

November 13, 2025

To: Mayor and Members of City Council
From: Sheryl M.M. Long, City Manager
Subject: **Emergency Ordinance – 6110 Ridge Avenue Acquisition – Pleasant Ridge Development Corporation (PRDC)**

202501982

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to execute a Funding Agreement with Pleasant Ridge Development Corporation to facilitate acquisition of real property located in the Pleasant Ridge neighborhood of Cincinnati; **AUTHORIZING** the transfer and appropriation of \$425,000 from the unappropriated surplus of Pleasant Ridge Equivalent Fund 523 (Pleasant Ridge TIF District) to the Department of Community and Economic Development non-personnel operating budget account no. 523x164x7400 to provide resources for the acquisition of real property; **AUTHORIZING** the transfer and appropriation of \$25,000 from the unappropriated surplus of Pleasant Ridge Equivalent Fund 523 (Pleasant Ridge TIF District) to the Department of Community and Economic Development personnel operating budget account no. 523x164x7100 to provide staffing resources in support of the acquisition of real property in the Pleasant Ridge neighborhood of Cincinnati; and further **DECLARING** expenditures from such project account related to the acquisition of real property to be a public purpose and constitute a “Public Infrastructure Improvement” (as defined in Ohio Revised Code Section 5709.40(A)(8)) that will benefit and/or serve the District 23 – Pleasant Ridge Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

STATEMENT

Located in the Pleasant Ridge business district, this former manufacturing building holds tremendous potential as a significant community asset and commercial anchor for the neighborhood. While the historic structure has been well-used over the years, it will require extensive and thoughtful investment to bring it into conditions that can support future active commercial use.

By supporting the Pleasant Ridge Development Corporation (the “Developer”) in acquiring and securing site control, the City is helping ensure this key property just north of the Ridge Avenue/Montgomery Road intersection can be preserved and reactivated in a way that serves the neighborhood.

Continued revitalization of buildings such as this helps strengthen local business corridors, encourage pedestrian activity, and enhance overall vibrancy. This investment advances Cincinnati's vision for livable, diverse communities where residents can meet daily needs close to home.

BACKGROUND/CURRENT CONDITIONS

The Developer intends to acquire the real property at 6110 Ridge Avenue (the "Property") in the Pleasant Ridge Neighborhood. For over a decade, PRDC has been strategically acquiring properties near the intersection of Montgomery Road/Ridge Avenue to reactivate and revitalize this key quadrant of the Pleasant Ridge Neighborhood Business District. This property is located on the northernmost boundary of that quadrant, adjacent to a nascent neighborhood pocket park. This manufacturing building possesses tremendous potential to contribute to the commercial character of the business district, but the marketability challenges facing future tenants are significant. There is no off-street parking, and the building will require significant construction to convert to commercial use.

Following the Developer's acquisition of the Property, the Developer intends to market the building to a business/end-user/developer to operate at the site. This business/end-user/developer will be subject to the approval of the City. Conditions for approval will include but are not limited to the following: (1) The approved end-user/developer/business will fund exterior and interior improvements, such as the façade, plumbing, electric, and HCAV, along with any other tenant or capital improvements necessary to establish and continue business operations at the site and (2) the approved end-user/developer/business will contribute the Pleasant Ridge Neighborhood Business District and TIF District by operating an active, commercial space.

The Pleasant Ridge Development Corporation passed a resolution in support of this assistance request on September 11, 2025. The Pleasant Ridge Community Council voted in support of this request (24 yes, 2 no, 1 abstain) on October 7, 2025. The Pleasant Ridge Development Corporation, Pleasant Ridge Community Council, and Pleasant Ridge Business Association submitted a joint letter of support of this assistance request on October 8, 2025. The City also hosted a Community Engagement Meeting to seek feedback on the assistance request.

DEVELOPER INFORMATION

The Pleasant Ridge Development Corporation is a local nonprofit organization that was founded in 1994. The organization collaborates with the Pleasant Ridge Community Council and Pleasant Ridge Business Association for the overall development and enhancement of the Pleasant Ridge neighborhood.

In their 31-years of operation, the Developer has secured over \$2.4 million in public funds to drive tens of millions of dollars in investment in transformative projects: the redevelopment of 6099 Montgomery Road (current tenants include Goodfellas Pizza, Nine Giant, Hello Honey, and Fermentorium), the acquisition and demolition of 6100 Montgomery Road and 6114 Montgomery Road to prepare the sites for future

redevelopment opportunities, and the construction of The Ridge (\$30 million mixed-use development creating 83 new housing units). The Developer continues to collaborate with other neighborhood groups to advocate and implement development for quality housing, commercial activity, and safety for pedestrians in the Pleasant Ridge neighborhood.

PROPOSED INCENTIVE

The Administration is recommending \$425,000 to fund Developer for TIF District eligible costs related to the acquisition of the Property. The ordinance also provides for \$25,000 for City personnel-related costs for administration and oversight of this project.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance.

Attachment: Project Outline and Proposed Incentive

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Project Outline

Project Name	6110 Ridge Avenue Acquisition – Pleasant Ridge Development Corporation
Street Address	6110 Ridge Avenue, Cincinnati, OH 45213
Neighborhood	Pleasant Ridge
Property Condition	Manufacturing building in need to exterior and interior improvements to bolster new commercial use
Project Type	Property Acquisition
Project Cost	Acquisition Costs: \$425,000 Total Project Cost: \$425,000
Private Investment	Developer Equity: \$0
Sq. Footage by Use	5,248 sq ft – Commercial
Location and Transit	Walk Score: 74 Transit Score: 41
Community Engagement	Community Council voted in support on October 7, 2025. Letter of support from Pleasant Ridge Development Corporation, Pleasant Ridge Community Council, and Pleasant Ridge Business Association dated October 8, 2025. Community Engagement Meeting held on November 3, 2025.
Plan Cincinnati Goals	Compete Initiative Area Goal (p. 114-117)

Project Image and Site Map



Proposed Incentive

Property Transaction Types	Direct Funding – District TIF
TIF District Grant	\$450,000