

AUTHORIZING the City Manager to execute a Lease with East End Area Council, an Ohio not for profit corporation, pursuant to which the City will lease for a term of one year, with optional renewals of one year each, the City owned property located at 255 Setchell Street in the East End neighborhood of Cincinnati.

WHEREAS, the City of Cincinnati owns certain real property located at 255 Setchell Street, Cincinnati, Ohio (the “Property”), which Property is under the management of the Cincinnati Recreation Commission (“CRC”); and

WHEREAS, East End Area Council desires to lease the Property in order to maintain and improve the Property for the purpose of making it part of a public park and greenspace to serve as a buffer between residential and business districts in the area.

WHEREAS, the City Manager, in consultation with CRC, 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 Lessee 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 \$2,900 per year; however, because the City will receive economic and non-economic benefits from the lease of the Property to East End Area Council, the City has agreed to lease the Property to East End Area Council 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 East End Area Council is in the best interest of the City because (i) the proposed use of the Property under the lease will provide economic and non-economic benefits to the City in excess of the rental value; and (ii) East End Area Council is uniquely situated to provide the planned improvements to the property due to its knowledge of neighborhood needs; 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 November 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 Lease Agreement with East End Area Council, an Ohio not for profit corporation (“Lessee”), in substantially the

form attached as Attachment A to this ordinance and incorporated herein by reference, pursuant to which the City of Cincinnati will lease for a term of one year, with optional renewals of one year each, the real property located at 255 Setchell Street in the East End 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 the proposed use of the Property under the lease will provide economic and non-economic benefits to the City and its citizens in the 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 \$2,900 per year; however, because (i) the City will receive economic and non-economic benefits from the lease of the Property to East End Area Council in excess of the rental value, and (ii) East End Area Council is uniquely situated to provide the planned improvements to the property due to its knowledge of neighborhood needs, the City has agreed to lease the Property to East End Area Council 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 take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____

Clerk

4906-4832-2460, v. 2