

**MEET AND CONFER AGENDA**

**MEETING DATE:** July 23<sup>rd</sup> 2019  
**TIME:** 9:00 A.M.  
**LOCATION:** City of Cincinnati, 805 Central Avenue, 7<sup>th</sup> Floor  
**MEETING FACILITATOR:** Nyemah Stark, Senior Community Development Analyst

**ITEM** **526 E 12<sup>th</sup> Street**  
 Developer: Urban Sites  
 Developer Main Contact: Mike Valencic, Urban Sites Construction  
[mikev@urbansites.com](mailto:mikev@urbansites.com)

Project City Analyst: Rob Denham, Development Officer, Major Projects  
[Robert.denham@cincinnati-oh.gov](mailto:Robert.denham@cincinnati-oh.gov) 513-352-6253

Project Location(s): 526 E 12<sup>th</sup> Street, Cincinnati, OH 45202  
 Parcel ID#: 075-0003-0131-00  
 Description: This is a historic rehab project of a currently vacant building. We will be restoring the existing 8 units as market rate rental units. This project will be following the historic guidelines for restoration as it is utilizing historic tax credits.

Total Project Cost: \$1,492,614 (hard costs) \$1,976,651 (total)  
 City Involvement: NA  
 City Funding Source: Traditional mortgage, equity, Historic Tax Credits  
 Section 3: NO  
 Subcontracting Goal: 30% SBE  
 Wage Determination: NO  
 Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: July 25<sup>th</sup> 2019, 10:00AM  
 526 East 12 Street  
 Bid Acceptance Date: July 30<sup>th</sup> 2019, 8:00AM  
 Bid Closing Date: July 30<sup>th</sup> 2019, 10:00AM  
[mense@urbansites.com](mailto:mense@urbansites.com)  
 Bid Packets Opening Date: N/A  
 Project Anticipated Start Date: July 2019  
 Project Anticipated End Date: February 2020

**Work to be bid (mark with an "x"):**

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	
Demo		Metals	X	Exter. Painting	X	Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	
Site Work		Ceiling	X	Masonry		Clean-up	X
Framing - Rough	X	Windows	X	Foundation		Other (list below)	
Framing - Finish	X	Insulation	X	Concrete	X		
Electric	X	Flooring	X	Fire Suppression			
Plumbing	X	Roofing		Specialties	X		

Additional opportunities to bid may be available on the City's Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

INCLUDE AS ATTACHMENT: PLANS WILL BE IN THE MEETING

**ITEM**

**303 Seitz Street CRA**

Developer: 303 Seitz Street, LLC  
Developer Main Contact: Anand Jhaveri, Managing Manager  
513-979-4834, [aurapartnersllc@gmail.com](mailto:aurapartnersllc@gmail.com)

Project City Analyst: Derek McCain, Development Analyst  
513-352-1968, [derek.mccain@cincinnati-oh.gov](mailto:derek.mccain@cincinnati-oh.gov)

Project Location(s): 303 Seitz Street, Mount Auburn

Parcel ID#: 094-0006-0015-00

Description: The proposed project will consist of the renovation of one (1) residential apartment building. At completion, the building will contain a total of four (4) rental units and create approximately 6,350 square feet of rentable space.

Total Project Cost: \$725,000  
City Involvement: Indirect funding – Net 60% tax exemption for 12 years  
City Funding Source: Tax Abatement  
Section 3: NO  
Subcontracting Goal: 30% SBE Goal  
Wage Determination: NO  
Wage Enforcement: YES

Pre-Bid Meeting: July 30, 2019, 9:00 A.M.  
Project site, 303 Seitz Street

Bid Acceptance Date: August 9, 2019, 4:00 P.M.

Bid Closing Date: August 9, 2019, 4:00 P.M.  
By email: [aurapartnersllc@gmail.com](mailto:aurapartnersllc@gmail.com)

Bid Packets Opening Date: August 12, 2019

Project Anticipated Start Date: August 26, 2019

Project Anticipated End Date: November 15, 2019

**Work to be bid (mark with an "x"):**

General Contractor		HVAC	x	Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo		Metals		Exter. Painting		Security	
Abatement/Environ		Doors	x	Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry		Clean-up	
Framing - Rough		Windows	x	Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete			
Electric	x	Flooring		Fire Suppression			
Plumbing	x	Roofing		Specialties			

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**ITEM**

**12 E. Court Street LEED CRA**

Developer: OTR Holdings, LLC  
Developer Main Contact: Tim Harkavy, Managing Member  
513-266-6567, [tharkavy@hotmail.com](mailto:tharkavy@hotmail.com)

Project City Analyst: Derek McCain, Development Analyst  
513-352-1968, [derek.mccain@cincinnati-oh.gov](mailto:derek.mccain@cincinnati-oh.gov)

Project Location(s): 12 E. Court Street, Central Business District

Parcel ID#: 076-0002-0138-00

Description: The proposed project will consist of the renovation of an existing building. At completion, the building will contain a total of thirteen (13) residential rental units and create approximately 7,098 square feet of rentable space. The project intends to achieve Leadership in Energy and Environmental Design (LEED) standards. This project will support the creation of 8 full-time equivalent employees and 33 temporary construction jobs with a total annual payroll of \$330,720.00 and \$830,570.00, respectively.

Total Project Cost: \$1,443,657.00  
City Involvement: Indirect Funding – Net 60% tax exemption for 15 years  
City Funding Source: Tax Abatement  
Section 3: NO  
Subcontracting Goal: 30% SBE Goal  
Wage Determination: NO  
Wage Enforcement: YES

Pre-Bid Meeting: TBD  
Bid Acceptance Date: August 24, 2019  
Bid Closing Date: September 1, 2019  
Bid Packets Opening Date: September 1, 2019  
Project Anticipated Start Date: September 15, 2019  
Project Anticipated End Date: August 31, 2020

**Work to be bid (mark with an "x"):**

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting		Landscape	
Demo		Metals		Exter. Painting	X	Security	
Abatement/Environ		Doors		Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry	X	Clean-up	
Framing - Rough		Windows	X	Foundation		Other (list below)	
Framing - Finish	X	Insulation		Concrete		Fire Escape Fabric.	X
Electric		Flooring		Fire Suppression		Fire Escape Install	X
Plumbing	X	Roofing	X	Specialties	X		

Additional opportunities to bid may be available on the City's Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

INCLUDE AS ATTACHMENT: Project floor plans are attached. More plans will be provided in the meeting.

**ITEM**

**1902 Colerain Avenue**

Developer: OTR Dispensaries  
Developer Main Contact: James Hagen  
(513) 833-7699, jamesahagen@yahoo.com

Project City Analyst: Joseph Malek, Project Analyst  
(513) 352-6129, joseph.malek@cincinnati-oh.gov

Project Location(s): 1902 Colerain Avenue, Cincinnati, OH 45214 | West End  
Parcel ID#: 184-0005-0183  
Description: 5,000 SF commercial rehab. The project will result in 4 artisan, light industrial work spaces.

Total Project Cost: \$134,000.00  
City Involvement: N/A  
City Funding Source: Commercial - CRA  
Section 3: NO  
Subcontracting Goal: SBE  
Wage Determination: NO  
Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: By Appointment – please contact Chris Wiedeman (chris.wiedeman@gmail.com)

Bid Acceptance Date: Now – send to Chris @ [chris.wiedeman@gmail.com](mailto:chris.wiedeman@gmail.com) or 513-348-6056  
Bid Closing Date: 8-20-19 at 2 pm

Bid Packets Opening Date: 8-20-19 at 3 pm

Project Anticipated Start Date: 8-1-19  
Project Anticipated End Date: 12-1-19

**Work to be bid (mark with an "x"):**

General Contractor		HVAC		Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting		Landscape	
Demo		Metals		Exter. Painting		Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry	X	Clean-up	
Framing - Rough		Windows		Foundation		Other (list below)	
Framing - Finish		Insulation	X	Concrete			
Electric	X	Flooring	X	Fire Suppression	X		
Plumbing	X	Roofing		Specialties			

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