

**August 4, 2025**

**To:** Members of the Budget and Finance Committee 202501540

**From:** Sheryl M.M. Long, City Manager

**Subject: Emergency Ordinance – Authorizing a Property Sale and Development Agreement with American Craft Brewery, LLC**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to execute a Property Sale and Development Agreement with American Craft Brewery LLC (d/b/a Samuel Adams Cincinnati Brewery), pursuant to which the City will vacate and convey portions of the public rights-of-way known as Eve Alley and Snyder Alley and all of the public right-of-way known as Bauman Street, all in the West End neighborhood of Cincinnati, to facilitate the company's construction of a truck staging area to support the company's main production brewery, at an estimated total project cost of approximately \$7,477,143.

### **BACKGROUND/CURRENT CONDITIONS**

The City of Cincinnati owns approximately 0.1516 acres of public right-of-way, which includes portions of Eve Alley, Snyder Alley, and all of Bauman Street. This area abuts property owned by American Craft Brewery, LLC (the Purchaser). The Purchaser intends to acquire the public right-of-way to combine it with their adjacent land for a truck staging area that will support their main production brewery.

The City, through its Real Estate Services Division, has conducted a professional appraisal and determined that the fair market value of the 0.1516 acres of City-owned right-of-way is \$9,400.00, a price that the Purchaser has agreed to pay. Accordingly, the City has decided that it is appropriate to eliminate competitive bidding for the sale of this property, given the Purchaser's ownership of the adjoining land.

After acquiring the City-owned right-of-way, the Purchaser plans to consolidate it with their adjacent property to create a site totaling two acres and thirty-five hundredths (2.035) acres. This site will be located between Livingston Street and Findlay Street, west of John Street, near the Sam Adams Brewery campus at 1625 Central Parkway. Once the consolidation is complete, the Purchaser plans to fence and clean up the area, using it as a staging area and drop lot for tractor-trailers.

### **DEVELOPER INFORMATION**

American Craft Brewery, LLC, doing business as Samuel Adams Cincinnati Brewery, is a wholly owned affiliate of Boston Beer Company, Inc., a Massachusetts-based corporation.

### **RECOMMENDATION**

The Administration recommends approval of this Emergency Ordinance.

This is an Emergency Ordinance in order to allow the Developer to finalize the acquisition of the property and adhere to a strict project timeline.

Attachment: Project Outline

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

# Project Outline

<u>Project Description Details</u>	<u>Explanation</u>
Project Name	Sam Adams Property Sale
Street Address	517, 519, 521, 545 Findlay Street and 528 Livingston Street
Property Condition	Improved public right-of-way known as Bauman Street and Eve Alley.  Unimproved remnant of Snyder Alley
Neighborhood	West End
Incentive Application Process	Direct Sale of City Land at fair market value of \$9,400
Recent or other projects by Developer	Construction of a fenced-in staging area and drop lot.  Total Project cost is \$7,477,143
Approval at Planning Commission/Neighborhood support	<ul style="list-style-type: none"> <li>- Approval of sale by City Planning Commission on 8/1/2025</li> <li>- Community Support was affirmed at the West End Community Council Meeting on 4/15/2025</li> </ul>
Plan Cincinnati Goals	Achieves the Compete Initiative Area Goal 1 (pages 103-113)

## Project Site Plan

