$8.15 per hour.

The pay ranges for Schedule “D-2” employees has not been adjusted since 2015. Since that time, the minimum wage has increased. Upon administrative review, there is a pay range that falls below the 2017 minimum wage amount. Currently, there are no staff members that are in this pay range.

Administration recommends a clean-up of the Schedule “D-2” pay ranges by deleting pay range 14. In doing this, the City ensures that no employee can be hired below the minimum wage amount.

Attached Information

N/A

Copies Provided to:

N/A



ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE "D-2" OF THE CLASSIFICATION AND COMPENSATION PLAN OF THE CITY OF HAMILTON, OHIO, AS SET FORTH IN EMERGENCY ORDINANCE NO. EOR2008-1-9 ADOPTED JANUARY 23, 2008 AND AS AMENDED FROM TIME TO TIME, BY DELETING PAY RANGE 14 AND AMENDING AND REPEALING THE PAY RANGE FOR THE HIGH SCHOOL CO-OP POSITION.

WHEREAS, in 2007, in Article II, Section 34a, the Ohio Constitution section on minimum wage was revised so that the rate of minimum wage would increase by the rate of inflation. As of January 2017 the minimum wage amount is \$8.15 an hour; and

WHEREAS, in reviewing the different wage schedules that the City of Hamilton has, Administration has found that pay range 14 will be below the 2017 Minimum Wage amount, and has recommended that range be deleted from the schedule. There are currently no positions that are filled in the aforementioned range; and

WHEREAS, to accomplish the aforesaid, it is necessary to amend existing Schedule "D-2" of the City's Classification and Compensation Plan, as set forth in Emergency Ordinance No. EOR2008-1-9, adopted January 23, 2008 and as amended from time to time, by deleting said pay range as shown in Exhibit No. 1; and

WHEREAS, the only position that is currently within the aforementioned range is the High School Co-op position which has a current pay range of 14. The position is not currently filled, but could be filled in the future and the Administration of the City of Hamilton, Ohio recommends that the pay range be amended from pay range 14 to pay range 15 to be in compliance with the minimum wage amount;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hamilton, Ohio:

SECTION I: That Schedule "D-2" of the Classification and Compensation Plan of the City of Hamilton, Ohio, as set forth in Emergency Ordinance No. EOR2008-1-9, adopted January 23, 2008 and as amended from time to time, is hereby amended by deleting pay range 14 as set forth in Exhibit No. 1, and that the pay range for High School Co-op position be amended from pay range 14 to 15, to be and read as follows:

<u>Class Code</u>	<u>Title</u>	<u>Pay Range</u>	<u>Annual Salary Minimum – Maximum</u>
647	High School Co-op Student	15	\$8.30/hr – \$11.64/hr

SECTION II: That the portion of existing Schedule "D-2", as set forth in Emergency Ordinance EOR2008-1-9, adopted January 23, 2008, relative to pay range 14 for High School Co-op, **be and the same is hereby repealed.**

SECTION III: This ordinance shall take effect and be in full force from and after the earliest period allowed by law after its passage.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

Ordinance No. _____ (cont'd)

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

**Exhibit No.
1
SCHEDULE
" D-2"
EFFECTIVE : February, 2017**

RANGE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
15 Hourly	8.30	8.50	8.71	8.92	9.14	9.36	9.59	9.82	10.06	10.31	10.56	10.82	11.09	11.36	11.64
16 Hourly	8.50	8.71	8.92	9.14	9.36	9.59	9.82	10.06	10.31	10.56	10.82	11.09	11.36	11.64	11.93
17 Hourly	8.71	8.92	9.14	9.36	9.59	9.82	10.06	10.31	10.56	10.82	11.09	11.36	11.64	11.93	12.22
18 Hourly	8.92	9.14	9.36	9.59	9.82	10.06	10.31	10.56	10.82	11.09	11.36	11.64	11.93	12.22	12.52
19 Hourly	9.14	9.36	9.59	9.82	10.06	10.31	10.56	10.82	11.09	11.36	11.64	11.93	12.22	12.52	12.83
20 Hourly	9.36	9.59	9.82	10.06	10.31	10.56	10.82	11.09	11.36	11.64	11.93	12.22	12.52	12.83	13.15
21 Hourly	9.59	9.82	10.06	10.31	10.56	10.82	11.09	11.36	11.64	11.93	12.22	12.52	12.83	13.15	13.47

Ordinance No. _____ (cont'd)

22															
Hourly	9.82	10.06	10.31	10.56	10.82	11.09	11.36	11.64	11.93	12.22	12.52	12.83	13.15	13.47	13.80
23															
Hourly	10.06	10.31	10.56	10.82	11.09	11.36	11.64	11.93	12.22	12.52	12.83	13.15	13.47	13.80	14.14
24															
Hourly	10.31	10.56	10.82	11.09	11.36	11.64	11.93	12.22	12.52	12.83	13.15	13.47	13.80	14.14	14.49
25															
Hourly	10.56	10.82	11.09	11.36	11.64	11.93	12.22	12.52	12.83	13.15	13.47	13.80	14.14	14.49	14.85
26															
Hourly	10.82	11.09	11.36	11.64	11.93	12.22	12.52	12.83	13.15	13.47	13.80	14.14	14.49	14.85	15.22
27															
Hourly	11.09	11.36	11.64	11.93	12.22	12.52	12.83	13.15	13.47	13.80	14.14	14.49	14.85	15.22	15.60
28															
Hourly	11.36	11.64	11.93	12.22	12.52	12.83	13.15	13.47	13.80	14.14	14.49	14.85	15.22	15.60	15.99
29															
Hourly	11.64	11.93	12.22	12.52	12.83	13.15	13.47	13.80	14.14	14.49	14.85	15.22	15.60	15.99	16.38
30															
Hourly	11.93	12.22	12.52	12.83	13.15	13.47	13.80	14.14	14.49	14.85	15.22	15.60	15.99	16.38	16.78

Ordinance No. _____ (cont'd)

31															
Hourly	12.22	12.52	12.83	13.15	13.47	13.80	14.14	14.49	14.85	15.22	15.60	15.99	16.38	16.78	17.19
32															
Hourly	12.52	12.83	13.15	13.47	13.80	14.14	14.49	14.85	15.22	15.60	15.99	16.38	16.78	17.19	17.61
33															
Hourly	12.83	13.15	13.47	13.80	14.14	14.49	14.85	15.22	15.60	15.99	16.38	16.78	17.19	17.61	18.05
34															
Hourly	13.15	13.47	13.80	14.14	14.49	14.85	15.22	15.60	15.99	16.38	16.78	17.19	17.61	18.05	18.50
35															
Hourly	13.47	13.80	14.14	14.49	14.85	15.22	15.60	15.99	16.38	16.78	17.19	17.61	18.05	18.50	18.96
36															
Hourly	13.80	14.14	14.49	14.85	15.22	15.60	15.99	16.38	16.78	17.19	17.61	18.05	18.50	18.96	19.43
37															
Hourly	14.14	14.49	14.85	15.22	15.60	15.99	16.38	16.78	17.19	17.61	18.05	18.50	18.96	19.43	19.91
38															
Hourly	14.49	14.85	15.22	15.60	15.99	16.38	16.78	17.19	17.61	18.05	18.50	18.96	19.43	19.91	20.40

Ordinance No. _____ (cont'd)

39															
Hourly	14.85	15.22	15.60	15.99	16.38	16.78	17.19	17.61	18.05	18.50	18.96	19.43	19.91	20.40	20.91
40															
Hourly	15.22	15.60	15.99	16.38	16.78	17.19	17.61	18.05	18.50	18.96	19.43	19.91	20.40	20.91	21.43
41															
Hourly	15.60	15.99	16.38	16.78	17.19	17.61	18.05	18.50	18.96	19.43	19.91	20.40	20.91	21.43	21.96
42															
Hourly	15.99	16.38	16.78	17.19	17.61	18.05	18.50	18.96	19.43	19.91	20.40	20.91	21.43	21.96	22.50
43															
Hourly	16.38	16.78	17.19	17.61	18.05	18.50	18.96	19.43	19.91	20.40	20.91	21.43	21.96	22.50	23.06
44															
Hourly	16.78	17.19	17.61	18.05	18.50	18.96	19.43	19.91	20.40	20.91	21.43	21.96	22.50	23.06	23.63
45															
Hourly	17.19	17.61	18.05	18.50	18.96	19.43	19.91	20.40	20.91	21.43	21.96	22.50	23.06	23.63	24.22
46															
Hourly	17.61	18.05	18.50	18.96	19.43	19.91	20.40	20.91	21.43	21.96	22.50	23.06	23.63	24.22	24.82
47															
Hourly	18.05	18.50	18.96	19.43	19.91	20.40	20.91	21.43	21.96	22.50	23.06	23.63	24.22	24.82	25.44

Ordinance No. _____ (cont'd)

48															
Hourly	18.50	18.96	19.43	19.91	20.40	20.91	21.43	21.96	22.50	23.06	23.63	24.22	24.82	25.44	26.07
49															
Hourly	18.96	19.43	19.91	20.40	20.91	21.43	21.96	22.50	23.06	23.63	24.22	24.82	25.44	26.07	26.72
50															
Hourly	19.43	19.91	20.40	20.91	21.43	21.96	22.50	23.06	23.63	24.22	24.82	25.44	26.07	26.72	27.38
51															
Hourly	19.91	20.40	20.91	21.43	21.96	22.50	23.06	23.63	24.22	24.82	25.44	26.07	26.72	27.38	28.06
52															
Hourly	20.40	20.91	21.43	21.96	22.50	23.06	23.63	24.22	24.82	25.44	26.07	26.72	27.38	28.06	28.76
53															
Hourly	20.91	21.43	21.96	22.50	23.06	23.63	24.22	24.82	25.44	26.07	26.72	27.38	28.06	28.76	29.47
54															
Hourly	21.43	21.96	22.50	23.06	23.63	24.22	24.82	25.44	26.07	26.72	27.38	28.06	28.76	29.47	30.20
55															
Hourly	21.96	22.50	23.06	23.63	24.22	24.82	25.44	26.07	26.72	27.38	28.06	28.76	29.47	30.20	30.95
56															
Hourly	22.50	23.06	23.63	24.22	24.82	25.44	26.07	26.72	27.38	28.06	28.76	29.47	30.20	30.95	31.72

Ordinance No. _____ (cont'd)

57															
Hourly	23.06	23.63	24.22	24.82	25.44	26.07	26.72	27.38	28.06	28.76	29.47	30.20	30.95	31.72	32.51
58															
Hourly	23.63	24.22	24.82	25.44	26.07	26.72	27.38	28.06	28.76	29.47	30.20	30.95	31.72	32.51	33.32
59															
Hourly	24.22	24.82	25.44	26.07	26.72	27.38	28.06	28.76	29.47	30.20	30.95	31.72	32.51	33.32	34.15
60															
Hourly	24.82	25.44	26.07	26.72	27.38	28.06	28.76	29.47	30.20	30.95	31.72	32.51	33.32	34.15	35.00
61															
Hourly	25.44	26.07	26.72	27.38	28.06	28.76	29.47	30.20	30.95	31.72	32.51	33.32	34.15	35.00	35.87
62															
Hourly	26.07	26.72	27.38	28.06	28.76	29.47	30.20	30.95	31.72	32.51	33.32	34.15	35.00	35.87	36.76
63															
Hourly	26.72	27.38	28.06	28.76	29.47	30.20	30.95	31.72	32.51	33.32	34.15	35.00	35.87	36.76	37.67
64															
Hourly	27.38	28.06	28.76	29.47	30.20	30.95	31.72	32.51	33.32	34.15	35.00	35.87	36.76	37.67	38.61

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Joshua A. Smith, City Manager

Agenda Item: A Report Regarding an Ordinance Authorizing and Directing the Purchase of 120 Warwick Avenue, Hamilton, OH 45013

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input checked="" type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> A Add new jobs <input type="checkbox"/> R Realize new investments <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<input checked="" type="checkbox"/> 1 st Reading Date: 1-25-17 <input checked="" type="checkbox"/> 2 nd Reading Date: 2-8-17 <input type="checkbox"/> Public Hearing Date:	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other):</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	Budgeted: Yes Expenditure: \$165,000 Source Funds: Champion Mill Sports Complex TIF Fund (356)	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to adopt legislation to authorize and directing the purchase of 120 Warwick Avenue, Hamilton, Ohio 45013?

Policy Alternative(s)

Council may choose not to adopt such legislation to purchase the property at 120 Warwick Avenue, Hamilton, Ohio which will be used for economic revitalization and repurposing. The property would remain as it stands now.

Staff Recommendation

Staff recommends that Council receive this report and adopt the legislation to authorize and directing the purchase of 120 Warwick Avenue, Hamilton, Ohio 45013. Adopting this legislation will allow for economic revitalization and repurposing.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.



Fiscal Impact Summary

The City agrees to purchase 120 Warwick Avenue for \$165,000 out of the Champion Mill Sports Complex TIF Fund (356.100.700.389).

Background Information

The City of Hamilton, Ohio desires to purchase property located at 120 Warwick Avenue, Parcel P6411021000024 which is currently owned by Daniel Eynon. Jason Reynolds of Remax Alpha Real Estate has entered into a Contract to Purchase with Daniel Eynon which includes an addendum assigning the purchase contract to the City of Hamilton. This property is integral to the Sports Complex Project.

Attached Information

A depiction of parcel P6411021000024 being purchased is attached. The Contract to Purchase and Addendums 1 and 2 are attached.

Copies Provided to:

N/A





RE/MAX
Alpha Real Estate
5995 Fairfield Rd.
Oxford, OH 45056
Phone (513) 523-6358
Fax (513) 523-0919
Each Office Independently Owned and Operated

**Contract To Purchase
Commercial-Industrial-Investment**

A product of the
CINCINNATI AREA BOARD OF REALTORS®
Approved by Board Legal Counsel
This is a legally binding contract. If not understood,
seek legal advice. For real estate advice,
consult your REALTOR®.



1 _____
NAME OF SELLING REALTOR® FIRM

_____ ADDRESS

2 **PROPERTY DESCRIPTION:** The undersigned buyer ("Buyer") offers to purchase from the seller ("Seller") through the undersigned REALTOR® firm ("REALTOR®"), the following described Real Estate ("Real Estate") with Improvements and fixtures thereon and with all appurtenant rights, privileges and easements, located in Hamilton (City)

Butler (County), Ohio (State) described as:
120 WARWICK AVENUE

further described in Auditor's Plat Book Number _____, Page _____, as Parcel(s) PG411021000024

3 **INCLUDED IN THE SALE:** The Real Estate shall include, without limitation, the following: all electrical, plumbing, heating and air conditioning equipment, if any, except: FURNACE

4 **PERSONAL PROPERTY:** The following items of personal property shall be included: None

5 **PRICE AND TERMS:** The purchase price shall be \$ 165,000 ("Purchase Price") payable as follows:

(a) **EARNEST MONEY:** \$ 1,000 ("Earnest Money") to apply toward the Purchase Price and to be deposited by the listing REALTOR® or Buyer's Title Co upon acceptance of this contract ("Contract") in a trust account pending closing ("Closing") on the sale of the Real Estate. In the event that this Contract does not close for any reason other than as agreed, the Earnest Money shall be held by REALTOR® or Buyer's Title Co until Seller, Buyer and REALTOR® mutually agree in writing to its disposition or until such disposition is directed by a court of competent jurisdiction.

(b) **BALANCE:** The balance of the Purchase Price shall be paid by cash or certified, cashier's, attorney or title company trust account check, or by federal wire transfer on date of Closing.

6 **CONTINGENCIES:** The Buyer's obligation to close this transaction is contingent upon the following:

(a) **FINANCING:** None

Buyer agrees to apply for and to make a diligent effort to obtain said financing on or before _____ or this Contract shall become null and void at the option of the Seller. Buyer is relying on Buyer's own understanding of financing to be obtained as well as the legal and tax consequences thereof, if any.

(b) **INSPECTIONS:** Buyer's inspection of the Real Estate title, survey, environmental conditions, the roof, mechanical equipment, and Phase 1 assessment of environmental and encumbrances affecting property shall be completed within 65 days ("Inspection Period") of acceptance of this Contract and Buyer shall provide written acceptance of the condition of all such items within the Inspection Period. Seller agrees to provide Purchaser with any and all of the above information, if available (i.e.: survey, title, inspection reports) and shall allow access to real estate at reasonable times for the purpose of conducting all inspections. If Buyer is not satisfied with the results of the inspection(s), then Buyer shall have the option to terminate this Contract by providing written notification to Seller (Listing Firm) within the Inspection Period. If Buyer does not provide said notice, then Buyer shall be deemed to be satisfied with the inspection report(s) and the contingency will be considered waived.

7 **ADDENDUM:** Additional terms and conditions are are not set forth as an Addendum attached hereto and made an integral part of this Contract.

See Attached Addendum #1

1517 DE

8 BUYER'S EXAMINATION: Buyer is relying solely upon Buyer's own examination of the Real Estate and inspections herein required, if any, for its physical condition and character, and the real estate's suitability for Buyer's intended use thereof and not upon any representations by the REALTORS® involved, except for those made by said agents directly to the Buyer in writing.

9 SELLER'S CERTIFICATION: The Real Estate is zoned _____ is is not located in a Historic District; and is is not located in a flood plain. Seller represents and warrants that to the best of the Seller's knowledge (a) no toxic or hazardous substances or wastes have been disposed upon or released in, on, or from the Real Estate including, but not limited to, asbestos, PCB's, oil and petroleum products; (b) there are not presently nor have there ever been any underground storage tanks or above ground storage tanks located in, on, or under the Real Estate; (c) no City, County, State or Federal orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed; and, (d) a Phase I Environmental Audit has has not been furnished to the Buyer. REALTOR® makes no representations or warranties concerning the environmental condition of the Real Estate and has relied solely upon the representations and warranties of Seller as set forth herein.

10 CONDITION OF IMPROVEMENTS: Seller agrees that upon delivery of deed, the improvements constituting part of the Real Estate shall be in the same condition as they are on the date of this offer, reasonable wear and tear excepted. Seller shall continue to insure the improvements until Closing naming Buyer as an additional insured as Buyer's interest may appear. In the event of loss before Closing and if such loss shall not be repaired by and at the cost of Seller prior to Closing, the Buyer may elect to accept the property and insurance proceeds, or terminate this Contract, in which latter event Buyer shall be entitled to a return of the Earnest Money.

11 PRORATIONS: Seller shall be responsible to pay all real estate taxes and assessments accrued on the Real Estate through the date of Closing. Real estate taxes, installments of assessments, rents and operating expenses shall be prorated as of the date of Closing. Buyer shall pay all taxes, installments of assessments, and operating expenses which may become due and payable following date of Closing. Any security and/or damage deposits held by Seller shall be transferred to Buyer at Closing. Real estate taxes and assessments will be prorated based on the most recent official tax duplicate as of the date of Closing.

12 CONVEYANCE AND CLOSING: Seller shall be responsible for transfer taxes, conveyance fees, deed preparation; and shall convey marketable title to the Real Estate, with release of dower, by deed of general warranty in fee simple absolute or _____ deed. Such conveyance to take place within 15 days of release or waiver of contingencies, (or at such sooner time as mutually agreeable in writing), to the parties hereto, free, clear and unencumbered as of Closing except restrictions, assessments and easements of record which do not adversely affect the use of the Real Estate, except _____ Seller shall have the right at Closing to pay for the removal of any and all encumbrances or liens out of the proceeds.

13 POSSESSION: Possession shall be given, subject to tenants' rights, upon Closing. Tenants' rights in the Real Estate are: 1) Seller to have option to lease back property for a maximum of 2 months after closing. Rent shall be \$500 a month paid in advance.

14 INDEMNITY: Seller and Buyer recognize that the REALTORS® involved in the sale are relying on all information provided herein or supplied by Seller or Seller's sources and/or Buyer or Buyer's sources in connection with the Real Estate, and agree to indemnify and hold harmless the REALTORS®, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable attorney's fees) arising out of any misrepresentation or concealment of facts by Seller or Seller's sources and/or Buyer or Buyer's sources.

15 AGENCY DISCLOSURE: Seller and Buyer acknowledge having reviewed and signed the attached state-mandated Agency Disclosure Statement. If the Real Estate is located in Ohio, Buyer further acknowledges receipt of the Consumer Guide to Agency Relationships.

16 OTHER DISCLOSURES: The following additional disclosures have been provided: None
 Lead-based paint (mandatory for properties built prior to 1978 which contain one or more dwelling units).
 Residential Property Disclosure (mandatory for any property which contains 1-4 dwelling units).
 Other _____

17 LISTING SERVICE AUTHORITY: Seller and Buyer authorize REALTOR® to disclose this sales information, including sale price and terms, to any Listing Service to which REALTOR® is a member.

18 GOVERNING LAWS: This Contract shall be governed in accordance with the laws of the state in which the Real Estate is located.

19 SOLE CONTRACT: The parties agree that this Contract constitutes their entire agreement, and that no oral or implied agreement exists. Any amendments to this agreement shall be made in writing, signed by both parties and copies shall be attached to all copies of this original agreement. This offer, when accepted, shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.

1-5-17 *DE*

20 EXPIRATION AND APPROVAL: This offer shall remain open for acceptance until _____ o'clock AM PM CINCINNATI TIME on _____, and a signed copy shall be returned to Buyer upon acceptance.

WITNESS: _____

BUYER: [Signature] (Realtor Remax Alpha)

DATE: 1-5-17 Time: _____

Name of Buyer's REALTOR® Firm, if any

BUYER: _____

DATE: _____ Time: _____

21 RECEIPT OF EARNEST MONEY: _____ CITY STATE DATE

I hereby acknowledge receipt of \$ _____ in accordance with the terms herein.

By: _____ REALTOR® Firm

22 COMMISSION: Seller agrees to pay a commission of NA % of the purchase price to Buyer's Realtor Firm, if any.

23 ACTION BY SELLER: The undersigned Seller has read and fully understands the foregoing offer and hereby accepts said offer and agrees to convey the Real Estate according to the above terms and conditions, rejects said offer, or counteroffers, according to the above modifications initialed by Seller, which counteroffer shall become null and void if not accepted in writing on or before _____ o'clock (AM) (PM) CINCINNATI TIME _____ (Date).

WITNESS: Charlette Pendergrass

SELLER: [Signature]

DATE: 1-5-17 Time: _____

SELLER: _____

DATE: _____ Time: _____



RE/MAX
Alpha Real Estate
5999 Fairfield Rd.
Oxford, OH 45056
Phone (513) 523-0858
Fax (513) 523-0919
Each Office Independently Owned and Operated

Addendum # 1

A product of the
CINCINNATI AREA BOARD OF REALTORS®, INC.
Approved by Board Legal Counsel
(If not understood, seek legal advice. For real
estate advice, consult your REALTOR®.)



The undersigned Buyer and Seller, having executed a Purchase
contract dated 1/5/2017, ("Contract") covering the real property known as
120 Warwick AVE, further agree as follows:

① Contingent upon the exercise of an
identical undisclosed third party contract

This addendum, upon execution by the parties, becomes an integral part of the Contract. Except as amended or modified
by this addendum, the Contract, in all other respects, remains the same.

Date: 1-5-17
Buyer: [Signature] (Remax Alpha Realtor)

Date: 1-5-17
Seller: [Signature]

Buyer
Witness: Charlotte Pendergrass

Seller
Witness: Charlotte Pendergrass

JP
1-5-17

Addendum # 2

The attached purchase contract dated January 5, 2017 covering the real property known as Parcels P6411021000024 of Butler County Ohio is being assigned from Jason Reynolds, Remax Alpha Realtor, to City of Hamilton, Ohio. City of Hamilton will pay Remax Alpha a commission of 6% on purchase price.

This addendum, upon execution by the parties, becomes an integral part of the Contract. Except as amended or modified by this addendum, the Contract, in all other respects, remains the same.

Date: 1/6/17

J. Scott Cummings A/cm
Assignee

Date: 1-5-17

Jason Reynolds Remax Alpha Realtor
Assignor

Witness: Amy K. Back

Witness: Charlotte Pendergrass

APPROVED AS TO FORM:
[Signature]
LAW DIRECTOR
CITY OF HAMILTON, OHIO



GORDON AVE

GORDON AVE

N B ST

N B ST

N B ST

WARWICK AVE

City of Hamilton

RHEA AVE

HUNTER AVE

HUNTER AVE

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE PURCHASE OF PROPERTY AT 120 WARWICK AVENUE. (Daniel Eynon, Owner)

WHEREAS, on January 5, 2017, Daniel Eynon, the owner of the real estate located at 120 Warwick Avenue, Hamilton, Ohio 45013 (the "Property"), entered into a Contract to Purchase ("Contract") for the purchase of the Property by the City of Hamilton, Ohio for One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00); and

WHEREAS, the Administration finds that it would be beneficial for Council to authorize the purchase of the Property for a total of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00); and

WHEREAS, the purchase of this Property, as seen in Exhibit No. 1, would serve to allow control of the Property for economic revitalization and redevelopment near the site of the Champion Mill Sports Complex; and

WHEREAS, Council finds there is a public interest to be served by the purchase of the Property by enhancing the City's efforts in the area of economic development.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hamilton, Ohio:

SECTION I: That all of the prior actions taken by the City Manager in connection with the purchase of the Property and the execution of the Contract are hereby ratified, and the City Manager is further hereby authorized to pay the purchase price and execute and deliver all of the closing documents required by the Contract.

Seller	Purchaser	Address	Parcel Identification
Daniel Eynon	City of Hamilton	120 Warwick Avenue	P6411021000024

SECTION II: This ordinance shall take effect and be in full force from and after the earliest period allowed by law after its passage.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

Ordinance No. _____ (cont'd)

Exhibit No. 1

City of Hamilton
BUTLER COUNTY OHIO



120 WARWICK AVENUE
P6411021000024



1,000

_____ Feet



City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Joshua A. Smith, City Manager

Agenda Item: A Report Regarding an Ordinance Authorizing and Directing the Purchase of 127 North 2nd Street, Hamilton, OH 45011

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input checked="" type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> A Add new jobs <input type="checkbox"/> R Realize new investments <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Ordinance</i></p>	<input checked="" type="checkbox"/> 1 st Reading Date: 1-25-17 <input checked="" type="checkbox"/> 2 nd Reading Date: 1-25-17 <input type="checkbox"/> Public Hearing Date:	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other):</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: Yes Expenditure: \$250,000.00 Source Funds: Mixed Use Development SODA - TIF (357)</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to adopt legislation to authorize and direct the purchase of 127 North 2nd Street, Hamilton, Ohio 45011?

Policy Alternative(s)

Council may choose not to adopt such legislation to purchase the property at 127 North 2nd Street, Hamilton, Ohio which will be used for economic revitalization and repurposing. The property would remain as it stands now.

Staff Recommendation

Staff recommends that Council receive this report and adopt the legislation to authorize and direct the purchase of 127 North 2nd Street, Hamilton, Ohio 45011. Adopting this legislation will allow for economic revitalization and redevelopment.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.



Fiscal Impact Summary

The City agrees to purchase 127 North 2nd Street for \$250,000.00 out of the Mixed Use Development SODA – TIF Fund (357.100.700.389). This is part of the Magnolia Street vacation outlined in the Revenue Sharing Agreement with Hamilton City Schools and could be reimbursed to the City as a qualifying expense if the tax-increment financing (TIF) district performs well.

Background Information

The City of Hamilton, Ohio desires to purchase property located at 127 North 2nd Street, Parcel P6421002000032 which is currently owned by David T. Davidson, Sole Successor Trustee of the Family Trust, A.K.A. the David T. Davidson and Lynn C. Davidson Family Trust to aid in the development of the area surrounding Marcum Park.

Attached Information

A depiction of the property to be purchased is attached along with the Purchase and Sale Agreement.

Copies Provided to:

N/A



PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and entered into as of this 9th day of January, 2017 ("Effective Date"), by and between David T. Davidson, sole successor Trustee of the Family Trust, A.K.A. the David T. Davidson and Lynn C. Davidson Family Trust (collectively, "Seller") and the City of Hamilton, Ohio, an Ohio municipal corporation ("Purchaser").

WITNESSETH:

WHEREAS, Seller owns the real estate located at 127 North Second in Hamilton, Butler County, Ohio, which Seller desires to sell to Purchaser; and

WHEREAS, Purchaser and Seller desire to set forth the terms and conditions for the sale of the property in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises herein contained, the parties hereto agree as follows:

ARTICLE I – PURCHASE AND SALE

1.1 Agreement of Purchase and Sale. Subject to the terms and conditions set forth in this Agreement, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to buy from Seller, that certain real property described on Exhibit A attached hereto, together with all easements and privileges appurtenant thereto, all reservations, rights of way, strips and gores of land, mineral rights, water rights and remainders in any way belonging, remaining or appertaining thereto; and all improvements, fixtures, trees and minerals located thereon (collectively, hereinafter referred to as the "Property").

1.2 Transfer. The Property will be transferred to Purchaser at the Closing (defined below) free and clear of all the rights of any tenant under any recorded or unrecorded lease or other agreement or understanding. The provisions of this Section shall survive the Closing.

ARTICLE II – EARNEST MONEY AND PURCHASE PRICE

2.1 Earnest Money. Within five (5) calendar days after its execution of this Agreement, Purchaser will deposit with Jonathan O. Nerenberg, Esq., as agent for Ohio Bar Title Insurance Company (the "Escrow Agent"), the sum of Five Hundred and 00/100 (\$500.00) Dollars as the earnest money (the "Earnest Money") under this Agreement. The Earnest Money shall be held and disbursed by Escrow Agent as provided for in this Agreement.

2.2 Escrow Agent. Escrow Agent shall hold and dispose of the Earnest Money in accordance with the terms of this Agreement. Seller and Purchaser agree that the duties of Escrow Agent hereunder are purely ministerial in nature and shall be expressly limited to the

safekeeping and disposition of the Earnest Money in accordance with this Agreement. Escrow Agent shall incur no liability in connection with the safekeeping or disposition of the Earnest Money for any reason other than Escrow Agent's willful misconduct or gross negligence. In the event that Escrow Agent shall be in doubt as to its duties or obligations with regard to the Earnest Money, or in the event that Escrow Agent receives conflicting instructions from Purchaser and Seller with respect to the Earnest Money, Escrow Agent shall not be required to disburse the Earnest Money and may, at its option, continue to hold the Earnest Money until both Purchaser and Seller agree as to its disposition, or until a final judgment is entered by the Common Pleas Court in Butler County, Ohio directing its disposition.

Escrow Agent shall not be responsible for any interest on the Earnest Money except as is actually earned, or for the loss of any interest resulting from the withdrawal of the Earnest Money prior to the date interest is posted thereon.

2.3 Purchase Price. The purchase price ("Purchase Price") for the Property and the Personal Property shall be Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars. The Earnest Money, unless otherwise disbursed by the terms of this Agreement, shall be applied to the Purchase Price at the Closing as a portion of the Purchase Price. The Purchase Price, less the Earnest Money and the prorations provided for in Section 4.4 hereof, shall be paid by Purchaser to Seller at Closing.

ARTICLE III – CONDITIONS TO THE OBLIGATIONS OF PURCHASER

3.1 Conditions. The obligations of Purchaser to consummate the transactions contemplated by this Agreement are subject to the following conditions precedent (collectively, hereinafter referred to as the "Conditions", and individually as a "Condition") which shall be satisfied or waived prior to the dates set forth in each of the following subsections:

(a) Title Commitment. Purchaser, at Purchaser's sole cost and expense, will obtain a title commitment ("Title Commitment") for the Property issued by a title company ("Title Company") acceptable to Purchaser. If the Title Commitment shows: (i) that all or part of the Property is unmarketable, or (ii) that the Property is subject to a defect, lien, encumbrance, easement, condition or restriction which is unacceptable to Purchaser, in Purchaser's sole and absolute discretion (each, a "Title Objection"), Purchaser shall send written notice ("Title Objection Notice") of such Title Objection to Seller.

Seller shall have ten (10) days after the date of the Title Objection Notice (the "Cure Period") within which to cure ("Cure") the Title Objections as follows: (i) Seller shall cause the Property to be free of such matters to which Purchaser objected and have such Title Objections removed from the Title Commitment; and/or (ii) if such Title Objections can be removed from the Title Commitment by the payment of money or by Seller executing an affidavit or affidavits at Closing, Seller shall agree in writing with Purchaser to remove such Title Objections in the foregoing manner at Closing. Seller shall be deemed to have satisfied the conditions of (ii) in the immediately preceding sentence only if the Title Objections referenced therein are removed from the Title Commitment by the Title Company at Closing.

If, after using all reasonable efforts, Seller fails to Cure a Title Objection within the Cure Period, Purchaser shall have the right to elect to either: (i) waive such Title Objections which Seller fails to Cure and accept such title to the Property as Seller will convey; or (ii) terminate this Agreement by sending written notice of termination to Seller and Escrow Agent. Thereafter Escrow Agent shall repay to Purchaser the Earnest Money, less the sum of One Hundred and 00/100 (\$100.00) Dollars (the "Consideration"), which Consideration Escrow Agent shall pay to Seller as the consideration for Seller entering into this Agreement. After termination, Purchaser shall have no further liability to Seller or obligations under this Agreement, except for those obligations which survive the termination of this Agreement. Each party shall bear its own costs incurred hereunder.

Purchaser shall be deemed to have approved of those matters which are not objected to and which are contained in the Title Commitment. The following are collectively hereinafter referred to as "Permitted Encumbrances": (i) installments of real estate taxes and assessments (general and special) constituting a lien on the Property, but not yet due and payable; (ii) all matters approved or deemed to have been approved by Purchaser; and (iii) all Title Objections subsequently waived by Purchaser.

The foregoing notwithstanding, all mortgages and other monetary liens on the Property shall be discharged by Seller at or prior to the Closing.

(b) Title Insurance. At Closing, Purchaser will purchase an owner's policy of title insurance in the amount of the Purchase Price, insuring that title to the Property is vested in Purchaser at Closing, subject only to Permitted Encumbrances (such title insurance policy being hereinafter referred to as the "Owner's Policy"). The cost of the Owner's Policy will be paid by Purchaser. If Purchaser is unable to obtain an Owner's Policy that is acceptable to Purchaser, in Purchaser's sole and absolute discretion, or a marked-up Title Commitment and irrevocable written confirmation that the Title Company will issue the Owner's Policy consistent with the marked-up Title Commitment, then Purchaser shall have the right to terminate this Agreement by sending written notice of termination to Seller and Escrow Agent. If this Agreement is terminated by Purchaser, Escrow Agent: (i) shall repay to Purchaser the Earnest Money, less the Consideration; and (ii) pay the Consideration to Seller. After termination, Purchaser will have no further liability to Seller or obligations under this Agreement, except for those obligations which survive the termination of this Agreement. Each party shall bear its own costs incurred hereunder.

(c) Due Diligence. From the Effective Date until the Closing, Purchaser, its employees, agents and contractors, shall have the right to enter upon the Property to perform such investigations and inspections (including but not limited to an environmental site assessment) of the Property as Purchaser deems appropriate. All such investigations and inspections shall be completed at Purchaser's sole cost and expense.

If, as a result of its due diligence, Purchaser determines that the Property is, for any reason or no reason, unacceptable to Purchaser, in its sole and absolute discretion, Purchaser shall have the right to terminate this Agreement by sending written notice thereof to Seller and Escrow Agent. If this Agreement is terminated, then neither party shall have any liability to the

other or any further rights or obligations under this Agreement, except for those obligations which survive the termination of this Agreement. After termination, Escrow Agent shall: (i) repay to Purchaser the Earnest Money, less the Consideration; and (ii) pay the Consideration to Seller. Each party shall bear its own costs incurred hereunder.

ARTICLE IV – CLOSING

4.1 Closing. The closing (“Closing”) for the delivery of the Deed (defined below) for the Property, the payment of the balance of the Purchase Price and the delivery of the other instruments provided for in this Agreement shall be held at 10:00 A.M. on or before the sixtieth (60th) day following the Effective Date (the “Closing Date”). The Closing shall take place at the office of the Escrow Agent, 246 High Street, Second Floor, Hamilton, Ohio. Time is of the essence.

The Closing shall not occur unless and until: (a) all of the actions set forth in Section 4.2 of this Agreement shall have been taken; and (b) all of the actions set forth in Section 4.3 of this Agreement shall have been taken. None of the actions provided for in preceding clauses (a) or (b) shall be deemed to have been taken unless and until all of them have been taken.

4.2 Seller’s Obligations. At Closing, Seller shall:

(a) Deliver a Fiduciary Deed (the “Deed”), fully executed and acknowledged by each Seller, conveying fee simple title to the Property to Purchaser using the legal description set forth on Exhibit A attached hereto, free and clear of all liens and encumbrances, subject only to Permitted Encumbrances;

(b) Deliver an Affidavit from Seller confirming that each Seller has the power and authority under the Family Trust to execute and deliver this Agreement, the Deed and the other documents to be delivered by Seller at the Closing;

(c) Deliver an Affidavit of Title and Non-Foreign Certificate, in a form reasonably acceptable to the Title Company, signed by Seller;

(d) Make any deliveries required pursuant to Section 3.1(a) above;

(e) Deliver such affidavits or indemnity agreements to Title Company against liens and parties in possession (except for the Permitted Leases), tax transfer statements and such other affidavits or documentation as the Title Company may require to issue the Owner’s Policy with standard exceptions deleted and in conformity with the Title Commitment as Cured by Seller and approved by Purchaser;

(f) Deliver exclusive possession of the Property to Purchaser, subject only to Permitted Encumbrances;

(g) Execute the Closing Statement (the “Closing Statement”);

(h) Cause to be delivered the Occupancy Agreement in the form of Exhibit B attached hereto (the "Occupancy Agreement"), executed by Davidson Law Offices Co., L.P.A. ("Davidson"); and

(i) Deliver the keys to the Property and such other documents as the Title Company or Purchaser may request.

4.3 Purchaser's Obligations. At Closing, Purchaser shall:

(a) Pay the Purchase Price (less the amount of the Earnest Money and the prorations provided for in Section 4.4 hereof) to Seller by Title Company check;

(b) Receive a marked-up Title Commitment and irrevocable written commitment from the Title Company that the Title Company will issue the Owner's Policy consistent with the marked-up Title Commitment;

(c) Deliver the Closing Statement, executed by Purchaser; and

(d) Deliver the Occupancy Agreement, executed by Purchaser.

4.4 Closing Costs and Prorations. Real estate taxes and assessments (general and special) due and owing on the Property for the year of the Closing shall be prorated between Purchaser and Seller to the Closing Date based on the most recent tax bills that are available from the Butler County Auditor prior to the Closing. Purchaser shall pay the cost of the title examination, Title Commitment, the premium for the Owner's Policy and the cost to record the Deed. Seller shall pay the cost to prepare the Deed. Each party shall be responsible for its own attorney fees.

The provisions of this Section 4.4 shall survive the Closing.

ARTICLE V – LOSS

5.1 Risk of Loss. If, after the Effective Date and prior to the Closing, the Property is damaged, Seller shall deliver written notice of that fact to Purchaser. Thereafter, Purchaser shall have the option: (a) to assume such risk, whereupon the parties shall proceed in accordance with the terms and conditions of this Agreement and Purchaser shall be entitled to all insurance awards resulting therefrom and the Purchase Price shall be reduced by the amount of Seller's insurance deductible; or (b) to terminate this Agreement by sending written notice of termination to Seller and Escrow Agent. If this Agreement is terminated, Escrow Agent shall repay the Earnest Money to Purchaser. Thereafter, neither Purchaser nor Seller shall have any liability to the other or any further rights or obligations under this Agreement, except for those obligations which survive the termination of this Agreement. Each party shall bear its own costs incurred hereunder.

ARTICLE VI - RIGHT OF ENTRY

6.1 Right of Entry. Prior to Closing or until the earlier termination of this Agreement, the employees, agents and contractors of Purchaser shall have the right to enter upon the Property to conduct such due diligence investigations of the Property as they deem appropriate upon at least twenty-four (24) hours' notice to Seller. All due diligence will be conducted at no cost or expense to Seller. Any on-site inspection of the Property shall be conducted in such a manner that will not harm or damage the Property.

Purchaser agrees to promptly repair any damage to the Property resulting from Purchaser's activities under this Article VI. The provisions of this paragraph shall survive the termination of this Agreement.

ARTICLE VII - REPRESENTATIONS AND WARRANTIES

7.1 Seller's Representations and Warranties. Seller hereby represents and warrants to Purchaser that, except as hereinafter provided, all of the following representations and warranties are true, complete and correct as of the Effective Date and shall be true, complete and correct as of the Closing and shall survive the Closing.

(a) Seller has the full right and authority and has obtained any and all consents required to enter into this Agreement and to consummate the transactions contemplated thereby. This Agreement is the legal, valid and binding obligation of Seller, enforceable against Seller in accordance with its terms. All of the documents to be delivered by Seller at the Closing shall be the legal, valid and binding obligations of Seller, enforceable against Seller in accordance with their terms.

(b) The execution and delivery of this Agreement by Seller and the performance by Seller of its obligations thereunder do not and will not violate the terms of any agreement to which Seller is a party or by which Seller is bound.

(c) There is no pending or threatened claim, litigation, condemnation, administrative action or other legal proceeding involving or affecting the Property or any part of it.

(d) Except for this Agreement, there are no other oral or written agreements, contracts or understandings which in any way affect or relate to the Property or any part of it.

(e) No: (i) hazardous substance has been placed on or beneath the surface of the Property or any part of it in violation of any federal, state or local law or regulation; and (ii) hazardous substance has been released on or from the Property in violation of any federal, state or local law or regulation.

(f) No underground storage tank (each, a "UST") is located on the Property. Neither Seller nor any employee, agent or contractor of Seller has removed any UST from the Property.

(g) At the time of Closing, there will be no outstanding contracts for any improvements to the Property or any part of it which have not been paid in full.

(h) No tenant or guest shall occupy or have any right to occupy or access the Property on the date of the Closing or thereafter, other than Davidson pursuant to the terms of the Occupancy Agreement.

7.2 Breach. If any of the representations and warranties of Seller set forth in this Agreement are not true, complete and correct as of the Effective Date and as of the Closing or as otherwise provided above, Purchaser may elect, at its option, either to: (a) close the transactions contemplated by this Agreement notwithstanding the breach of the representation and warranty; or (b) terminate this Agreement by giving notice of termination to Seller. After termination, Purchaser shall have no further obligations under this Agreement, except for those obligations which survive the termination of this Agreement. The foregoing election is not intended to be in derogation of, but shall be in addition to, Purchaser's remedies for Seller's breach and does not negate, modify or amend the representations and warranties of Seller contained in this Agreement, which representations and warranties shall survive the Closing.

ARTICLE VIII – SELLER'S COVENANTS

8.1 Agreements. Seller covenants and agrees that, prior to the Closing, Seller: (a) will not enter into any lease or other understanding in any way affecting the Property; and (b) will terminate the rights of all persons to occupy the Property or any part of it, and cause any such occupant to remove all of their personal property from the Property.

8.2 Pre-Closing Obligations. Purchaser shall assume no pre-Closing liabilities or obligations of Seller, all such liabilities and obligations being liabilities and obligations which shall be the sole responsibility of Seller to pay. The provisions of this paragraph shall survive the Closing.

8.3 Insurance. While this Agreement remains in effect, Seller will keep the Property insured at the levels and in the amounts of the insurance for the Property that are in effect on the Signing Date.

ARTICLE IX – MISCELLANEOUS

9.1 Brokerage Commission. Seller and Purchaser represent, one to the other, that no broker or agent is involved in this transaction who would be entitled to a fee or commission as a result of this transaction. Any fees, costs and/or commissions owing to any broker or agent shall be the sole responsibility of the party contracting for such broker or agent and such party shall remain fully responsible for and shall pay and defend the other party against any claims, losses, costs, damages and or expenses (including but not limited to reasonable attorney's fees) for a fee or commission do or alleged to be due as a result of the activities of that party. The provisions of this paragraph shall survive the Closing or the earlier termination of this Agreement.

9.2 Notices. All notices required or permitted to be given under this Agreement shall be given in writing and delivered: (a) personally; (b) by overnight courier; or (c) by certified mail, return receipt requested, postage prepaid, addressed as follows (or at such other address for a party as shall be specified upon like notice):

If to Purchaser: 345 High Street
Hamilton, OH 45011

If to Seller: 127 North Second Street
Hamilton, OH 45011
Attention: David T. Davidson

Such notice, if delivered personally or by overnight courier service, shall be deemed given and delivered at the time of delivery; or, if sent by certified mail, shall be deemed given and delivered additional three (3) calendar days after the time of mailing with appropriate postage attached thereto.

9.3 Integration and Amendments. This Agreement and the Exhibits attached to it constitute the entire agreement between the parties relating to the purchase and sale of the Property and shall be deemed to be a full, final and complete integration of all prior or contemporaneous understandings or agreements between the parties relating thereto. This Agreement may be amended or supplemented only by a written instrument signed by both parties hereto.

9.4 Additional Documentation. Seller and Purchaser shall execute such additional documentation as reasonably may be required to effectuate this Agreement.

9.5 Governing Law. This Agreement shall be governed by and all disputes related thereto shall be determined in accordance with the laws of the State of Ohio. Time is of the essence.

9.6 Successors. This Agreement shall be binding upon the parties hereto, and on their respective successors and assigns.

9.7 No Third-Party Beneficiary. The provisions of this Agreement and of the documents to be executed and delivered at the Closing are and will be for the benefit of Seller and Purchaser only and are not for the benefit of any third party, except as otherwise specifically provided in this Agreement, and accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered at the Closing.

9.8 Performance Dates. Time is hereby extended for the performance of any action required by this Agreement if the last day for performance falls on a Saturday, Sunday or national holiday. The performance so extended shall occur on the next succeeding day that is not a Saturday, Sunday or national holiday.

9.9 No Offer Until Executed. The submission of this Agreement to Seller for examination or consideration does not constitute an offer to purchase the Property by Purchaser and this Agreement shall become effective, if at all, only upon the full execution and delivery thereof by Purchaser and Seller.

9.10 Negotiated Provisions. This Agreement shall not be construed more strictly against either party by virtue of the fact that a contract may be more strictly construed against the party preparing the contract, it being understood and agreed that both Seller and Purchaser have equally negotiated the provisions hereof and contributed substantially and materially to the preparation of this Agreement.

9.11 No Waiver or Rights. No failure of any party to exercise any power given such party under this Agreement or to insist upon strict compliance by any other party to its obligations under this Agreement, and no custom or practice of the parties at variance with the terms of this Agreement, shall constitute a waiver of any party's right to demand exact compliance with the terms hereof.

9.12 Survival. All agreements and covenants in this Agreement which must, by implication or necessity, survive the Closing, shall be deemed to so survive as the sense of this Agreement requires.

9.13 Severability. If any provision of this Agreement is determined to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force, if the essential provisions of this Agreement for each party remain valid, binding and enforceable.

9.14 Effective Date. For purposes of this Agreement, the term "Effective Date" shall be the date that Purchaser executes this Agreement and forwards a fully executed copy thereof to Seller, which date shall be set forth on the first paragraph of this Agreement.

9.15 "Day"; "Business Day"; Computation of Time. All references to "days" in this Agreement shall be construed to mean calendar days unless otherwise expressly provided and all references to "business days" shall be construed to mean days other than a Saturday, Sunday or legal holiday in Hamilton, Ohio. In computing any period of time pursuant to this Agreement, the day of the act or event from which the designated period of time begins to run will not be included. The last day of the period so computed will be included, unless it is not a business day, in which event the period runs until the end of the next business day.

(SIGNATURE PAGE TO FOLLOW)

The parties hereto have executed this Agreement as of the date and year first above written.

11.27.17 David T. Davidson
David T. Davidson, Sole Successor Trustee of
the Family Trust, A.K.A. the David T.
Davidson and Lynn C. Davidson Family Trust

Approved as to Form:

Heather Anderson 11/1/17
City Law Director

City of Hamilton, Ohio,
an Ohio municipal corporation

By: _____

s:\mason\hanrahan\jlr corporate\city of hamilton\dauidson, david\psa 1-9-17.docx

EXHIBIT A

The Property

Situated in the City of Hamilton, County of Butler and State of Ohio:

The South Thirty (30) feet of Lot Number One Hundred Thirty-Six (136) as the same is known and designated on the Revised List of Lots in the Second Ward of the City of Hamilton, Butler County, Ohio.

Parcel No. P6421.002.000.032.

EXHIBIT B

Occupancy Agreement

THIS OCCUPANCY AGREEMENT ("Agreement") is made and entered into the 9th day of January, 2017 (the "Effective Date"), by and between the City of Hamilton, Ohio ("Owner") and Davidson Law Offices Co., L.P.A. ("Occupant").

Recitals

Owner and Occupant entered into that certain Purchase and Sale Agreement dated January ____, 2017 (the "Contract") pursuant to which Occupant agreed to sell and Owner agreed to purchase the property located at 127 North Second Street, Hamilton, Ohio 45011 (the "Property") more fully described in the Contract.

All capitalized terms used herein but undefined have the meaning given such term under the Contract.

As of the date hereof, Occupant has conveyed the Property to Owner.

Owner has agreed to allow Occupant to continue to occupy the building (the "Premises") located on the Property in order to operate his law practice thereon, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Occupant and Owner agree as follows:

1. Owner hereby grants Occupant the right and license to use the Premises for a period (the "Occupancy Period") beginning on the Effective Date and ending at 11:59 P.M., September 30, 2017; provided, however, that Occupant shall have the right to terminate this Agreement at any time during the Occupancy Period by delivering five (5) days' prior written notice of termination (the "Termination Notice") to Owner. The earlier to occur of: (a) September 30, 2017; or (b) the date that this Agreement terminates as set forth in the Termination Notice is hereinafter referred to as the "Termination Date".

2. Occupant hereby accepts the Premises on an "AS-IS" basis, without any representation or warranty by Owner whatsoever.

3. Occupant shall be solely responsible for paying when due all utility costs associated with the Premises while this Agreement remains in effect. Occupant's use of the Premises shall be, at all times, in accordance with all applicable governmental laws, rules, ordinances and regulations.

4. Occupant shall not be obligated to pay Owner an occupancy fee while this Agreement is in effect.

5. Owner agrees to pay for all taxes and assessments on the Premises while this Agreement remains in effect.

6. While this Agreement remains in effect, Occupant shall keep in full force and effect, at his sole cost and expense, commercial general liability insurance on the Property in the minimum amount of One Million (\$1,000,000) Dollars per occurrence and Two Million (\$2,000,000) Dollars in the aggregate. Owner shall be named as an additional insured on Occupant's commercial general liability policy. Occupant shall provide Owner with evidence that the commercial general liability insurance that he is required to carry as provided by this Agreement is in full force and effect.

7. Occupant shall save Owner harmless from and will defend Owner against any claim, expense, liability or damage, including reasonable attorney fees, incurred by Owner, arising out of the use or occupancy of the Property by Occupant, their invitees, agents, employees or contractors, except to the extent caused by the sole negligence or willful actions of Owner. The obligations shall survive the termination of this Agreement.

8. All property on the Property belonging to Occupant shall be there at the risk of Occupant, and Owner shall not be liable for damage thereto or theft, misappropriation or loss thereof, except to the extent caused by the sole negligence or wrongful actions of Owner.

9. On or before the Termination Date, Occupant shall, at his sole cost and expense, complete the following: (a) remove all of the personal property from the Property; and (b) deliver possession of the building on the Property to Owner in broom-clean condition, ordinary wear and tear excepted. Any of the personal property not removed from the Property by the Termination Date and not requested by Owner to be removed from the Property shall be deemed to have been abandoned by Occupant and title thereto shall pass to Owner without payment of any consideration to Occupant.

10. The Property shall be used and occupied only by Occupant and his employees solely for the operation of his law practice thereon and for no other purpose or purposes.

11. Occupant shall not rent or sublet or in any way assign the right to occupy the Premises or any portion of it to any person or entity.

12. Owner shall have no obligation to make any improvements to the Property. While this Agreement is in effect, Occupant, at his sole cost and expense, shall make all repairs and replacements to the Property as are needed. The obligations of Occupant under this Section shall survive the expiration or earlier termination of this Agreement.

13. Occupant agrees not to make any alterations to the Premises without Owner's prior written consent. Owner shall have no obligation to make any improvements to the Premises.

14. Occupant agrees to keep the Premises in a safe, clean, sightly and sanitary condition at all times and to lawfully, peacefully and quietly hold and occupy the Premises while this Agreement remains in effect.

15. In the event Occupant shall violate any covenant made by them in this Agreement and shall fail to comply or commence compliance after being sent written notification of said violation by Owner, Owner may, at its option, terminate this Agreement with ten (10) days' prior written notice being sent to Occupant at the Premises.

16. At all times while this Agreement remains in effect, Occupant shall be responsible for garbage removal, snow removal and maintenance of the Property.

17. This Agreement constitutes the entire understanding between the parties regarding Occupant's use and occupancy of the Premises and supersedes all prior agreements or understandings.

18. No waivers, modifications or additions to this Agreement shall be valid unless in writing and signed by both Owner and Occupant.

19. This Agreement and the rights granted to Occupant herein are intended and shall be deemed to constitute merely a license to occupy the Premises upon the terms and conditions set forth herein and shall not be deemed to constitute a lease, an estate passing out of Owner or any other interest in real property and, therefore, Occupant shall not be entitled to any statutory right or benefit afforded to tenants of real property. This Agreement and the rights granted to Occupant herein shall not be subject to levy or sale.

20. This Agreement shall be governed by and construed in accordance with the substantive laws, not the conflicts laws or choice of law rules, of the State of Ohio.

21. This Agreement shall be binding upon and shall inure to the benefit of Owner and Occupant and their respective successors and permitted assigns.

Owner and Occupant have caused this Agreement to be executed the day and year first above written.

• City of Hamilton, Ohio

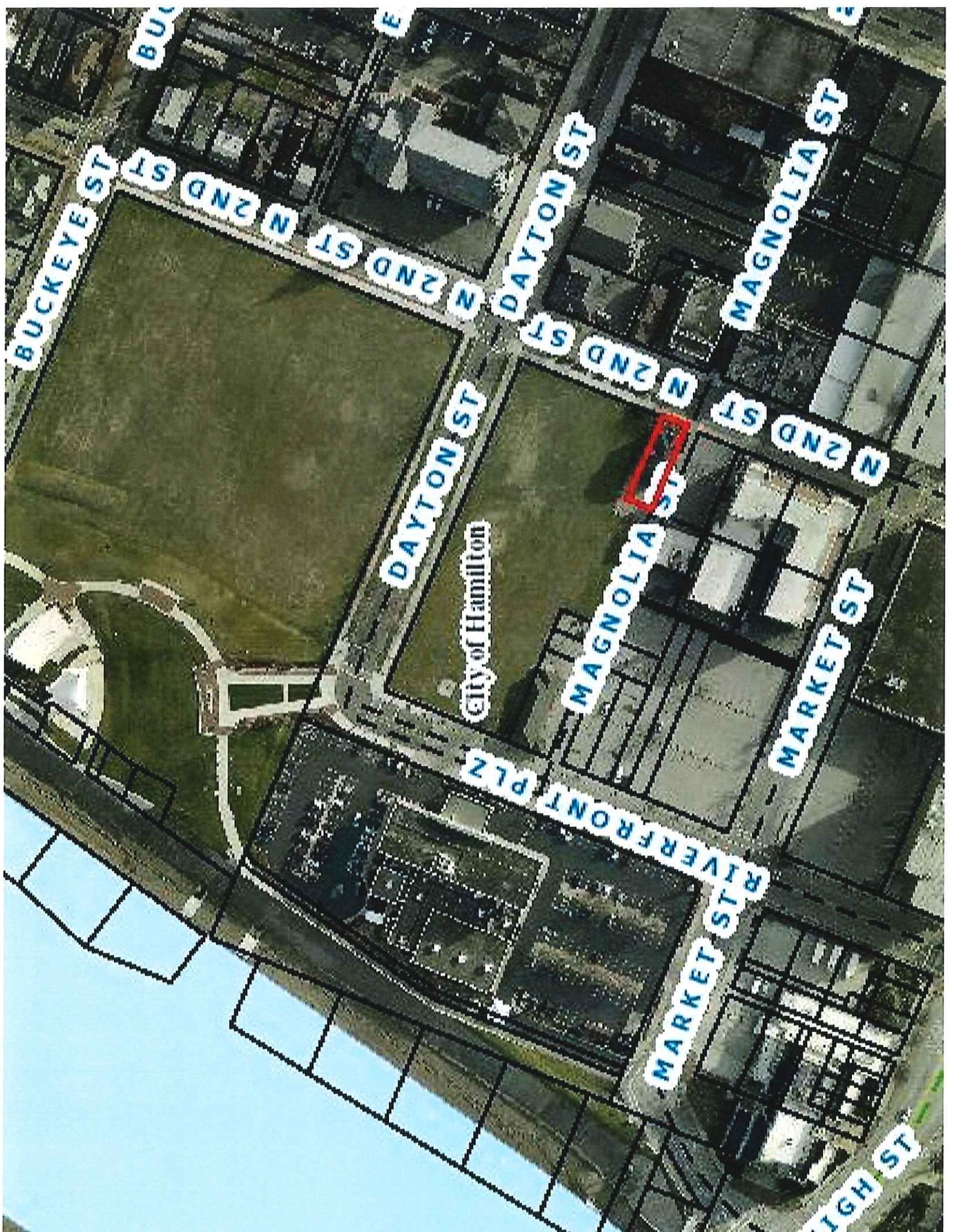
Approved as to Form:

11/11/17
Neath Davidson Lewis
City Law Director

By: _____

Davidson Law Offices Co., L.P.A.

By: 11-27-17
David T. Davidson



BUCKEYE ST

BUCKEYE ST

N 2ND ST

DAYTON ST

MAGNOLIA ST

MARKET ST

RIVERFRONT PLZ

HIGH ST

City of Hamilton

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE PURCHASE OF PROPERTY AT 127 NORTH SECOND STREET. (David T. Davidson, Trustee, Owner)

WHEREAS, on January 9, 2017, David T. Davidson, sole successor Trustee of the David T. Davidson and Lynn C. Davidson Family Trust, the owner of the real estate located at 127 North Second Street, Hamilton, Ohio 45011 (the "Property"), entered into a Purchase and Sale Agreement ("Agreement") for the purchase of the Property by the City of Hamilton, Ohio for Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00); and

WHEREAS, the Administration finds that it would be beneficial for Council to authorize the purchase of the Property for a total of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00); and

WHEREAS, the purchase of this Property would serve to allow control of the Property for economic revitalization and continued redevelopment near Marcum Park as seen in Exhibit No. 1; and

WHEREAS, Council finds there is a public interest to be served by the purchase of the Property by enhancing the City's efforts in the area of economic development.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hamilton, Ohio:

SECTION I: That all of the prior actions taken by the City Manager in connection with the purchase of the Property and the execution of the Agreement are hereby ratified, and the City Manager is further hereby authorized to pay the purchase price and execute and deliver all of the closing documents required by the Agreement.

Seller	Purchaser	Address	Parcel Identification
David T. Davidson	City of Hamilton	127 North Second Street	P6421002000032

SECTION II: This ordinance shall take effect and be in full force from and after the earliest period allowed by law after its passage.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Ohio, State of Ohio, hereby certify that the foregoing Ordinance No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

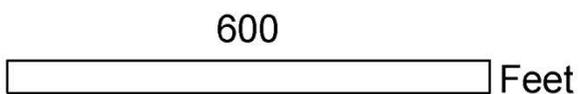
Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

Ordinance No. _____ (cont'd)

Exhibit No. 1



127 N SECOND STREET
P6421002000032



City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller and Members of the City Council

Report From: Kevin M. Maynard, Director of Public Utilities

Agenda Item: Revised 2017 Southern Hills Subdivision Water Main Replacement Project Financing

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input type="checkbox"/> R Realize new investments <input type="checkbox"/> A Add new jobs <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Resolution</i></p>	<p>1st Reading Date: 1-25-17 2nd Reading Date: Public Hearing Date:</p>	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other): Previously approved as a Resolution – R2016-9-38</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: \$2,682,500 Expenditure: \$2,682,500 Source Funds: OPWC Loan</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does Council wish to authorize and direct submission of a revised loan application to the Ohio Public Works Commission (OPWC) to fund the proposed 2017 Southern Hills Subdivision Water Main Replacement Project and to accept a 30-year, zero percent interest loan if said application is approved?

Policy Alternative(s)

Council may choose not to submit an OPWC loan application and direct staff to pursue other means of financing the proposed water main improvement project. Council may also elect not to pursue the proposed water main improvement project.

Staff Recommendation

Staff recommends that Council receive this report and adopt a resolution authorizing and directing the submission of a revised OPWC loan application in an amount of up to \$2,682,500 for the 2017 Southern Hills Subdivision Water Main Replacement Project and to accept said loan if approved by the OPWC. The revised application will include approximately 535 LF on Clovernook Drive and will increase the loan amount request by \$120,700 for a total revised loan amount of \$2,682,500.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.



Fiscal Impact Summary

The estimated cost of the proposed revised water main improvement is approximately \$2,682,500. This project is part of the 2017 Water Utility Capital Improvement Projects. The OPWC loan will allow the City to avoid 2017 financial impacts and to budget future debt service payments. The proposed OPWC financing is a 30-year, zero percent interest loan. Allowing the City to pay for the proposed improvement over 30 years without interest charges not only more closely matches the cost of the improvement to the service life of the improvement, but also allows the Water Utility to retain approximately \$2,682,500 in its capital improvement fund for other needed projects.

Background Information

The Southern Hills Subdivision Water Main Replacement Project includes the replacement of approximately 11,320 linear feet of 6"cast iron water/HDPE main. The existing water main will be replaced with 8"ductile iron from:

- Southern Hills Boulevard - From Southwood Drive to Pyramid Hill Boulevard
- Oakmont Avenue – From Smith Road to just west of Cadillac Drive at the end of the street
- Briarwood Drive – From Cadillac Drive east and then south to the end of the street
- Cadillac Avenue – From Oakmont Avenue to Golfview Drive
- Dale Road – From Valley View Drive north to the end of the cul-de-sac
- Maple Court – From Oakmont Avenue to the end of the cul-de-sac
- Valley View Drive – From Oakmont Avenue to Southern Hills Boulevard
- Clovernook Drive – From Oakmont Avenue south approximately 535 LF (addition to the original application)

The water mains in the above listed areas were installed in the early 1950's. A portion of Southern Hills Boulevard and Cadillac Avenue have HDPE water main installed in the late 1990's and early 2000's. Since the installation, there have been 59 water main breaks, collectively, which have impacted 238 services/customers. In addition to the water main breaks, there have been water valve problems, many of which need to be replaced. Also, the Public Works Department has plans to resurface the roadway in this area in 2017. It is essential to make the necessary infrastructure repairs/replacement prior to the planned roadway work. Therefore, staff recommends proceeding with replacement of the Southern Hills Subdivision water main in 2017. (See Attached Exhibit)

Attached Information

Map Attached

Copies Provided to:

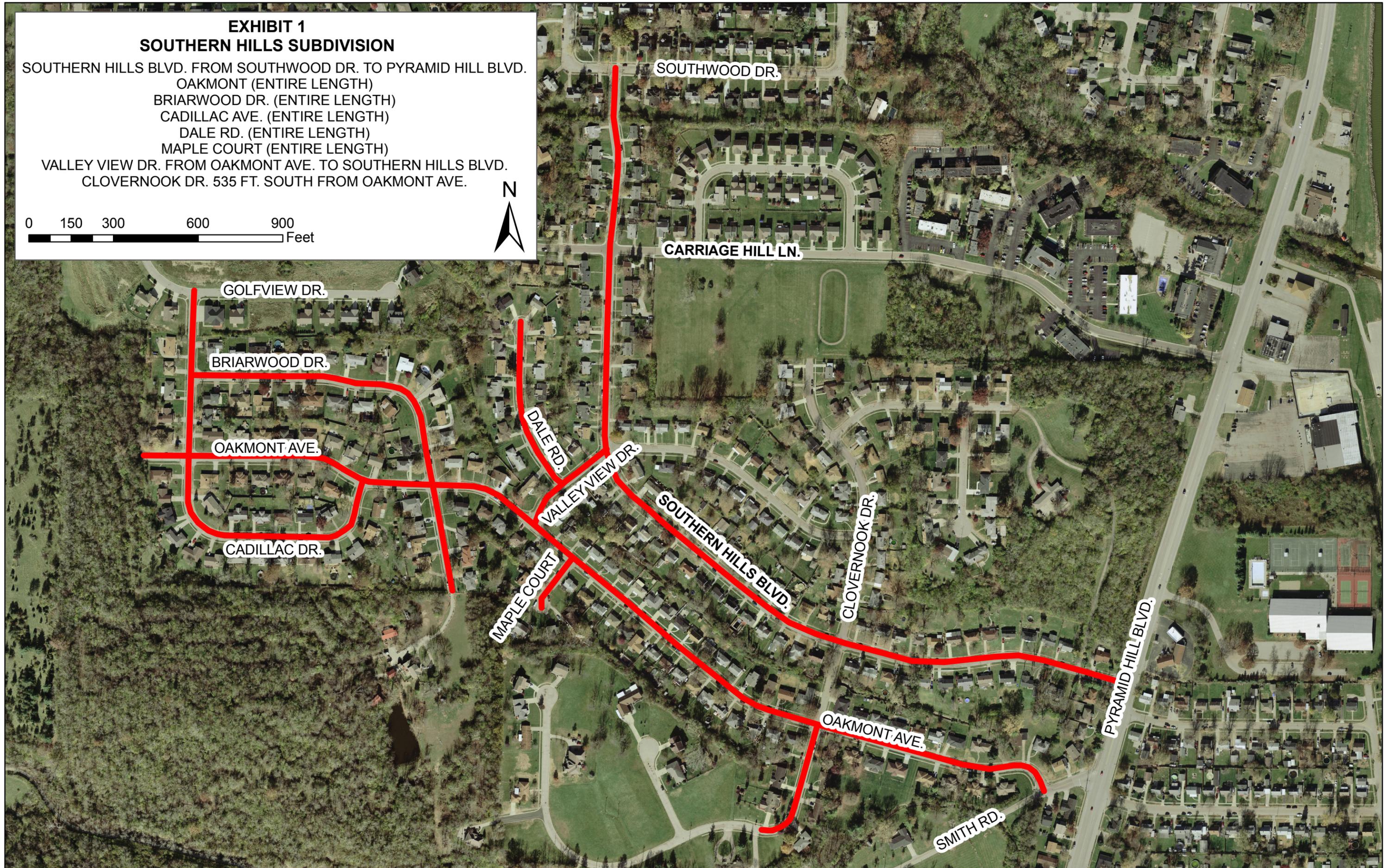
City of Hamilton Public Utilities Commission



EXHIBIT 1
SOUTHERN HILLS SUBDIVISION

SOUTHERN HILLS BLVD. FROM SOUTHWOOD DR. TO PYRAMID HILL BLVD.
OAKMONT (ENTIRE LENGTH)
BRIARWOOD DR. (ENTIRE LENGTH)
CADILLAC AVE. (ENTIRE LENGTH)
DALE RD. (ENTIRE LENGTH)
MAPLE COURT (ENTIRE LENGTH)
VALLEY VIEW DR. FROM OAKMONT AVE. TO SOUTHERN HILLS BLVD.
CLOVERNOOK DR. 535 FT. SOUTH FROM OAKMONT AVE.

0 150 300 600 900
Feet



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AND DIRECTING THE FILING OF A REVISED LOAN APPLICATION WITH THE OHIO PUBLIC WORKS COMMISSION FOR THE 2017 SOUTHERN HILLS SUBDIVISION WATER MAIN REPLACEMENT PROJECT, AND ACCEPTING A ZERO-INTEREST LOAN IF IT IS AWARDED.

WHEREAS, the City of Hamilton, Ohio has received notice that financial assistance is available from the Ohio Public Works Commission (OPWC) in the form of an zero-interest loan and City Administration recommends that the City file a REVISED application for \$2,682,500.00 in loan funds for the 2017 Southern Hills Subdivision Water Main Replacement Project; and

WHEREAS, Resolution No. R2016-9-38, passed on September 14, 2016, authorized and directed the City Manager to file an application for \$2,561,800.00 in loan funds for the 2017 Southern Hills Subdivision Water Main Replacement Project to replace approximately 10,785 linear feet of 6" cast iron water main installed in the early 1950's with 8" ductile iron pipe and the loan; and

WHEREAS, the City would now like to amend the original loan application to include the replacement of an additional 535 linear feet of 6" cast iron water main to the original project for a REVISED total replacement of approximately 11,320 linear feet of 6" cast iron water main installed in the early 1950's with 8" ductile iron pipe and the loan, if awarded, would be effective July 1, 2017; and

WHEREAS, the City is a member of OPWC District 10 and this project received a preliminary ranking that makes it a part of the program that District 10 Integrating Committee will submit to OPWC for approval and award of funding; and

WHEREAS, this Council desires to authorize and direct the filing of a REVISED application for a total of \$2,671,800.00 in loan funds from OPWC and to accept a zero-interest loan if it is awarded.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hamilton, Ohio:

SECTION I: That the City Manager is hereby authorized and directed to file a REVISED application with the OPWC for Two Million Six Hundred Eighty-Two Thousand Five-Hundred Dollars (\$2,682,500.00) in loan funds, for the 2017 Southern Hills Subdivision Water Main Replacement Project.

SECTION II: That, if said application is approved and a zero-interest loan is awarded by the OPWC, the City Manager is hereby authorized and directed to accept the same and comply with the conditions of the loan and the funding of the aforesaid project.

SECTION III: This resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

Resolution No. _____ (cont'd)

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Butler County, Ohio, hereby certify that the foregoing Resolution No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Jody T. Gunderson, Economic Development Director

Agenda Item: Milillo Grocery – Economic Development Agreement for a Recoverable Grant

<p>Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i></p>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	<p>Related Strategic Goal(s)</p> <input checked="" type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input checked="" type="checkbox"/> A Add new jobs <input checked="" type="checkbox"/> R Realize new investments <input type="checkbox"/> G Generate recreational investments <input type="checkbox"/> E Engage citizens in activities <input type="checkbox"/> O General operations
<p>Ordinance or Resolution <i>Resolution</i></p>	<input checked="" type="checkbox"/> 1 st Reading Date: 1-25-17 <input type="checkbox"/> 2 nd Reading Date: <input type="checkbox"/> Public Hearing Date:	
<p>Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i></p>	<p>City Council (or other): Caucus Report: 1-11-17</p>	
<p>Contract</p>	<input type="checkbox"/> Contract Required	<input checked="" type="checkbox"/> Additional Document(s) Attached
<p>Fiscal Impact</p>	<p>Budgeted: \$ Expenditure: \$5,000 Source Funds: CDBG/CRLF</p>	<p><i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i></p>

Policy Issue

Does City Council wish to adopt legislation to authorize the execution of a Economic Development Agreement for a Recoverable Grant with Milillo Grocery in connection with a rehabilitation project?

Policy Alternative(s)

Council may choose to not to adopt such legislation.

Staff Recommendation

Staff recommends that Council receive this report and adopt the necessary legislation.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.



Fiscal Impact Summary

There will be no fiscal impact to the General Fund due to the Recoverable Grant with Milillo Grocery. The City would provide a recoverable grant in the amount of \$5,000 for the project if certain job goals are met.

Background Information

Milillo Grocery, located at 1102 Ludlow Street, submitted a recoverable grant application for \$5,000 for infrastructure improvements at their neighborhood grocery store. The total project cost is over \$13,000. The store currently has 1 ½ jobs and will hire an additional ½ to 1.5 new jobs by the end of 2018. The infrastructure improvements involved the installation of a 2-hour fire separation and other mandated repairs per Health and Building Services requirements.

The Hamilton Community Improvement Corporation reviewed the application at their December 12, 2016 meeting and recommended approval of the recoverable grant application to Hamilton City Council for formal approval.

We have a draft agreement which is being reviewed by Milillo Grocery. Consequently, there may be minor revisions recommended to the City Manager by the Director of Economic Development necessary to finalize this transaction

Attached Information

Recoverable Grant Application
Draft Economic Development Agreement

Copies Provided to:

N/A



**CITY OF HAMILTON, OHIO
RECOVERABLE GRANT APPLICATION**

I. Applicant

Company Name Milillo Grocery _____
 Address 1102 Ludlow St _____
 Hamilton, OH 45011 _____
 Contact Person Frank Milillo or Elaine Milillo Meeks _____
 Telephone Number 513-892-2114 store, 614-264-5894 Frank Cell, 513-518-4872 _____

II. Business Information

Principal Product or Service Grocery Store _____
 SIC & DUNS Number SIC: 5411 NAICS: 445110 _____
 Date Established 1914 _____

Principal Owners/Officers (20% or More Ownership):

Name	Title	%	Annual Salary	Net Worth
Elaine Milillo Meeks	Heir	50%	\$0	see PFS
Frank Milillo	Heir	50%	\$0	see PFS

III. Project Information

Project Location 1102 Ludlow Street, Hamilton, OH 45011 _____
 Project Description Installation of 2-hour fire separation as per CDA recommendation.
 Plus other mandated repairs per Health and Building Services
 Requirements (refer to attached summary) _____

Project Costs:

Acquisition \$ _____
 Construction \$ 13,033.15 _____
 Equipment (Fixed) \$ _____
 Other () \$ _____
 Total Project Cost \$ _____

Please list each estimated created job (use additional page, if necessary):

<u>Title</u>	<u>Level of Training or Experience</u>	<u>Anticipated Salary/Wage</u>
1)Part Time Stock/Clerk	Entry	\$500/mo
2)Year Three- Full Time Stock/Clerk	(Promote above)	Minimum wage
3)		
4)		
5)		

VI. History of Business

Provide a brief history of the business (1/2 page maximum).

Milillo Grocery was opened by our Grandparents, Frank and Katie Milillo, in 1914. Our father, Frank Milillo inherited the business in 1984 after his mother's death. Our father Frank Milillo owned and operated the business until he was diagnosed with Cancer in 2014. Frank Milillo died of Cancer July 18, 2015. The business is currently in The Estate of Frank Milillo. Elaine Milillo Meeks and Frank Milillo have operated the business From October 2014 until Hamilton Health Department representatives Cindy Hogg and Jonnica Creech forced its "voluntary" closure on September 21, 2016. After the brief closure, the Millios, the City of Hamilton, CDA and Mike Dingledein and the Butler County Small Business Development Center (based at the Hamilton Mill) have combined on a strategic plan to bring the store into mandated compliance, while developing a strategic plan for long-term sustainability for the future.

VII. Market Feasibility

Provide a brief explanation of the necessity and economic impact of the project on your company (1/2 page maximum).

The business has been in operation for 102 years, serving the 4th Ward neighborhood. The neighborhood has a shortage of options when it comes to the provision of nutritious food and essential household items for the residents. Most residents are low income renters, and most do not have reliable transportation to travel to other parts of the city for these necessities. Milillo Grocery is, for many, not only the most convenient but the ONLY choice for the items necessary to maintain their household. The "neighborhood corner store" nature of the business makes it an important hub for (legal) community activity and a vibrant "oasis" in an economically declining part of the City. More than a grocery store, Milillo's serve as a link from the city's rich history to the optimism of current new growth and economic development. The mere fact the store has survived for over 100 years demonstrates an ability for the family ownership to make business-related adaptations to the everchanging economic climate.

VIII. Professional Representation:

Accountant:

The Tax Man Inc. (Taxman Associates) _____
Name

5145 Pleasant Ave Ste 15 _____
Address

Fairfield, OH 45014 _____
City, State, Zip

513-868-6829 _____
Phone Number

Attorney:

Dan Fischer _____
Name

835 Missy Court _____
Address

Hamilton, OH 45013 _____
City, State, Zip

513-896-6623 _____
Phone Number

IX. Attachments

The following information must be submitted in order to process your recoverable grant application. Please indicate the attachments that are being included with your initial application.

Yes No

 X Business Plan

 X Necessary or Appropriate Determination (**Appendix A**)

 X National Objective Compliance (**Appendix B**)

 X Personal Financial Statement(s) - 20% or More Ownership (**Appendix C**)

 X Agreement of Compliance (**Appendix D**)

 X Assurance of Compliance for Non-discrimination (**Appendix E**)

 X Equipment Estimates or Invoices

X. Submission Acknowledgement

As an authorized agent of the applicant company, I hereby submit this application. I understand that any false statement in this record may subject the applicant company and signer to criminal prosecution. I also understand that additional information may be required to complete the application. I also understand that the borrower is responsible for all closing costs and a ½% loan origination fee.

Elaine A Meeks
Signature

Heir _____
Title

11-17-2016 _____
Date

Elaine Milillo Meeks _____
Typed Name

Heir _____
Typed Title

Frank Milillo
Signature

Heir _____
Title

11-17-2016 _____
Date

Frank Milillo _____
Typed Name

Heir _____
Typed Title

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A RECOVERABLE GRANT TO MILILLO GROCERY (“MILILLO”) IN THE SUM OF NO MORE THAN \$5,000 FOR THE REDEVELOPMENT OF MILILLO’S 1102 LUDLOW STREET LOCATION WITHIN THE CORPORATE LIMITS OF THE CITY OF HAMILTON, AND AUTHORIZING AND DIRECTING THE EXECUTION OF AN ECONOMIC DEVELOPMENT AGREEMENT WITH MILILLO FOR SAID PURPOSES.

WHEREAS, Milillo Grocery (hereinafter referred to as “Milillo”), a neighborhood grocery store, desires to invest over \$13,000.00, in its proposed redevelopment of their retail operation located at 1102 Ludlow Street within the City of Hamilton, Ohio; and

WHEREAS, as a means to assist Milillo in its plan to redevelop the Ludlow property, City Administration and the Hamilton Community Improvement Corporation (“CIC”) have recommended that Milillo receive a recoverable grant in the sum of no more than \$5,000 from the City’s Commercial Revolving Loan Fund, which is forgivable only if certain performance criteria are met at the Ludlow Street site, including the creation of 0.5 to 1.5 full time jobs within 2 years of the completion of the project, and

WHEREAS, pursuant to the approval process set forth in Ordinance No. OR94-7-69, adopted by Council on July 6, 1994, the applications to the Revolving Loan Fund Program and the Community Development Block Grant Fund Program, were presented to, and approved by, the Hamilton CIC at its meeting held on December 12, 2016; and

WHEREAS, it is anticipated that said recoverable grant will produce a solid investment by assisting Milillo in its redevelopment of the 1102 Ludlow Street property, thus enabling Milillo to create job opportunities for the community as well as revenue to the City, and will further enhance economic development within the corporate limits of the City; and

WHEREAS, City Administration has also recommended that the City enter into an Economic Development Agreement with Milillo.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hamilton, Ohio:

SECTION I: That the City Manager is hereby authorized and directed to execute an Economic Development Agreement with Milillo Grocery (“Milillo”). Said agreement shall be and read substantially in the form of Exhibit No. 1, attached hereto, incorporated herein by reference and made a part hereof.

SECTION II: This resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____

City Clerk

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Butler County, Ohio, hereby certify that the foregoing Resolution No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

**Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO**

EXHIBIT NO. 1

ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Agreement (hereinafter referred to as the "Agreement") is made and entered into on the date set forth in the last paragraph of this Agreement ("Effective Date") by and between the City of Hamilton, Ohio, a municipal corporation, 345 High Street, Hamilton, Ohio 45011 (hereinafter referred to as the "CITY") and Milillo Grocery, an Ohio Limited Liability Company, 1102 Ludlow Street, Hamilton, Ohio 45011, (hereinafter referred to as "EMPLOYER", and together with the City, the "Parties" and each separately a "Party").

WITNESSETH:

WHEREAS, the CITY seeks to retain and increase employment opportunities and to encourage the establishment of new jobs in the CITY, in order to improve the economic welfare of the CITY and its citizens, in furtherance of the public purposes enunciated in Article VIII, Section 13 of the Ohio Constitution; and

WHEREAS, the CITY has encouraged the development of business and industry and the addition and retention of jobs within its corporate limits; and

WHEREAS, EMPLOYER is a retail storefront business interested in maintaining their 4th Ward Hamilton location and expanding employment opportunities at 1102 Ludlow Street, Hamilton, Ohio 45011 (the "Project Site"); and

WHEREAS, the CITY and EMPLOYER have determined that they can effect certain joint measures to induce EMPLOYER to reinvestment in Hamilton as well as induce potential future expansion and job creation; and

WHEREAS, the City Manager of the CITY has recommended that the CITY give certain incentives to EMPLOYER to create and preserve employment opportunities in the City of Hamilton and improve the economic climate of the City of Hamilton;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the Parties from the execution of this Economic Development Agreement (EDA), the parties herein agree as follows:

1. **Project Description.** EMPLOYER represents to the CITY that machinery, equipment, or other eligible economic development expenses with a fair market value of at least \$ 13,000.00 _____ will be purchased to facilitate the establishment of a retail storefront at the Project Site. Such expenses will be incurred on or before _____. EMPLOYER will provide documentation of those expenses at the City's request.
2. **Job Targets.** EMPLOYER shall employ 0.5 to 1.5 Net New Employees (or equivalent) at the Project Site ("Job Target"). EMPLOYER will hire, or make available to, at least fifty-one percent (51%) or one (1) Net New Employees from low- and moderate-income (LMI) households (below 80% of median income).

EMPLOYER agrees to use its best efforts to hire residents of the City of Hamilton. EMPLOYER shall submit to the CITY such reports and records as may be requested by the CITY in order to substantiate achievement of the Job Target.

3. **Definitions.**
 - A. "Full-time Employee" means an individual whose primary work location is the Project Site and who is employed by EMPLOYER for consideration for at least thirty-five (35) hours a week or who renders another standard of service generally accepted by custom or specified by contract as full-time employment, and who is subject to withholding of CITY income tax by the EMPLOYER. An employee is considered to have a primary work location at the Project Site if at least 51% of the compensation paid by the EMPLOYER to that employee is taxed by the CITY with respect to work performed at the Project Site.
 - B. "Net New Employees" means:
 - (i) The number of Full-time Employees (or equivalent) at the Project Site as of the Effective Date, less:
 - (ii) The number of Full-time Employees as of the applicable anniversary of the Effective Date.

4. **CITY.**

Resolution No. _____ (cont'd)

CITY will provide a recoverable grant in the amount of Five Thousand Dollars (\$5,000.00) to EMPLOYER towards the purchase of machinery, equipment, or other eligible economic development expenses to be located at the Project Site.

5. Performance-based Recoverable Grant Arrangement. If EMPLOYER fails to fulfill its obligations under this Agreement, the CITY may revoke the recoverable grant under this Agreement and may require the repayment of the recoverable grant. However, for each year following the Effective Date the Job Target is met, the recoverable portion of the grant will be reduced by \$2,500. If the Job Target is met for a period of two years following the Effective Date, the recoverable grant terms will be met and the grant shall automatically become non-recoverable.
6. Equal Employment Opportunity. EMPLOYER hereby certifies that it will abide by nondiscriminatory hiring practices in its hiring and operations as required by any applicable law so that no individual shall be denied employment solely on the basis of race, religion, sex, disability, color, national origin or ancestry.
7. Transferability. Except for any assignment or transfer occurring by operation of law, this Agreement is not transferable or assignable without the express, written approval of the CITY, which consent will not be unreasonably withheld, delayed or conditioned, except that approval of the CITY shall be conditioned upon the express, written assumption by the successor to EMPLOYER of all of the duties and obligations set forth in this Agreement.
8. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Ohio.
9. Further Assurances. Both parties shall execute all documents necessary to effectuate this Agreement, including notes, subordination agreements, releases and consents. This Agreement constitutes the complete agreement of the Parties with respect to the subject matters covered in it.
10. Representations and Warranties. As a material inducement for the execution of this Agreement, EMPLOYER makes the following additional representations and warranties to the CITY. All such representations and warranties are true and correct as of the date of this Agreement and shall survive the performance of this Agreement or its earlier termination or cancellation.
 - A. EMPLOYER is a Limited Liability Company, Federal Tax Identification No. _____, and is admitted to do business within the State of Ohio.
 - B. The execution and delivery of this Agreement by EMPLOYER and the consummation of the transactions contemplated by this Agreement have been properly authorized by EMPLOYER, and this Agreement is the legal, valid and binding obligation of EMPLOYER.
 - C. The execution and delivery of this Agreement and the performance of the duties and obligations provided for in the Agreement by EMPLOYER do not violate EMPLOYER's Articles of Organization or Incorporation or its Operating Agreement or Bylaws or the provisions of any law, ordinance, regulation or agreement to which EMPLOYER is a party or by which EMPLOYER is bound.
 - D. EMPLOYER has received no notice of any pending or threatened claim, litigation or other administrative or legal proceeding involving or affecting the transactions contemplated by this Agreement.
11. Notices. Any notices given, or required to be given, hereunder shall be in writing and shall be deemed to be effective when received at the following address:

If to the CITY:
Director of Economic Development
City of Hamilton
345 High Street
Hamilton, OH 45011

With a copy to:
City Manager
City of Hamilton
345 High Street
Hamilton, OH 45011

If to EMPLOYER, then an original to:

Resolution No. _____ (cont'd)

Frank Milillo & Elaine Milillo Meeks
Milillo Grocery
1102 Ludlow Street
Hamilton, OH 45011

The above titles and addresses may be changed at any time by written notice to the other Party.

12. Effective Date. This Agreement shall be in full force and effect as provided herein when signed by properly authorized officers of both of the Parties.

IN WITNESS WHEREOF, the City of Hamilton, Ohio, by Joshua A. Smith, its City Manager, has caused this Agreement to be executed this ____ day of _____, 2017; and Milillo Grocery, by _____, its _____, has caused this Agreement to be executed on this _____ day of _____, 2017.

Milillo Grocery

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

City of Hamilton, Ohio

By: _____

Joshua A. Smith
City Manager

Date: _____

APPROVED AS TO FORM:

Heather Sanderson Lewis, Esq.
Director of Law
City of Hamilton, Ohio

City Council Meeting Staff Report

Report To: The Honorable Mayor Patrick Moeller & Members of the City Council

Report From: Nicholas Garuckas, City Clerk

Agenda Item: Resolution Authorizing, Directing, and Supporting the Grant Application to the Ohio Department of Natural Resources' (ODNR) Clean Ohio Recreational Trails Fund Relative to the Construction of the Hamilton Beltline Recreational Trail

Approvals/Reviews <i>To be checked by the Office of the City Manager once approvals received from Departments. All other boxes to be checked by the Report author</i>	<input checked="" type="checkbox"/> Department Head <input checked="" type="checkbox"/> Finance Department <input checked="" type="checkbox"/> Director of Law <input checked="" type="checkbox"/> Office of the City Manager	Related Strategic Goal(s) <input type="checkbox"/> R Realize new investments <input type="checkbox"/> A Add new jobs <input type="checkbox"/> I Increase property values <input type="checkbox"/> D Decrease vacant structures <input checked="" type="checkbox"/> G Generate recreational investments <input checked="" type="checkbox"/> E Engage citizens in activities <input checked="" type="checkbox"/> O General operations
Ordinance or Resolution <i>Resolution</i>	1 st Reading Date: 1-25-17 2 nd Reading Date: Public Hearing Date:	
Prior Action/Review <i>Please note if this item was discussed on a prior Council or other agenda</i>	City Council (or other):	
Contract	<input type="checkbox"/> Contract Required	<input type="checkbox"/> Additional Document(s) Attached
Fiscal Impact	Budgeted: \$ Expenditure: \$ Source Funds: Budget 2018	<i>Please see further, more detailed information regarding the fiscal impact in the summary section of this report</i>

Policy Issue

Does City Council wish to adopt legislation which authorizes and directs the filing of a grant application with the Ohio Department of Natural Resources' (ODNR) Clean Ohio Recreational Trails Fund relative to the Hamilton Beltline Recreational Trail Project?

Policy Alternative(s)

Council may choose not to adopt such legislation which authorizes and directs the filing of a grant application with the Ohio Department of Natural Resources' (ODNR) Clean Ohio Recreational Trails Fund relative to the Hamilton Beltline Recreational Trail Project Alternatively, Council may choose to have the City Clerk research and seek other funding sources.

Staff Recommendation

Staff recommends that Council receive this report and adopt the legislation which authorizes and directs the filing of a grant application with the Ohio Department of Natural Resources' (ODNR) Clean Ohio Recreational Trails Fund relative to the Hamilton Beltline Recreational Trail Project because this would allow the City to pursue an additional



outside funding opportunity towards the construction of Phase 1 of the future Beltline Recreational Trail.

Statutory/Policy Authority

- Section 3.09, Legislative Procedure, of the Charter of the City of Hamilton.

Fiscal Impact Summary

The City will be responsible for the matching contribution of at least 25% of the construction costs associated the construction of Phase 1 of the Recreational Trail. The grant money would be used towards constructing the recreational trail. ODNR would pay up to 75% of the requested funds or a maximum of \$500,000. If the City asked and received the maximum amount of money from ODNR the City would be responsible for \$125,000 towards Phase 1 of the project. This resolution will obligate the funds relating to Phase 1 of the trail. If selected for funding ODNR reimburse the City up to their 25% match. These actions would take place in 2018. The estimated costs, including a 15% contingency, are projected to be \$990,000. If the City were to be selected for funding and accepted the contract the City could still seek outside funding for the remaining \$365,000 or chose to pay those costs. This grant is reimbursable meaning the City would need to pay for the costs associated with the ODNR funds and submitted to ODNR. ODNR will then provide the City with the grant money.

Background Information

Two recreational trail assistance programs, the Recreational Trails Program and the Clean Ohio Recreational Trails Fund are administered annually by ODNR. Both programs operate on a reimbursement basis with cities, villages, counties, townships, special districts, joint recreational boards, or conservancy districts available to apply. The Clean Ohio Fund was originally proposed in the year 2000 and called for \$400 million bond program to preserve natural areas and farmland, protect streams, create outdoor recreational opportunities, expand a statewide system of recreational trails, and revitalize urban areas by returning contaminated properties to productive use. In 2016 \$10.5 million was awarded in Clean Ohio Trail Fund grants, an additional \$6.25 million is expected to be awarded in 2017. The City of Hamilton is applying to the Clean Ohio Fund for the second year in a row. During the 2016 grant cycle the City's application was successful in relation to the acquisition of the Hamilton Beltline. The City was recommended for funding and is currently awaiting the contract from ODNR for review.

Attached Information

N/A

Copies Provided to:

N/A



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING, DIRECTING, AND SUPPORTING THE FILING OF A GRANT APPLICATION WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES' (ODNR) CLEAN OHIO TRAILS FUND RELATIVE TO THE CONSTRUCTION OF THE HAMILTON BELTLINE

WHEREAS, the City of Hamilton, desires financial assistance under the Clean Ohio Trails Fund; and

WHEREAS, the City intends to submit a grant application to the 2017 Clean Ohio Trails Fund in regards to the planning and construction of the Hamilton Beltline Recreational Trail; and

WHEREAS, Council wishes to authorize, direct, and support the filing of a grant application with the Clean Ohio Fund for the Hamilton Beltline Recreational Trail;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hamilton, Ohio:

SECTION I. That the City Manager, is hereby authorized and directed to submit a application for filing with the Clean Ohio Trails Fund for financial assistance to fund the planning, designing, and construction of Phase I of the Hamilton Beltline Recreational Trail.

SECTION II. That the City Manager is hereby authorized and directed to provide and execute any additional documents which may be required by the Ohio Department of Natural Resources (ODNR) to secure the aforesaid grant to become eligible for financial assistance.

SECTION III. That, if said grant is approved and issued by ODNR, the City Manager is hereby authorized and directed to accept the same and comply with the conditions of the grant and the funding for the aforesaid project.

SECTION IV. That the City of Hamilton does agree to obligate the funds to satisfactorily complete the proposed project and become eligible for reimbursement under the terms and conditions of the Clean Ohio Trails Fund Program.

SECTION V. This resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

Mayor

Effective Date: _____

ATTEST: _____
City Clerk

CERTIFICATE

I, Nicholas Garuckas, City Clerk of the City of Hamilton, Butler County, Ohio, hereby certify that the foregoing Resolution No. _____ was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: _____.

**Nicholas Garuckas, City Clerk
CITY OF HAMILTON, OHIO**