

Joint Agreement Between the Board of County Commissioners, Hamilton County, Ohio and the City of Springdale, Ohio to Administer Community Revitalization Grant Awarded for Infrastructure Improvements

This Joint Agreement (the "Agreement") is entered into on ____ day of _____, 2023 ("Effective Date"), by and between the Board of County Commissioners, Hamilton County, Ohio ("County") and the City of Springdale, Ohio ("Grantee").

Whereas, the County included the Community Revitalization Grant (CRG) program in its 2023 overall budget to partner with cities, villages, and townships to implement impactful economic and community development projects; and

Whereas, participating local governments applied for funds to implement community and economic development plans, spur other development projects, remove blighted properties or conditions, and/or promote economic development; and

Whereas, the Grantee submitted an application for an economic development project including installation of sidewalks along Tri-County Parkway, further described in Exhibit A (the "Project") and Exhibit B (Grantee's "Application") attached hereto and incorporated herein as part of this Agreement; and

Whereas, the CRG Review Committee recommended funding the Project to the Board of County Commissioners (BOCC).

In consideration of the mutual promises, covenants and agreements contained herein, the sufficiency of which is expressly acknowledged, the parties agree as follows:

1. **Term:** The Grant Term shall commence as of the Effective Date and extend through December 30, 2024 (the "Grant Term") unless the term of this Agreement is modified in writing or the Agreement is terminated in accordance with the provisions hereof.
2. **Grant Agreement and Uses:** Subject to the terms of this Agreement, the County, by and through its Office of Economic Development, hereby grants to the Grantee a one-time grant of money in the amount of Three Hundred Four Thousand Eight Hundred Dollars (\$304,800) (the "Grant Funds"). The Grant Funds are awarded to the Grantee exclusively to undertake and complete the Project. Any other use of Grant Funds without prior written approval of the County shall be considered a non-allowable expenditure and may be subject to reimbursement of Grant Funds to the County upon a financial audit.
3. **Disbursement:** Upon execution of this Agreement, the County will disburse the Grant Funds on a reimbursement basis. The Grantee shall invoice the County for Grant Funds and provide source documentation on corresponding expenditures in a format acceptable to the County. Source documentation shall include invoices and proof of payment. The County will make all reasonable efforts to pay such funds to the Grantee within 30 days of receipt of invoice and acceptable source documentation. The Grantee shall not submit invoices more frequently than monthly. Disbursement of Grant Funds is limited to actual costs and expenses the Grantee incurs after the Effective Date for the Project up to the maximum of Three Hundred Four

Thousand Eight Hundred Dollars (\$304,800). Grantee agrees that the Grant Funds are restricted and may only be used for the uses outlined in Exhibit A. Grant Funds disbursed under this Agreement cannot supplant any other funding. Any Grant Funds disbursed to Grantee for ineligible costs or expenses shall be returned to Board, immediately upon request.

4. **Subcontractors:** The Grantee agrees to secure qualified personnel and/or contractors to complete the Project. All personnel performing work on the Project shall be under the direct supervision of the Grantee or the Grantee's contractors. The Grantee agrees to comply with any and all applicable laws governing the selection of contractors under this Agreement.
5. **Competitive Procurement:** The Grantee agrees that the procurement of goods and services utilizing Grant Funds shall be through a competitive procurement process required by the Ohio Revised Code.
6. **Records of Grant Funds and Access:** The Grantee shall maintain full, accurate and complete financial and accounting books, records and reports ("Records") of all direct and indirect uses and expenditures of the Grant Funds consistent with cash basis accounting principles. The Grantee shall keep and preserve all Records for at least three (3) years following the expiration of this Agreement. The County or the County's designated representative, at the County's cost and expense, shall have the right to audit the Records at any time but shall not unreasonably interfere with the Grantee's operations in connection with any such audit.
7. **Reporting:** The Grantee will submit semi-annual progress reports as well as a completion report. The County reserves the right to require the submission of additional reporting as it relates to the activities included in the Project. Such documentation may include, but is not limited to, reports, spreadsheets and databases whether in electronic or paper form. With reasonable promptness, Grantee shall supply County with such reporting and information pertaining to the Project as from time to time may be reasonably requested.

7.1 Semi-annual reports. On January 31 and July 31 of the year of receiving the Grant Funds, Grantee shall submit a report satisfactory to the County which includes the following information:

- .1 A narrative summary of Project status during the reporting period;
- .2 Amount of Grant Funds obligated and spent; and
- .3 Description of any risks to Project implementation.

7.2 Completion report. By January 30, 2025, Grantee shall submit a completion report which includes the following information:

- .1 Project summary;
- .2 Impact the Grant Funds made on the Project;
- .3 Feedback from businesses on the economic impact of project, including testimonials; and
- .4 Total Grant Funds spent.

- 8. Adherence to State, Local and Federal Laws, Regulations:** The Grantee shall comply with all federal, state and local laws, rules and regulations applicable to the expenditure of the Grant Funds and the completion of the Project.
- 9. Termination:** This Agreement may be terminated by the mutual written agreement of the parties; or by either party upon thirty (30) days written notice to the other in the event of a party's substantial failure to perform in accordance with the terms of this Agreement. Expenditures incurred prior to termination shall be submitted and reimbursed in accordance with the terms of this Agreement.

The terms of this Agreement are hereby agreed to by all parties, as shown by the signatures of representatives of each.

CITY OF SPRINGDALE:

By: Doyle H. Webster
Title: Mayor

By: Kathy McNear
Title: Clerk of Council/Finance Director

Date

Date

Approved as to Form:

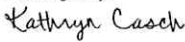
Springdale Law Director

HAMILTON COUNTY

Jeffrey W. Aluotto
Hamilton County Administrator
On behalf of Hamilton County Board of County Commissioners

Date

Approved as to form:

DocuSigned by:

F517202AA07643D...

Assistant Prosecuting Attorney

8/30/2023

Date

Exhibit A
Project Scope and Budget

A. Project Scope

The Grantee will use the Grant Funds to construct a new sidewalk along the southside of Tri-County Parkway from Northland Blvd. to Princeton Pike to provide better connections and accessibility to bus stops and employment centers with the City of Springdale and region.

B. Project Budget

Funding Sources:

Hamilton County Community Revitalization Grant - \$304,800

Funding Uses:

Construction - \$304,800

Exhibit B
Grant Application

Hamilton County Community Revitalization Grant (CRG) Application

Review program guidelines and eligibility requirements at https://www.hamiltoncountyohio.gov/government/open_hamilton_county/projects/community_revitalization_grant before filling out this application. Complete applications and corresponding attachments should be emailed to Marc Von Allmen at marc.vonallmen@hamilton-co.org by May 5, 2023 at 5:00 P.M.

I. Applicant and Project Information

- | | |
|--|--|
| 1. Local government applying | City of Springdale |
| 2. Contact person | Jeff Agricola |
| 3. Contact person email address and phone number | jaagricola@springdale.org
office: (513) 346-5520 |
| 4. Project title | Tri-County Parkway Side Walk Extensions |
| 5. Project category (Property Development, Infrastructure, Building Improvement, or Other) | Infrastructure |
| 6. Project address and/or parcel ID(s) | 211 Northland Blvd, 35675175155 Tri-County Parkway; 11333 Princeton Pike |
| 7. Project narrative | |

See Attachment

II. Budget and Funding

8. CRG funding request **\$383,814.00**

9. List the proposed use(s) of the CRG in the table below or as an attachment to the application.

Use	Amount
Construction	\$383,814.00

10. List the proposed sources and uses of funding for the overall project using the table below or as an attachment to the application.

Source	Type (Private or Public)	Amount	Use	Amount
City of Springdale	Public	\$40,400.00	Engineering	\$40,400.00
134/144 Merchant	Private	\$165,000.00	Construction	\$165,000.00
Hamilton County	Private	\$220,000.00	Construction	\$220,000.00

III. Project Impact, Need, and Support

Applications which indicate direct job/payroll creation or retention should provide verifying documentation (i.e., letter from business owner). If the project will not result in the creation or retention of jobs/payroll, skip questions 11-15.

- 11. FTE jobs created as a direct result of the project
- 12. New payroll as a direct result of the project
- 13. FTE jobs retained as a direct result of the project
- 14. Payroll retained as a direct result of the project
- 15. Types of jobs to be created or retained

--

Applications that indicate business support should provide verifying documentation (i.e., letter from business owner). If the project will not result in the direct support of any business, skip question 16. Indicate Yes or No for Letter of Support.

16. Businesses Supported

Business Name	Business Type	Business Benefit	Letter of Support
Kemba Credit Union	Bank	Connectivity	No
Vora Ventures	IT Company/Office	Connectivity	Yes
Guardian Savings Bank	Bank	Connectivity	No
Benihana	Restaurant	Connectivity	No
Jake Sweeney Auto	Auto Dealer	Connectivity	Yes

If the project does not involve property development, please skip questions 17-19.

17. Property development activities included in the project (do not include activities that would be completed in a later phase). Indicate Yes or No.

Acquisition	No
Remediation and site preparation	No
Demolition	No

Renovation
New Construction

No
Yes

18. Is the property currently occupied? Indicate Yes or No.

19. If the current phase of the project includes renovation or construction, provide the information below.

Residential SF		Residential Units	
Commercial SF		Industrial SF	

20. Provide justification as to why the project has financial need and/or serves a financial need (i.e., budget constraints, economically distressed community/location, serves or supports low-income individuals, etc.)

See Attachment

21. List the organizational partners involved with the project and provide details regarding their involvement to date and moving forward.

See Attachment

22. List the adopted plans or policies that the project will help implement and provide specific references to the applicable sections of the plans and policies.

See Attachment

23. Provide any additional information about the project.

See Attachment

IV. Additional Considerations

- Projects including acquisition, renovation, or construction related to parks should indicate how the project will also support businesses, business districts, and/or redevelopment of the community overall in order to be a competitive application.
- Applicants should consider including the following attachments if applicable:
 - o Operating Proforma: If the project involves new construction or renovation, provide a post-construction operating proforma. This will help demonstrate and confirm any financial need of the project.
 - o Proof of funding: If the project includes funding from other sources, please provide documentation of the availability of those funds (i.e., commitment letter or term sheet from a lender). This will help demonstrate support and leverage for the project.
 - o Construction Budget: If the project involves construction and there is not enough space in the application to provide adequate detail, provide a detail construction budget as an attachment. This will demonstrate capacity to complete the project.
 - o Property Control: If the project involves property development, provide documentation of applicable property control (i.e., option to purchase, consent of property owner). This will demonstrate capacity to complete the project.
 - o Support Letters: Provide any received support letters for the project to demonstrate support.
 - o Site Plans, Elevation Drawings, and/or Maps: Provide documentation as applicable including site plans, elevation drawings, and/or maps to provide additional context for the project

If you have any questions regarding Hamilton County's Community Revitalization Grant program or this application, contact Marc Von Allmen at marc.vonallmen@hamilton-co.org or 513-946-4415.

Hamilton County Community Revitalization Grant (CRG) Application Additional Support Information

Project Narrative:

Per the City's current [Bike and Pedestrian Connectivity Plan \(2022\)](#), adding a 6' wide sidewalk and shared lane markings (sharrows) along the south side of Tri-County Parkway from Northland Blvd. to Princeton Pike (SR 747). Tri-County Parkway is recommended. The project is intended to provide a new sidewalk along the south side of Tri-County Parkway from Northland Blvd. to Princeton Pike (SR 747). The total length of the sidewalk connection is approximately 2,750 LF (0.52 mi.) with the approved new private development projects along the corridor being responsible for approximately 1,205 LF and the City proposing to utilize the Hamilton County Community Revitalization Grant to construct the remaining 1,545 LF.

Multi-modal (bike, pedestrian, transit, etc.) connections are encouraged to be part of every development within the City. The City has approved two development projects along the corridor that include construction of a sidewalk along their frontage of Tri-County Parkway. The 134/144 Merchant Street Development, which is currently under construction, includes installation of approximately 515 LF of sidewalk along Tri-County Parkway. Construction of the Hamilton County 911/ EMA Facility redevelopment project located at 111 Tri-County Parkway is expected to begin construction this spring which includes the installation of approximately 690 LF of sidewalk along Tri-County Parkway.

Upon completion of the public and private projects, a pedestrian connection from Northland Boulevard to E. Kemper Road and by the means of the existing sidewalk along Princeton Pike (SR 747) to the Tri-County Mall redevelopment known as the Artisan Village site will be provided. The proposed sidewalk construction funding will supplement the 134/144 Merchant Street Development and the Hamilton County 911/ EMA Facility sidewalk installations to along Tri-County Parkway to increase mobility within the corridor and encourage more bus ridership to the routes along Northland Blvd, thereby reducing auto dependency in the community. A well connected and efficient system that is easy to access and use for the community can be a safe transit option for those who are dependent on alternate transportation.

Bus transit is a key mode of transit in urban centers. It is an inclusive, safe, and inexpensive transit option that caters to a diverse community. Currently, Springdale has local and regional bus connectivity through routes operated by the Southwest Ohio Regional Transit Authority's (SORTA) METRO bus service and the Butler County Regional Transit Authority (BCRTA). These routes cut across the width of the city with frequent bus stops, aligned primarily along established commercial corridors such as Kemper Rd, Route 4, and Northland Blvd.

The total project cost for the city sidewalk extensions along Tri-County Parkway is \$424,214.00 as outlined in the attached project estimate. The total opinion of construction cost including a 10% contingency allowance is \$383,814.00 and the estimated engineering fee is \$40,400.00. The City is requesting the grant to cover the anticipated construction costs in the amount of \$383,814.00 while the City will be responsible for the estimated engineering fee of \$40,400.00 to serve as the local share (+/- 9.5%).

Provide justification as to why the project has financial need and/or serves a financial need (i.e., budget constraints, economically distressed community/location, serves or supports low-income individuals, etc.).

According to The Ohio-Kentucky-Indiana Regional Council of Governments' (OKI) [Environmental Justice mapping](#), The project corridor is located with an area of an elderly, low income, and minority population. OKI developed the Environmental Justice (EJ) population identification and geography were noted to be based on US Census block groups and American Community Survey data.

The new sidewalks proposed by the City to fill in the gaps between the existing sidewalks and the public sidewalks to be constructed by the private redevelopment projects will provide better mobility for the

Hamilton County Community Revitalization Grant (CRG) Application Additional Support Information

elderly, low income, and minority population EJ groups. The sidewalk will provide better connections and accessibility to bus stops along Northland Blvd. and to the many employment centers within the city and region. The new sidewalk will comply with the Public Right-of-Way Accessibility Guidelines (PROWAG) and ADA ramps will be constructed at all required locations for the new sidewalk.

List the organizational partners involved with the project and provide details regarding their involvement to date and moving forward.

134/144 Merchant Street Development

This redevelopment project was approved by Planning Commission on September 14, 2021, under Permit No. 20211168. This redevelopment project is currently under construction which includes the conversion of the former two vacant office buildings into 131 apartments as well as the construction of 97 new townhomes surrounding the two three-story apartment buildings. The approved development plans also include the installation of approximately 515 LF of public sidewalk along Tri-County Parkway. The estimated cost of this public improvement based on current expected bid prices is approximately \$165,000.

Hamilton County 911/ EMA Facility- 111 Tri-County Parkway

City Planning Commission moved to recommend approval of the Zone Map Amendment to a PUD and the Preliminary Development Plan, and approval of the Final Development Plan, for the property located at 111 Tri-County Parkway, Permit No. 20221253. City Council approved the Zoning Map Amendment, Preliminary Development Plan, and Final Development Plan for the Property on October 19, 2022, under Ordinance 31-2022. This redevelopment project is expected begin construction this spring which includes the conversion of the formerly vacant office building to the County's new 911 Dispatch and Emergency Management Operations facility as well as the installation of approximately 690 LF of public sidewalk along Tri-County Parkway. The estimated cost of this public improvement based on current expected bid prices is approximately \$220,000. Springdale will benefit from the revitalization of the existing building and improved site amenities as well as by having the vital Hamilton County service located in an upgraded facility to provide better emergency service to the community.

List the adopted plans or policies that the project will help implement and provide specific references to the applicable sections of the plans and policies.

Springdale Comprehensive Plan- Plan Springdale (2022)

The City's comprehensive plan indicates on page 5 that the city needs to ensure sustainable and comfortable connectivity for pedestrians and bike users within the city in order to make Springdale an active, healthy, and diverse City with a distinct regional identity.

On Page 16, one of the key challenges and priorities for the City is to expand pedestrian and multi-modal infrastructure that can serve the diverse needs of the local population as the City is currently heavily auto oriented with many areas offering limited non-vehicular access.

The goal for Transportation and Connectivity theme as listed on page 43 is to create a connected and safe system of roads, bicycle infrastructure, and pedestrian facilities that links neighborhoods, business districts, and civic facilities.

Springdale Bike and Pedestrian Connectivity Plan (2022)

As a follow-up to the City's comprehensive plan update, The City of Springdale developed this Bike and Pedestrian Connectivity Plan to improve multimodal infrastructure and overall connectivity throughout the

Hamilton County Community Revitalization Grant (CRG) Application
Additional Support Information

city. The connectivity plan's goals listed is listed on Page 6 of the Connectivity Plan. One of the goals is to Create a continuous network of safe pedestrian and bike paths along major transportation routes.

The connectivity network vision plan as shown on page 19 recommends adding a 6' wide sidewalk + and shared lane markings (sharrows) along the south side of Tri-County Parkway from Northland Blvd. to Princeton Pike (SR 747).