

EMERGENCY

DMZ

- 2026

AUTHORIZING the City Manager to execute a Lease with Cincinnati Center City Development Corporation, an Ohio not for profit corporation, pursuant to which the City will lease for a term of five years, the right-of-way known as Bardes Alley in the Over-the-Rhine neighborhood of Cincinnati.

WHEREAS, the City of Cincinnati (“City”) owns the right-of-way known as Bardes Alley in the Over-the-Rhine neighborhood of Cincinnati, Ohio (“Property”), which Property is under the management of the City’s Department of Transportation and Engineering (“DOT”); and

WHEREAS, Cincinnati Center City Development Corporation (“3CDC”) desires to lease the Property in order to maintain and improve the Property for the purpose of improving the safety of the Property and the surrounding neighborhood as part of the Findlay Flats renovation project.

WHEREAS, the City Manager, in consultation with DOT, has determined that (i) the Property is not needed for any municipal purpose for the duration of the lease, and (ii) leasing the Property to 3CDC is not adverse to the City’s retained interest in the Property; and

WHEREAS, the City’s Real Estate Services Division has determined by a professional appraisal that the fair market rental value of the Property is approximately \$725 per year; however, because the City will receive economic and non-economic benefits from the lease of the Property to 3CDC, the City has agreed to lease the Property to 3CDC for \$1 per year; and

WHEREAS, pursuant to Section 331-5, Cincinnati Municipal Code, Council may authorize the lease of City-owned property without competitive bidding in those cases in which it determines that it is in the best interest of the City and leasing the Property to 3CDC is in the best interest of the City because (i) the City desires to support the Findlay Flats renovation project, (ii) it is in the interest of the City to improve safety in the area of the Property, and (iii) the adjoining property owners, being the only other parties which would have any practical use for the Property, have consented to the lease to 3CDC as they also desire to improve the safety of the Property and the surrounding area; and

WHEREAS, the City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the lease of the Property at its meeting on December 20, 2024; 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 lease agreement with Cincinnati Center City Development Corporation, an Ohio not for profit corporation (“3CDC”),

in substantially the form attached as Attachment A to this ordinance and incorporated herein by reference (“Lease Agreement”), pursuant to which the City of Cincinnati will lease for a term of five years, the real property known as Bardes Alley in the Over-the-Rhine neighborhood of Cincinnati, as more particularly described and depicted in the Lease Agreement (“Property”).

Section 2. That the Property is not needed for any municipal purpose for the duration of the lease.

Section 3. That leasing the Property to Lessee is not adverse to the City’s retained interest in the Property.

Section 4. That eliminating competitive bidding in connection with the City’s lease of the Property is in the best interest of the City because (i) the City desires to support the Findlay Flats renovation project, (ii) it is in the interest of the City to improve safety in the area of the Property, and (iii) the adjoining property owners, being the only other parties which would have any practical use for the Property, have consented to the lease to 3CDC as they also desire to improve the safety of the Property and the surrounding area.

Section 5. That the fair market value of the lease, as determined by a professional appraisal by the City’s Real Estate Services Division, is approximately \$725 per year; however, because the City will receive economic and non-economic benefits from the lease of the Property to 3CDC equal to or in excess of the rental value, the City has agreed to lease the Property to 3CDC for \$1 per year.

Section 6. That the proper City officials are hereby authorized to take all necessary and proper actions to carry out the provisions and intent of this ordinance and the Lease Agreement, including executing any and all ancillary documents associated with the Lease Agreement, such as amendments or supplements to the Lease Agreement deemed by the City Manager to be in the vital and best interests of the City.

Section 7. 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 enable 3CDC to take immediate control of the Property to begin renovation work and improve the safety of the Property.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk