

**RESOLUTION ESTABLISHING THE POLICY FRAMEWORK ACCOMPANING
THE COUNTY COMMISSION'S SUPPORT OF PLACING A SALES TAX ISSUE
ON THE NOVEMBER 2014 BALLOT FOR THE PRESERVATION
AND REHABILITATION OF UNION TERMINAL**

WHEREAS, The County Commission concurred with the Tax Levy Review Committee (TLRC) recommendation of November, 2013 for the need to develop a funding plan for the preservation and rehabilitation of Union Terminal; and

WHEREAS, The TLRC also recommended the Cincinnati Museum Center, the City of Cincinnati, and Hamilton County form a Task Force to ascertain and approve the necessary plans and cost for restoration and ongoing upkeep of Union Terminal; and

WHEREAS, an independent Cultural Facilities Task Force comprised of 22 community leaders was formed in December 2013 to determine the need, cost and financing method for the preservation and rehabilitation of Union Terminal and other cultural facilities needing significant capital improvements; and

WHEREAS, the Task Force analysis report, presented in June of 2014, concluded that a new building or the relocation of Cincinnati Museum Center to another building was more costly than restoring Union Terminal and recommended that the restoration of Union Terminal was the least expensive option and the best plan for the museums of Cincinnati Museum Center; and

WHEREAS, the Task Force analysis and recommendation call for a \$208 million preservation project for Union Terminal; and

WHEREAS, the TLRC engaged the services of Hines, a real estate development company specializing in large, complex cultural facilities, to review the methods, assumptions and approach of the Task Force; and

WHEREAS, the Hines review of the Task Force's effort validates and substantiates the project's scope and cost estimates; and

WHEREAS, the Task Force explored multiple funding options and recommends a mix of private and public funding sources; and

WHEREAS, the public funding is recommended via a sales tax in the amount of one-quarter of one percent for a limited duration; and

WHEREAS, historic tax credits from federal and state sources are anticipated totaling \$24 million; and

WHEREAS, \$5 Million dollars have been awarded through the State Capital Budget to Union Terminal; and

WHEREAS, private donations will be raised as part of this proposal; and

WHEREAS, the Commissioners received additional recommendations from the TLRC in their Report dated July 21, 2014 to help ensure protections for the County's taxpayers.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, Hamilton County, Ohio provides additional policy guidance to the proposed sales tax issue submitted to the November 2014 ballot.

1. The Board of County Commissioners resolves that proceeds from the sales tax issue may only be used for the preservation, rehabilitation and renovation of Union Terminal pursuant to the conditions stipulated in this resolution.
2. The Board of County Commissioners resolves that the one-quarter of one percent sales tax increase will sunset in 5 years.
3. The Board of County Commissioners resolves that the sales tax revenue is "last in" and if private fundraising, tax credits and other funding mechanisms do not meet expectations, the project scope must be decreased and / or additional funding sources identified.
4. That the Cincinnati Museum Center generate fees by the users of Union Terminal for its continued maintenance.
5. The Board of County Commissioners resolves that the fee simple ownership of Union Terminal shall remain with the City of Cincinnati with the necessary lease structures to allow for the receipt of federal and state historical tax credits. These lease structures would designate the responsibility for future capital maintenance.
6. The Board of County Commissioners resolves that an oversight body comprised of County and City representatives as well as other stakeholders will be established to provide focused attention to the execution of the capital plan and future capital maintenance. The County Commission will receive quarterly updates for the Union Terminal project from the construction management team.
7. The Board of County Commissioners resolves that the contract delivery vehicle be a "Construction Manager At-Risk Model" with a "gross maximum price" to guard against cost overruns.
8. The Board of County Commissioners resolves to use County procurement policies and goals similar to other County projects such as Great American Ballpark and the Banks project.
9. The Board of County Commissioners resolves that private fundraising totals and timing of pledges will be verified prior to construction documents being released for proposals.

10. The Board of County Commissioners resolves that capital requests within the next state capital bill funding round will be coordinated between the County and City for Union Terminal.

11. The Board of County Commissioners resolves that there will be no additional County-wide property tax levies to support the operations or future maintenance of Union Terminal.

BE IT FURTHER RESOLVED, that the aforementioned policy items will require agreements between the County, City, Cincinnati Museum Center and other parties. These agreements and documents will be finalized and approved before construction bid documents are released for proposals.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to certify copies of this resolution to John Cranley, Mayor, City of Cincinnati; Cincinnati City Council; The Cultural Facilities Task Force; Douglass McDonald, President and CEO, Cincinnati Museum Center; Christian Sigman, County Administrator; Scott Stiles, Interim City Manager, City of Cincinnati.

ADOPTED at a regularly adjourned meeting of the Board of County Commissioners of Hamilton County, Ohio, this day of , 2014.

Mr. Hartmann _____ Mr. Monzel _____ Mr. Portune _____

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by this Board of County Commissioner of Hamilton County, Ohio, this day of , 2014.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of County Commissioners of Hamilton County, Ohio, this day of , 2014.

Jacqueline Panioto, Clerk
Board of County Commissioners
Hamilton County, Ohio