



City of Cincinnati

Equitable Growth & Housing

Meeting Minutes

Chairperson, Jeff Cramerding
Vice Chairperson, Reggie Harris
Councilmember, Meeka Owens
Councilmember, Mark Jeffreys
Councilmember, Liz Keating
Vice Mayor, Jan-Michele Kearney
Councilmember, Victoria Parks
Councilmember, Scotty Johnson
Councilmember, Seth Walsh

Tuesday, December 5, 2023 **1:00 PM** **Council Chambers, Room 300**

PUBLIC HEARING

ROLL CALL

Present: Councilmember Reggie Harris
 Meeka Owens
 Jan-Michele Kearney
 Liz Keating
 Councilmember Cramerding
 Mark Jeffreys
 Victoria Parks
 Scotty Johnson
 Seth Walsh

PRESENTATIONS

Proposed Zone Change and Major Amendment for PD-73 in Madisonville

Katherine Keough-Jurs, City Planning Director

Proposed Zone Change and Major Amendment for PD-83 in the West End

Stacey Hoffman, City Planning Division Manager

Access to Counsel: Eviction Prevention

Deanna White, Director of Human Services

Shannon Price, Senior Assistant City Solicitor

AGENDA

START OF PUBLIC HEARING

1. ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 11/1/2023, APPROVING a major amendment to the concept plan and development program statement governing Planned Development No. 73 to change the density and uses permitted within the planned development and to enlarge the planned development by adding approximately 1.672 acres of real property located at 5401 Hetzel Street to facilitate the development of new office buildings, thereby approving the rezoning of the adjacent property from the MG, "Manufacturing General," zoning district to Planned Development District No. 73, "Madison Center." (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>) [202302296](#)
Recommend Passage
2. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 12/5/2023, regarding the Proposed Zone Change and Major Amendment for Planned Development #73 (PD-73), Medpace in Madisonville. [202302754](#)
Filed
3. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 11/15/2023, APPROVING a major amendment to the concept plan and development program statement governing Planned Development No. 83 to enlarge the planned development by adding certain adjacent properties to facilitate future mixed-use development, thereby approving the rezoning of the adjacent properties from the CC-A, "Commercial Community-Auto-Oriented," MG, "Manufacturing General," PR, "Park and Recreation," and RM-0.7, "Residential Multi-family" zoning districts to Planned Development District No. 83, "FC Cincinnati Stadium." (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>) [202302451](#)
Recommend Passage Emergency

Yes: Councilmember Harris
Councilmember Owens
Councilmember Keating
Councilmember Cramerding
Councilmember Jeffreys
Councilmember Parks
Councilmember Johnson
Walsh

Absent: Vice Mayor Kearney

4. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 12/5/2023, regarding the Proposed Zone Change and Major Amendment for PD-83 in the West End. [202302753](#)
- Filed

END OF PUBLIC HEARING

5. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 12/5/2023, AUTHORIZING the City Manager to execute a Property Sale and Development Agreement with West End Development, LLC, an affiliate of FC Cincinnati Holdings, LLC, pursuant to which the City will vacate and convey portions of the public rights-of-way known as Wade Street, Kuhfers Alley, Bard Alley, Central Avenue, and Bauer Avenue, all in the West End neighborhood of Cincinnati, to facilitate the company's construction of an approximately 1,272,000 square foot mixed-use development, consisting of residential, commercial, retail, and office space, at an estimated total project cost of approximately \$264,000,000. [202302783](#)

Recommend Passage Emergency

6. ORDINANCE (EMERGENCY) submitted by Mayor Aftab Pureval, on 10/18/2023, MODIFYING the provisions of Chapter 1101, "Administration," of Title XI, "Cincinnati Building Code," of the Cincinnati Municipal Code by ORDAINING new Section 1101-62, "Emergency Correction of Essential Building Facilities Within Residential Rental Buildings," to authorize the Director of Buildings and Inspections to remediate the failure of essential building facilities, such as heat, electrical, and fire safety exiting facilities, within residential rental buildings on an emergency basis; AMENDING Section 1101-64, "Recovering Total Cost [202302208](#)

of Correcting Hazardous Condition of Building and/or Abating Nuisance,” to provide for recovery of the costs of emergency remediation under Section 1101-62; and ESTABLISHING Fund 346, “Emergency Remediation of Defects in Rental Housing,” into which shall be deposited revenue from the total costs of remediation and abatement recovered under Section 1101-64 to be used for expenses related to emergency remediation and abatement of failed essential building facilities within residential rental housing expended in enforcement of Section 1101-62.

Recommend Passage Emergency

Yes: Councilmember Harris
Councilmember Owens
Vice Mayor Kearney
Councilmember Cramerding
Councilmember Jeffreys
Councilmember Parks
Councilmember Johnson

No: Walsh

Abstain: Councilmember Keating

7. ORDINANCE submitted by Mayor Aftab Pureval, on 10/18/2023, MODIFYING the provisions of Title XI, “Cincinnati Building Code,” of the Cincinnati Municipal Code by AMENDING Section 1127-07, “Residential Rental Property Inspection Pilot Program,” to make permanent the pilot program and expand its geographic area; and AMENDING Section 1501-5(a), “Class B Civil Offenses,” and Section 1501-8(a), “Class C1 Civil Offenses,” of Title XV, “Code Compliance and Hearings,” of the Cincinnati Municipal Code.

[202302211](#)

Recommend Passage

Yes: Councilmember Harris
Councilmember Owens
Vice Mayor Kearney
Councilmember Cramerding
Councilmember Jeffreys
Councilmember Parks
Councilmember Johnson

No: Walsh

Abstain: Councilmember Keating

8. ORDINANCE submitted by Mayor Aftab Pureval, on 10/18/2023, MODIFYING Chapter 871 of the Cincinnati Municipal Code, "Landlord-Tenant Relationships," by ordaining new Section 871-10, "Landlord's Obligation to Provide Tenant Relocation Assistance," and amending Sections 871-1, "Purpose and Construction," 871-3, "Definitions," and 871-15, "Court Action,"; MODIFYING Chapter 1117 of the Cincinnati Municipal Code, "Housing Code," by amending Sections 1117-31, "Connection of Fixtures," and 1117-35, "Heating Facilities"; and MODIFYING Title XV, "Code Compliance," by amending Section 1501-9, "Class D Civil Offenses," all to establish a procedure by which tenants may receive relocation assistance if ordered by the City to vacate their residences due to unsanitary living conditions that are either created, or knowingly and willfully left unabated, by the landlord.

[202302213](#)

indefinite postponement

9. ORDINANCE (B VERSION), submitted by Mayor Aftab Pureval, from Emily Smart Woerner, City Solicitor, MODIFYING Chapter 871 of the Cincinnati Municipal Code, "Landlord-Tenant Relationships," by ordaining new Section 871-10, "Landlord's Obligation to Provide Tenant Relocation Assistance," and amending Sections 871-1, "Purpose and Construction," 871-3, "Definitions," and 871-15, "Court Action,"; MODIFYING Chapter 1117 of the Cincinnati Municipal Code, "Housing Code," by amending Sections 1117-31, "Connection of Fixtures," and 1117-35, "Heating Facilities," and MODIFYING Title XV, "Code Compliance," by amending Section 1501-9, "Class D Civil Offenses," all to establish a procedure by which tenants may receive relocation assistance if ordered by the City to vacate their residences due to unsanitary living conditions that are either created, or knowingly and willfully left unabated, by the landlord.

[202302771](#)

Recommend Passage

Yes: Councilmember Harris
Councilmember Owens
Vice Mayor Kearney
Councilmember Cramerding
Councilmember Jeffreys
Councilmember Parks
Councilmember Johnson

No: Walsh

Abstain: Councilmember Keating

- 10.** MOTION, submitted by Councilmembers Harris, Owens, Cramerding and Walsh, WE MOVE that the administration input buildings identified as historically significant with intent for future designation in neighborhood or community plans passed by Council and the Planning Commission into the CAGIS system. This should apply retroactively to past plans and be implemented moving forward if community plans specifically call out sites or areas that they would like to explore a designation for. WE FURTHER MOVE that the city explore further ways of notifying parties involved in a property transfer that there has been community and city-approved intent for historic designation. (STATEMENT ATTACHED) [202302310](#)
- Adopt
- 11.** ORDINANCE (EMERGENCY) (B VERSION), submitted by Mayor Aftab Pureval and Councilmember Owens, from Emily Smart Woerner, City Solicitor, ORDAINING new Chapter 868, "Tenant Access to Counsel in Eviction Proceedings," of the Cincinnati Municipal Code to provide access to legal counsel to qualifying, limited-income tenants in residential housing who are facing eviction. [202302315](#)
- Recommend Passage Emergency
- 12.** COMMUNICATION dated 12/5/2023, submitted by Mayor Aftab Pureval, regarding Tenant Access to Counsel in Eviction Proceedings. [202302786](#)
- Filed
- 13.** COMMUNICATION dated 12/5/2023, submitted by Councilmember Owens, regarding Tenant Access to Counsel in Eviction Proceedings. [202302785](#)
-

Filed

14. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 12/5/2023, regarding Access to Counsel for Eviction Prevention. [202302756](#)

Filed

15. REPORT, dated 11/29/2023, submitted Sheryl M. M. Long, City Manager, regarding Step Up Housing (Reference Document #202302075). [202302456](#)

Filed

RULE 7.14 - SUNSET OF PRIOR LEGISLATIVE MATTERS

16. REPORT, dated 12/14/2022, submitted Sheryl M. M. Long, City Manager, regarding Protections for the Fair Wages and Working Conditions on Development Projects. (REFERENCE DOCUMENT #202201290) [202202203](#)

Filed

ADJOURNMENT