

## EMERGENCY

EVK

- 2026

**AUTHORIZING** the City Manager to execute a Property Sale and Development Agreement with Plant Press Properties, LLC, for the sale of City-owned real property located at 1318 Boyd Street in the Northside neighborhood of Cincinnati, to facilitate the company's construction of a two-story duplex consisting of two residential rental units, at an estimated total project cost of approximately \$272,900.

WHEREAS, the city of Cincinnati (the "City") owns certain real property located at 1318 Boyd Street in the Northside neighborhood of Cincinnati, as more particularly depicted and described in the Property Sale and Development Agreement attached to this ordinance as Attachment A and incorporated herein by reference (the "Property"), which Property is under the management and control of the City's Department of Community and Economic Development ("DCED"); and

WHEREAS, Plant Press Properties, LLC, an Ohio limited liability company ("Developer") desires to purchase the Property, and thereafter construct a two-story duplex consisting of two residential rental units (the "Project"); and

WHEREAS, the City's Real Estate Services Division has determined, by professional appraisal, that the fair market value of the Property is approximately \$34,000, which Developer has agreed to pay; and

WHEREAS, Section 13 of Article VIII of the Ohio Constitution provides that to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is a public interest and proper public purpose for the State or its political subdivisions to sell, lease, exchange, or otherwise dispose of property within the State of Ohio for industry, commerce, distribution, and research; and

WHEREAS, the City has determined that (i) the Property is not needed for any municipal purpose and the sale of the Property will not be detrimental to the public interest; (ii) upon the recommendation of DCED, the Project is in the vital and best interests of the City and the health, safety, and welfare of its residents; and (iii) the Project is in accordance with the public purposes and provisions of applicable federal, state, and local laws and requirements; and

WHEREAS, City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the City's sale of the Property at its meeting on October 17, 2025; now, therefore,

BE IT ORDAINED by the Council of the city of Cincinnati, State of Ohio:

Section 1. That the City Manager is hereby authorized to execute a Property Sale and Development Agreement, in substantially the form attached to this ordinance as Attachment A (the “Agreement”), pursuant to which the city of Cincinnati (the “City”) will sell to Plant Press Properties, LLC (“Developer”) certain real property located at 1318 Boyd Street in the Northside neighborhood of Cincinnati (the “Property”), for Developer to construct a two-story duplex consisting of two residential rental units, at an estimated total project cost of approximately \$272,900 (the “Project”).

Section 2. That the City’s Real Estate Services Division has determined, by professional appraisal, that the fair market value of the Property is approximately \$34,000, which Developer has agreed to pay.

Section 3. That the Property is not needed for municipal purposes and that the sale of the Property will not be detrimental to the general interest.

Section 4. That proceeds from the sale of the Property shall be deposited into Property Management Fund 209 to pay the fees for services provided by the City’s Real Estate Services Division in connection with the sale, and that the City’s Finance Director is hereby authorized to deposit amounts in excess thereof into Miscellaneous Permanent Improvement Fund 757.

Section 5. That the City Manager and other City officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance and the Agreement, including, without limitation, executing any and all ancillary agreements, amendments, deeds, plats, terminations, releases, and other documents.

Section 6. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms

of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is to expedite the parties' execution of the Agreement, so that Developer can move forward with the Project without delay, enabling the Property to be put to its highest and best use, for the economic benefit of the City, at the earliest possible time.

Passed: \_\_\_\_\_, 2026

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Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk