

August 1, 2022

To: Members of the Budget and Finance Committee

From: John P. Curp, Interim City Manager *smc*

202201598

Subject: ORDINANCE – LEASE AGREEMENT – CONVENTION WAY – CENTRAL BUSINESS DISTRICT

Attached is an ordinance captioned as follows:

AUTHORIZING the City Manager to execute a Lease Agreement with Fountain Place, LLC, pursuant to which the City will lease a portion of Convention Way west of Vine Street in the Central Business District for a term of up to thirty years.

The City owns the public right-of-way known as Convention Way, lying north of 5th Street between Vine and Race Streets in the Central Business District.

Fountain Place, LLC holds title to certain real property abutting Convention Way to the south, located at 505 Vine Street, Cincinnati, OH 45202. Fountain Place, LLC has requested to lease portions of Convention Way for service access and to use and operate valet parking services.

The City is agreeable to lease portions of Convention Way to facilitate the renovation and adaptive reuse of the abutting property. The City has determined the lease will not have an adverse effect on the usability or accessibility of any existing facilities in the public right-of-way, and leasing the area to Fountain Place, LLC is not averse to the City's retained interest in the Lease Area.

The fair market value of the Lease Area is approximately \$9,500 per year; however, the City has agreed to lease the Leased Premises to Fountain Place, LLC for \$1.00 per year because the City will receive benefits that equal or exceed the fair market value of the lease through avoiding the cost and expense of directly performing the management, maintenance, and repair of the Leased Premises and through the stimulation of economic activity and growth in the vicinity of the Leased Premises.

The City Planning Commission approved the lease at its meeting on July 15, 2022.

The Administration recommends passage of the attached ordinance.

Attachment I – Lease Agreement

cc: John S. Brazina, Director, Transportation and Engineering