



City of Cincinnati

801 Plum Street
Cincinnati, Ohio 45202

CALENDAR

Cincinnati City Council

Thursday, September 4, 2025

2:00 PM

Council Chambers, Room 300

ROLL CALL

PRAYER AND PLEDGE OF ALLEGIANCE

FILING OF THE JOURNAL

MAYOR AFTAB

Cincinnati Elections Commission

1. [202501635](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Ligaya West to the Cincinnati Elections Commission for a term of four years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

Housing Advisory Board

2. [202501636](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Katie Westbrook to the Housing Advisory Board for a term of four years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

3. [202501637](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Rita Seith to the Housing Advisory Board for a term of four years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

4. [202501638](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Sister Sally Duffy to the Housing Advisory Board for a term of four years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

5. [202501639](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint James Watkins to the Housing Advisory Board for a term of four years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

6. [202501640](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Gregory Johnson to the Housing Advisory Board for a term of four years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

7. [202501641](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Bobby Maly to the Housing Advisory Board for a term of four years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

Community Development Advisory Board

8. [202501642](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Marcus Parrish to the Community Development Advisory Board for a term of three years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

9. [202501643](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Tierra Turnage to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

10. [202501644](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Ebony Pratt to the Community Development Advisory Board for a term of three years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

11. [202501645](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Yasmin Chilton to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

12. [202501646](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Stephanie Collins to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

13. [202501647](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Roy Hackworth to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

14. [202501648](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Gina Marsh to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

15. [202501649](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Markiea Carter to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

16. [202501650](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Jennifer McEvilley to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

Cincinnati Metropolitan Housing Authority (CMHA)

17. [202501651](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Teri Spears to the Cincinnati Metropolitan Housing Authority (CMHA) Board of Commissioners for a term of five years, beginning September 2025. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

Citizen Complaint Authority

18. [202501652](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Dr. Sarah Ghee to the Citizen Complaint Authority for a term of two years ending in September 2026. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

MS. ALBI

19. [202501623](#) **MOTION**, submitted by Councilmember Albi, WE MOVE that the City Administration provide a report within 30 days to evaluate the potential for reviving the Capital Arts Grant Program. (BALANCE ON FILE IN THE CLERK'S OFFICE) (STATEMENT ATTACHED)

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: Albi

CITY MANAGER

20. [202501578](#) **REPORT**, dated 9/4/2025 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Bar 1207 Main LLC, DBA 1207 Main, 1207 Main Street. (#10003908-1, TRFO, D6 D5J) [Objections: None]

Recommendation FILE

Sponsors: City Manager

21. [202501579](#) **REPORT**, dated 9/4/2025, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for Our Block Party.

Recommendation FILE

Sponsors: City Manager

22. [202501580](#) **REPORT**, dated 9/4/2025 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Collier Entertainment Group LLC, 1132 Race Street. (#10005105-1, TRFO, D5) [Objections: None]

Recommendation FILE

Sponsors: City Manager

23. [202501581](#) **REPORT**, dated 9/4/2025 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Swell Café LLC, DBA 2936 Colerain Ave, 2936 Colerain Avenue. (#10005118-1, TRFO, D5J) [Objections: None]

Recommendation FILE

Sponsors: City Manager

24. [202501585](#) **REPORT**, dated 9/4/2025, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for LLS Light the Night.

Recommendation FILE**Sponsors:** City Manager

25. [202501586](#) **REPORT**, dated 9/4/2025 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Allez Bakery LLC, DBA Allez Bar & Bakery, 6012 Madison Road. (#10002141-1, New, D5J) [Objections: None]

Recommendation FILE**Sponsors:** City Manager

26. [202501587](#) **REPORT**, dated 9/4/2025 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for KPation LLC, DBA 4925 Whetsel Avenue, 4925 Whetsel Avenue. (#10004264-1, New, D5J) [OBJECTIONS: None]

Recommendation FILE**Sponsors:** City Manager

27. [202501588](#) **REPORT**, dated 9/4/2025, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for Pink Ribbon 2025 at Brady/ICON.

Recommendation FILE**Sponsors:** City Manager

28. [202501589](#) **REPORT**, dated 9/4/2025, submitted Sheryl M. M. Long, City Manager, regarding the Housing Application Program Interface (API) Feasibility. (Reference Document # 202500632)

Recommendation EQUITABLE GROWTH & HOUSING COMMITTEE**Sponsors:** City Manager

29. [202501592](#) **APPOINTMENT** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, recommending the appointment of Amira Beer to the Sidewalk Board of Appeals for a term of three years from September 4, 2025. This appointment is submitted to the City Council for its approval. (Female/ White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL**Sponsors:** City Manager

30. [202501593](#) **APPOINTMENT** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, recommending the appointment of Kerry Rundle McIver to the Sidewalk Board of Appeals for a term of three years from September 4, 2025. This appointment is submitted to the City Council for its approval. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL**Sponsors:** City Manager

31. [202501606](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, "Residential Mixed Transportation Corridor," and the CN-M-T, "Commercial Neighborhood Mixed - Transportation Corridor," zoning districts

to Planned Development District No. 105.

Recommendation EQUITABLE GROWTH & HOUSING COMMITTEE

Sponsors: City Manager

32. [202501607](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, **AUTHORIZING** the City Manager to accept and appropriate an award of \$14,845 in American Rescue Plan (“ARP”) resources from the U.S. Department of Housing and Urban Development through the HOME Investment Partnerships Program (“HOME”) (ALN 14.239) to a newly established Home Investment Trust Fund 411 project account in accordance with Section A of the attached Schedule of Transfer; **AUTHORIZING** the transfer and return to source Fund 411, “Home Investment Trust,” of \$1,011,994.51 to close out or decrease certain existing project accounts in accordance with Section B of the attached Schedule of Transfer; **AUTHORIZING** the transfer and appropriation of \$1,011,994.51 from the unappropriated surplus of Fund 411, “Home Investment Trust,” to realign resources with needs to ensure that funding is available to support administering, planning, monitoring, and reporting the use of HOME ARP resources in accordance with Section C of the attached Schedule of Transfer; and **AUTHORIZING** the City Manager to file the 2021 Annual Action Plan Amendment.

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

33. [202501608](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, **AUTHORIZING** the transfer and return to source Fund 411, “Home Investment Trust,” of \$679,483.94 to close out or decrease certain existing project accounts, according to Section A of the attached Schedule of Transfer; and **AUTHORIZING** the transfer and appropriation of \$679,483.94 from the unappropriated surplus of Fund 411, “Home Investment Trust,” to various Strategic Housing Initiatives Program project accounts, according to Section B of the attached Schedule of Transfer, to provide funding that will be spent in a timely manner to support vital City programs.

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

34. [202501609](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, **AUTHORIZING** the City Manager to accept and appropriate program income of \$8,660 from the Lead Hazard Reduction Grant (ALN 14.905) to Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927 to identify and control lead-based paint hazards in eligible, privately owned housing for low-income residents; and **AUTHORIZING** the Director of Finance to deposit grant program income into Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927.

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

35. [202501611](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, **AUTHORIZING** the transfer and return to source of \$75,000 from the Office of the City Manager non-personnel operating budget account no.

050x101x7400 to the unappropriated surplus of the General Fund; and **AUTHORIZING** the transfer and appropriation of \$75,000 from the unappropriated surplus of the General Fund to existing capital improvement program project account no. 980x233x252312, "Wall Stab. & Landslide Correction," to provide resources to stabilize a landslide and inspect, rehabilitate, and replace the retaining wall and appurtenances at 1769 Carl Street; and **DECLARING** such expenditures to be for a public purpose.

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

36. [202501613](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, **AUTHORIZING** the transfer of \$643,263 within General Fund 050 according to the attached Schedules of Transfer to realign and provide resources for the ongoing needs of City departments; **AUTHORIZING** the transfer and appropriation of \$502,100 from the unappropriated surplus of Municipal Golf Fund 105 to a Cincinnati Recreation Commission non-personnel operating budget account according to the attached Schedules of Transfer to provide resources for planned expenditures; **AUTHORIZING** the transfer and appropriation of \$965,000 from the unappropriated surplus of Stormwater Management Fund 107 to various non-personnel and property operating budget accounts according to the attached Schedules of Transfer to provide resources to the Department of Law for Private Lot Abatement Program (PLAP) collection agency fees and the Department of Public Services for the purchase of streetsweepers; **AUTHORIZING** the transfer and appropriation of \$1,540,000 from the unappropriated surplus of Recreation Special Activities Fund 323 to various Cincinnati Recreation Commission personnel, fringe benefit, and non-personnel operating budget accounts according to the attached Schedules of Transfer to provide resources for planned expenditures; **AUTHORIZING** the transfer and appropriation of \$2,000,000 from the unappropriated surplus of Community Health Center Activities Fund 395 to a Cincinnati Health Department non-personnel operating budget account according to the attached Schedules of Transfer to provide resources for planned expenditures; and **AUTHORIZING** the transfer and appropriation of \$265,390 from the unappropriated surplus of Cincinnati Health District Fund 416 to various Cincinnati Health Department non-personnel operating budget accounts according to the attached Schedules of Transfer to provide resources for planned expenditures.

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

37. [202501615](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/4/2025, **APPROVING AND AUTHORIZING** the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with OTR Historical Development, LLC, thereby authorizing a twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 43 E. Clifton Avenue in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of existing buildings into approximately 10,933 square feet of residential space, consisting of 16 residential units, at a total construction cost of approximately \$1,700,000.

Recommendation BUDGET AND FINANCE COMMITTEE

Sponsors: City Manager

CLERK OF COUNCIL

38. [202501583](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Doug Moormann, Government Strategies Group, Vice President, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (METRO/SORTA)

Recommendation FILE

Sponsors: Clerk of Council

BUDGET AND FINANCE COMMITTEE

39. [202501515](#) **REPORT**, dated 8/6/2025, submitted Sheryl M. M. Long, City Manager, regarding the Tax Incentive Review Council status of property tax exemptions for Year End 2024.

Recommendation APPROVE & FILE

Sponsors: City Manager

40. [202501533](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 8/6/2025, **DEDICATING, ACCEPTING, AND CONFIRMING** the dedication to public use of an approximately 0.6991-acre tract of real property as a portion of North Bend Road, Colerain Avenue, and Shepherd Road, public rights-of-way in the Mt. Airy neighborhood of Cincinnati.

Recommendation PASS

Sponsors: City Manager

41. [202501560](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 8/6/2025, **AUTHORIZING** the scheduling of two public hearings to consider approving the Plan of Operation and Governance for the Southeast Ohio Public Energy Council and enabling the City to act jointly with other municipalities, townships, counties, and other political subdivisions to maximize the potential benefits of electricity procurement through group purchasing efforts in a retail electric aggregation program.

Recommendation PASS EMERGENCY

Sponsors: City Manager

42. [202501612](#) **ORDINANCE (EMERGENCY)**, submitted by Vice Mayor Kearney, from Emily Smart Woerner, City Solicitor, **AUTHORIZING** the transfer of and return to source of \$500,000 from various capital or permanent improvement program project accounts to close out or decrease certain existing capital or permanent improvement program project accounts, according to Schedule A of the attached Schedule of Transfer; **AUTHORIZING** the transfer and appropriation of \$250,000 from the unappropriated surplus of Income Tax Permanent Improvement Fund 758 to a certain capital improvement program project account to provide resources for a certain capital improvement program project account, according to Schedule B of the attached Schedule of Transfer; **AUTHORIZING** the transfer and appropriation of \$250,000 from the unappropriated surplus of the General Fund to General Fund Department of Community and Economic Development non-personnel operating budget account no. 050x164x7400 to provide resources for the Grow Avondale

Businesses Initiative public-private partnership to support Avondale Town Center; and **DECLARING** expenditures from General Fund Department of Community and Economic Development non-personnel operating budget account no. 050x164x7400 for the Grow Avondale Businesses Initiative public-private partnership to be for a public purpose.

Recommendation PASS EMERGENCY

Sponsors: Kearney

43. [202501594](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M. M. Long, City Manager, on 9/2/2025, **ESTABLISHING** new capital improvement program project account no. 980x232x262317, "HAM Cincinnati Crossings Grant PID 121898," to provide resources for safety improvements at the following seven locations: the Calhoun St. and Clifton Ave. intersection; the crossing on Calhoun St. at address 265; the Calhoun St. and Ohio Ave. intersection; the McMillan St. and Wheeler St. intersection; the McMillan St. and Moerlein Ave. intersection; the McMillan St. and Scioto Ln. intersection; and the Madison Rd. and Anderson Pl. intersection; **AUTHORIZING** the City Manager to apply for, accept, and appropriate an Ohio Department of Transportation ("ODOT") Highway Safety Improvement Program ("HSIP") grant of up to \$1,552,500 to the newly established capital improvement program project account no. 980x232x262317, "HAM Cincinnati Crossings Grant PID 121898"; **AUTHORIZING** the Director of Finance to deposit the grant resources into capital improvement program project account no. 980x232x262317, "HAM Cincinnati Crossings Grant PID 121898"; **AUTHORIZING** the City Manager to enter into a Local Public Agency agreement with ODOT to complete the PID 121898 project and **AUTHORIZING** the City Manager to do all things necessary to cooperate with the Director of ODOT to complete the PID 121898 project.

Recommendation PASS EMERGENCY

Sponsors: City Manager

44. [202501595](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M. M. Long, City Manager, on 9/2/2025, **ESTABLISHING** new capital improvement program project account no. 980x232x262319, "Reading and Summit Safety Grant PID 119753," to make improvements and enhance pedestrian safety at the intersection of Reading Road and Summit Road in the Roselawn neighborhood (the "PID 119753 project"); **AUTHORIZING** the City Manager to accept and appropriate a Highway Safety Improvement Program Systemic Safety grant awarded by the Ohio Department of Transportation ("ODOT") of up to \$1,080,000 to newly established capital improvement program project account no. 980x232x262319, "Reading and Summit Safety Grant PID 119753"; **AUTHORIZING** the Director of Finance to deposit the grant resources into new capital improvement program project account no. 980x232x262319, "Reading and Summit Safety Grant PID 119753"; and **AUTHORIZING** the City Manager to do all things necessary to cooperate with the Director of ODOT to complete the PID 119753 project.

Recommendation PASS EMERGENCY

Sponsors: City Manager

45. [202501603](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M. M. Long, City Manager, on 9/2/2025, **AUTHORIZING** the City Manager to apply for, accept, and

appropriate a grant from the U.S. Department of Homeland Security, Federal Emergency Management Agency, FY 2025 Port Security Grant Program (ALN 97.056) of up to \$102,500, consisting of \$35,000 to support the Cincinnati Police Department's Port of Cincinnati Ohio River Surveillance Camera Network, and up to \$67,500 to support the Cincinnati Fire Department's Explosive Ordnance Disposal Robot for marine vessels; and **AUTHORIZING** the Director of Finance to deposit the grant funds for the Police Department into Law Enforcement Grant Fund revenue account no. 368x8553, project account no. 25PORT, and the grant funds for the Fire Department into Fire Grant Fund revenue account no. 472x8542.

Recommendation PASS EMERGENCY

Sponsors: City Manager

46. [202501602](#) **ORDINANCE (EMERGENCY)**, submitted by Sheryl M. M. Long, City Manager, on 9/2/2025, **AUTHORIZING** the payment of \$396,325.78 from the Cincinnati Police Department General Fund non-personnel operating budget account no. 050x226x3500x7299 as a moral obligation to Hamilton County for outstanding charges related to the processing of warrants in FY 2025.

Recommendation PASS EMERGENCY

Sponsors: City Manager

47. [202501599](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/2/2025, **AUTHORIZING** a payment of \$17,350 from County Law Enforcement Applied Regionally (CLEAR) Fund non-personnel operating budget account no. 457x093x7100x7417 to the Ohio State Highway Patrol for access to the Law Enforcement Automated Data System (LEADS) statewide criminal records database for over fifty Hamilton County law enforcement agencies and sub-agencies for the period of June 1, 2021, through June 30, 2021, pursuant to the attached then and now certificate from the Director of Finance.

Recommendation PASS EMERGENCY

Sponsors: City Manager

48. [202501614](#) **ORDINANCE (EMERGENCY)**, submitted by Mayor Aftab Pureval, Vice Mayor Kearney, President Pro Tem Parks and Councilmembers Albi, Cramerding, Jeffreys, Johnson, Nolan, Owens and Walsh from Emily Smart Woerner, City Solicitor, **REPEALING** Ordinance No. 97-2025, passed by Council on April 23, 2025, which amended the official zoning map of the City of Cincinnati to rezone the real property located at 2719 Erie Avenue in the Hyde Park neighborhood from the CN-P-B, "Commercial Neighborhood Pedestrian-Neighborhood Business District," zoning district to Planned Development District No. 103.

Recommendation PASS EMERGENCY

Sponsors: Mayor, Kearney, Parks, Albi, Cramerding, Jeffreys, Johnson, Nolan, Owens and Walsh

SUPPLEMENTAL ITEMS

PUBLIC SAFETY & GOVERNANCE COMMITTEE

49. [202501372](#) **REPORT**, dated 8/6/2025, submitted Sheryl M. M. Long, City Manager,

regarding the creation of policy for City employees who are living donors.
(Reference Document # 20250031)

Recommendation APPROVE & FILE

Sponsors: City Manager

50. [202501597](#) **ORDINANCE (B VERSION) (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/3/2025, **MODIFYING** the provisions of Chapter 307, "Classified Compensation Schedules," of the Cincinnati Municipal Code by **ORDAINING** new Section 279 of Division 1 to establish the classification title and salary range schedule for the new employment classification of Dietetic Technician.

Recommendation

PASS EMERGENCY

Sponsors: City Manager

51. [202501598](#) **ORDINANCE (B VERSION) (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/3/2025, **MODIFYING** the provisions of Chapter 307, "Classified Compensation Schedules," of the Cincinnati Municipal Code by **ORDAINING** new Sections 478 and 479 to establish the classification titles and salary range schedules for the new employment classifications of Utilities Construction Inspector 1 and Utilities Construction Inspector 2.

Recommendation PASS EMERGENCY

Sponsors: City Manager

52. [202501601](#) **ORDINANCE (B VERSION) (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/3/2025, **MODIFYING** the provisions of Chapter 307, "Classified Compensation Schedules," of the Cincinnati Municipal Code by **ORDAINING** new Section 766 of Division 1 to establish the classification title and salary range schedule for the new employment classification of Water Works Maintenance Worker 2.

Recommendation PASS EMERGENCY

Sponsors: City Manager

ANNOUNCEMENTS

Adjournment



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501035

September 2025

APPOINTMENT

I hereby appoint Ligaya West to the Cincinnati Elections Commission for a term of four years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501034

September 2025

APPOINTMENT

I hereby appoint Katie Westbrook to the Housing Advisory Board for a term of four years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501037

September 2025

APPOINTMENT

I hereby appoint Rita Seith to the Housing Advisory Board for a term of four years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501038

September 2025

REAPPOINTMENT

I hereby reappoint Sister Sally Duffy to the Housing Advisory Board for a term of 4 years.
This reappointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501039

September 2025

REAPPOINTMENT

I hereby reappoint James Watkins to the Housing Advisory Board for a term of 4 years.
This reappointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501040

September 2025

REAPPOINTMENT

I hereby reappoint Gregory Johnson to the Housing Advisory Board for a term of 4 years.
This reappointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501641

September 2025

REAPPOINTMENT

I hereby reappoint Bobby Maly to the Housing Advisory Board for a term of 4 years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501642

September 2025

APPOINTMENT

I hereby appoint Marcus Parrish to the Community Development Advisory Board for a term of three years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.


Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

2025/10/4/3

September 2025

APPOINTMENT

I hereby appoint Tierra Turnage to the Community Development Advisory Board for a term of three years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501644

September 2025

APPOINTMENT

I hereby appoint Ebony Pratt to the Community Development Advisory Board for a term of three years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval

20250 11045



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

September 2025

APPOINTMENT

I hereby appoint Yasmin Chilton to the Community Development Advisory Board for a term of three years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

20250646

September 2025

APPOINTMENT

I hereby appoint Stephanie Collins to the Community Development Advisory Board for a term of three years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.


Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501047

September 2025

REAPPOINTMENT

I hereby reappoint Roy Hackworth to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules.


Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501648

September 2025

REAPPOINTMENT

I hereby reappoint Gina Marsh to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

2025/04/9

September 2025

REAPPOINTMENT

I hereby reappoint Markiea Carter to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501050

September 2025

REAPPOINTMENT

I hereby reappoint Jennifer McEvilly to the Community Development Advisory Board for a term of three years. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules.


Mayor Aftab Pureval



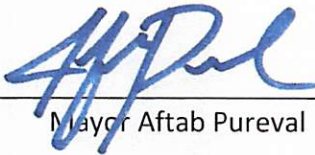
AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501651

September 2025

REAPPOINTMENT

I hereby reappoint Teri Spears to the Cincinnati Metropolitan Housing Authority (CMHA) Board of Commissioners for a term of five years, beginning September, 2025. This reappointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202501652

September 2025

APPOINTMENT

I hereby appoint Dr. Sarah Ghee to the Citizen Complaint Authority for a the term two years ending in September 2026. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



202501023

Anna Albi
Councilmember

September 2, 2025

MOTION


We MOVE that the City Administration provide a report within 30 days to evaluate the potential for reviving the Capital Arts Grant program, including the following items:

- Historical funding levels
- Historical eligibility criteria
- Application review process
- Recommendations for updates to the process
- If possible, a list of current outstanding capital requests from arts organizations

STATEMENT

The 2024 Economic Impact of Arts & Culture report¹, commissioned by ArtsWave and produced by the Center for Research & Data at the Cincinnati Regional Chamber, documented that the arts sector generated \$1.6 billion in total economic impact from 2019-2022.

Report #200800448 outlines how the Capital Arts Grant program was previously administered as a way for arts organizations to formally apply for capital funding. Given the increase in the number of capital requests from arts organizations and the lack of a formal application process to field these requests, City Council would like to explore bringing back a similar application process through which to evaluate and properly fund these organizations and support their capital funding needs.


Councilmember Anna Albi

¹ <https://artswave.org/our-impact/economic-impact-of-the-arts/>

CAL → Budget

EXHIBIT

1990

The following table shows the estimated budget for the year 1990. The budget is based on the assumption that the economy will grow at a rate of 3.5% and that inflation will be 4.5%. The budget is also based on the assumption that the government will maintain its current level of spending and that it will not raise any new taxes.

1991

The following table shows the estimated budget for the year 1991. The budget is based on the assumption that the economy will grow at a rate of 3.5% and that inflation will be 4.5%. The budget is also based on the assumption that the government will maintain its current level of spending and that it will not raise any new taxes.

1992

Date: September 4, 2025

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: Liquor License – TRFO

FINAL RECOMMENDATION REPORT

OBJECTIONS: None

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 10003908-1
PERMIT TYPE: TRFO
CLASS: D6 D5J
NAME: BAR 1207 MAIN LLC
DBA: 1207 MAIN
1207 MAIN ST
CINCINNATI OH 45202

As of today's date, the Buildings and Inspections Department has declined comment on their investigation.

On July 15, 2025, the Over-the-Rhine Chamber of Commerce was notified and do not object.

Police Department Recommendation
☐ Objection ☐ No Objection

David M. Laing, Assistant City Prosecutor
Law Department - Recommendation
☐ Objection ☐ No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: August 22, 2025.

Date: 9/4/2025

To: Mayor and Members of City Council 202501585
From: Sheryl M. M. Long, City Manager
Subject: **SPECIAL EVENT PERMIT APPLICATION: Our Block Party**

In accordance with Cincinnati Municipal Code, Chapter 765; Jonathan Sears has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Police Department, Fire Department, Health Department, Parks Department, Department of Building and Inspections, Department of Community and Economic Development, Department of Finance, Department of Public Services, and Department of Transportation and Engineering. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: OUR Block Party
EVENT SPONSOR/PRODUCER: Professional Artistic Research Projects
CONTACT PERSON: Jonathan Sears
LOCATION: 1646 Hoffner Street
DATE(S) AND TIME(S): 10/03/2025 3:00pm—10/04/2025 12:00am
EVENT DESCRIPTION: We're hosting a small block party along Hoffner street and welcoming art vendors to sell their drawings, paintings, etc. This event will help us celebrate the fall, with an art exhibition and small concert at our facility, located at 1646 Hoffner Street.
ANTICIPATED ATTENDANCE: 500
ALCOHOL SALES: ☒ YES. ☐ NO.
TEMPORARY LIQUOR PERMIT HOLDER IS: Professional Artistic Research Projects

cc: Colonel Teresa A. Theetge, Police Chief

Date: September 4, 2025

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: Liquor License – TRFO

FINAL RECOMMENDATION REPORT

OBJECTIONS: None

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 10005105-1
PERMIT TYPE: TRFO
CLASS: D5
NAME: COLLIER ENTERTAINMENT GROUP LLC
DBA: NONE LISTED
1132 RACE ST
CINCINNATI OH 45202

As of today's date, the Buildings and Inspections Department has declined comment on their investigation.

On July 23, 2025, OTR Chamber of Commerce was notified and do not object.

Police Department Recommendation
☐ Objection ☐ No Objection

David M. Laing, Assistant City Prosecutor
Law Department - Recommendation
☐ Objection ☐ No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: September 5, 2025.

Date: September 4, 2025

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: Liquor License – TRFO

FINAL RECOMMENDATION REPORT

OBJECTIONS: NONE

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 10005118-1
PERMIT TYPE: TRFO
CLASS: D5J
NAME: SWELL CAFÉ LLC
DBA: 2936 COLERAIN AVE
2936 COLERAIN AVE
CINCINNATI OH 45225

As of today's date, the Buildings and Inspections Department has declined comment on their investigation.

On July 23, 2025, Camp Washington Community Council was notified and do not object.

Police Department Recommendation
☐ Objection ☐ No Objection

David M. Laing, Assistant City Prosecutor
Law Department - Recommendation
☐ Objection ☐ No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: September 5, 2025.

Date: September 4, 2025

To: Mayor and Members of City Council 202501585
From: Sheryl M. M. Long, City Manager
Subject: **SPECIAL EVENT PERMIT APPLICATION: LLS Light the Night**

In accordance with Cincinnati Municipal Code, Chapter 765; Christina Bold has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Fire Department, Metro, Cincinnati Police Special Events Unit, Cincinnati Police District One, Traffic and Engineering Department, Traffic and Road Operations Department and The Health Department. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: LLS Light the Night
EVENT SPONSOR/PRODUCER: Tiffany Hoover
CONTACT PERSON: Tiffany Hoover
LOCATION: Yeatmans Cove
DATE(S) AND TIME(S): 10/23/2025 5pm to 10pm
EVENT DESCRIPTION: Walk and Celebration to raise funds and awareness for the LLS of Greater Cincinnati
ANTICIPATED ATTENDANCE: 3000
ALCOHOL SALES: ☐ YES. ☒ NO.
TEMPORARY LIQUOR PERMIT HOLDER IS:

cc: Colonel Teresa A. Theetge, Police Chief

Date: September 4, 2025

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202501586

Subject: Liquor License – NEW

FINAL RECOMMENDATION REPORT

OBJECTIONS: NONE

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 10002141-1
PERMIT TYPE: NEW
CLASS: D5J
NAME: ALLEZ BAKERY LLC
DBA: ALLEZ BAR & BAKERY
6012 MADISON RD
CINCINNATI OH 45227

As of today's date, the Buildings and Inspections Department has declined comment on their investigation.

On July 31, 2025, the Madisonville Community Council was notified and do not object.

Police Department Recommendation

☐ Objection ☐ No Objection

David M. Laing, Assistant City Prosecutor

Law Department - Recommendation

☐ Objection ☐ No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: September 19, 2025.

Date: September 4, 2025

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202501587

Subject: Liquor License – NEW

FINAL RECOMMENDATION REPORT

OBJECTIONS: NONE

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 10004264-1
PERMIT TYPE: NEW
CLASS: D5J
NAME: KPATION LLC
DBA: 4925 WHETSEL AVENUE
4925 WHETSEL AVENUE
CINCINNATI OH 45227

As of today's date, the Buildings and Inspections Department has declined comment on their investigation.

On July 31, 2025, the Madisonville Community Council was notified and do not object.

Police Department Recommendation

☐ Objection ☐ No Objection

David M. Laing, Assistant City Prosecutor

Law Department - Recommendation

☐ Objection ☐ No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: September 9, 2025.

Date: 9/4/2025

202501588

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: **SPECIAL EVENT PERMIT APPLICATION: Pink Ribbon 2025 - Brady/ICON**

In accordance with Cincinnati Municipal Code, Chapter 765; MEMI has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Police Department, Fire Department, Health Department, Parks Department, Department of Building and Inspections, Department of Community and Economic Development, Department of Finance, Department of Public Services, and Department of Transportation and Engineering. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: Pink Ribbon 2025 - Brady/ICON
EVENT SPONSOR/PRODUCER: MEMI
CONTACT PERSON: David Armstrong
LOCATION: 25 Race St.
DATE(S) AND TIME(S): 10/13/2025 6:00pm—10/13/2025 10:00pm
EVENT DESCRIPTION: Private event. Event starts with a reception on the ICON lawn then moves in to Brady for a comedy show.
ANTICIPATED ATTENDANCE: 1,500
ALCOHOL SALES: ☒ YES. ☐ NO.
TEMPORARY LIQUOR PERMIT HOLDER IS: MEMI

cc: Colonel Teresa A. Theetge, Police Chief

September 4, 2025

To: Mayor and Members of City Council

202501589

From: Sheryl M. M. Long, City Manager

Subject: **Housing Application Program Interface (API) Feasibility**

Reference Document #202500632

The Council at its session on March 25, 2025, referred the following item for review and report.

MOTION, submitted by Vice Mayor Jan Michele Lemon-Kearney, **WE MOVE** that the administration prepare a Report within sixty (60) days concerning the feasibility of an Application Program Interface (API) to scan the web, find apartment listings and update itself. The report should consider the following:

1. Limiting the listings to a certain income level (80% of AMI and lower);
2. Incorporation into the City's affordable housing dashboard;
3. Ability to link to the actual listing;
4. Whether another organization provides this service;
5. Cost; and
6. Any other relevant factors.

BACKGROUND

Access to real-time affordable housing is essential for ensuring that residents can locate safe, suitable homes quickly, particularly those earning 80% AMI or below. Currently, available housing data is scattered across different sources, such as landlord lists, online platforms, and nonprofit databases, and is rarely updated in a way that reflects immediate vacancies and other data that makes searching for safe and quality housing accessible. This creates unnecessary barriers for residents, especially those displaced suddenly who must make dozens of calls to locate a viable option.

An API based dashboard could automate the process by collecting listings from multiple online sources, filtering them for affordability, and integrating them into the City's Affordable Housing Dashboard. This would offer residents and housing service providers a single, reliable location for up-to-date listings, improve the efficiency of housing searches, and allow City leaders to monitor trends and direct resources strategically.

Income-Level Filtering (\leq 80% AMI)

The API can be designed to apply filters by rent level, using HUD Fair Market Rents and AMI thresholds as benchmarks. A major challenge lies in parsing whether online listings include sufficient income and rent restriction information. Some listings disclose rent levels, but income qualifications may not always be listed, requiring further validation.

Integration with Affordable Housing Dashboard

The City's Affordable Housing Dashboard already tracks subsidized housing development and availability. A properly configured API could be integrated, providing real-time feeds of private rental listings in addition to public/subsidized housing data. This would create a more comprehensive tool for residents.

Linking to Actual Listings

The API can include direct hyperlinks to the source listing. This ensures accuracy and allows residents to contact landlords or property managers directly. However, care must be taken to remove expired listings and avoid broken links, requiring consistent maintenance and monitoring.

Other Providers of Similar Services

Several third-party platforms already aggregate apartment listings, including affordable options. Partnering with or licensing from an existing provider may be more cost-effective than building a system entirely in-house and maintaining that system for accuracy and privacy compliance.

Considerations And Other Relevant Factors

- **Development Costs:** A custom API could range from \$150,000–\$300,000 in development, depending on complexity and vendor selection.
- **Licensing/Partnership Costs:** Partnering with an existing platform could reduce upfront expenses, shifting costs to licensing fees or data-sharing agreements.
- **Staffing Needs and Ongoing Maintenance:** Annual operating and monitoring costs are estimated at \$50,000–\$100,000 to maintain accuracy, update filters, and ensure data quality. Dedicated IT/data staff or a contracted vendor would be required for oversight.
- **Data Accuracy & Fairness:** APIs cannot guarantee all affordable units will be captured, as some landlords do not list online or use smaller platforms.
- **Timeline:** A basic pilot could be implemented within 6–12 months if external partnerships are pursued; 12–18 months for a full in-house build.

OPPORTUNITIES FOR PARTNERING WITH AN OUTSIDE AGENCY

1. Real-Time and Accurate Housing Information

An API dashboard could consolidate housing listings from multiple sources into one real-time database, ensuring that residents, service providers, and City staff have immediate access to accurate and current information. This would be particularly beneficial during urgent relocation needs, reducing the delays and inefficiencies inherent in manually maintained lists.

2. Administrative Efficiency and Resource Savings

Automation of housing vacancy searches would significantly reduce the time City staff and nonprofit navigators spend on repetitive tasks. With the API continuously updating listings, staff can redirect their efforts to direct assistance, case management, and strategic planning rather than data entry or verification.

3. Increased Transparency and Public Access

A public-facing dashboard would give residents a clear, accessible view of all available in Cincinnati and the criteria used to identify them. This transparency can strengthen public trust, foster accountability, and encourage broader participation from landlords and property managers through targeted engagement.

4. Data-Driven Decision Making

Comprehensive housing vacancy data from this tool could be analyzed to identify emerging trends, geographic gaps in affordability, and areas with persistently high vacancies and turnover. This would equip the administration to design targeted interventions, prioritize investments, and strengthen applications for state and federal funding and or LIHTC tax credits.

5. Advancement of City Goals

By focusing on and or ensuring that units affordable to households at or below 80% AMI are included in the dashboard, this tool would directly support the City's objectives and help close the gap in access for low- and moderate-income households. Including the ability to link CMHA listings and vacancies would also be beneficial for residents in search of housing that accept vouchers or listings that are income restricted.

CHALLENGES TO CREATING AN API PLATFORM IN HOUSE

1. Financial Commitment

Initial development costs for an API of this scope are estimated at \$150,000–\$250,000, with annual maintenance ranging from \$25,000–\$50,000. These costs must be weighed against other City priorities and budget constraints.

2. Reliability of Source Data

The system's effectiveness depends on timely and accurate data from listing sources. If landlords or platforms fail to update their listings regularly, the dashboard could display expired or incorrect information, leading to user frustration and diminished trust.

3. Legal and Privacy Considerations

Aggregating data from multiple listing services may require agreements to address intellectual property, terms of use, and privacy concerns. The City of Cincinnati must ensure compliance with applicable laws and best practices in data management.

4. Limited Market Coverage Without Broad Participation

If only a small number of landlords or platforms participate, the dashboard may present an incomplete picture of the housing market. Without comprehensive participation, the tool risks underrepresenting available housing options.

5. Potential Redundancy with Existing Services

Some nonprofits, advocacy groups, and commercial entities already provide housing search tools. Without distinctive features—such as income-based filters, integration with City programs, or policy analytics, the City's platform could duplicate existing services.

CITYWISE PARTNERSHIP

The Administration recommends partnering with **CityWise**, a web-based service provider that works with municipalities to improve data-driven decision-making and public-facing information systems. CityWise has expertise in API development, predictive analytics, and housing market analysis, along with a track record of integrating community engagement into technical projects. Their involvement would help ensure the tool is accurate, easy to use, and tailored to the needs of Cincinnati residents.

RECOMMENDATION

The Administration recommends moving forward with development of the Housing API dashboard in partnership with **City Wise Software LLC** under the terms of a three-year **Service and Software Licensing Agreement**, with the option to renew for up to three additional one-year terms.

CityWise brings to this project a proprietary, dynamic, searchable database technology specifically designed for affordable housing listings. Their platform uniquely lowers barriers for small property owners by charging listing fees only to owners with 20 or more units while still supporting large-scale landlords. This approach increases the diversity of listings, ensuring that smaller, often more affordable properties are represented. Including properties that are CMHA and accept Housing Choice Vouchers.

Current cities who have partnered with CityWise:

Milwaukee County, Wisconsin [Apartments.county.milwaukee.gov](https://apartments.county.milwaukee.gov)
Green Bay, Wisconsin [Apartments.greenbaywi.gov](https://apartments.greenbaywi.gov)
Oak Creek, Wisconsin [Apartments.oakcreekwi.gov](https://apartments.oakcreekwi.gov)
City of Racine, Wisconsin [Apartments.cityofracine.org](https://apartments.cityofracine.org)
Kenosha, Wisconsin [Apartments.kenosha.org](https://apartments.kenosha.org)
Brooklyn Park, [Apartments.brooklynpark.org](https://apartments.brooklynpark.org)
Muskegon, Michigan [Apartments.muskegon-mi.gov](https://apartments.muskegon-mi.gov)
Burlington, Wisconsin [Apartments.burlington-wi.gov](https://apartments.burlington-wi.gov)

Under the proposed agreement with the City of Cincinnati, CityWise will:

- Host the housing listing platform on a subdomain of the City's website, maintaining the City's branding and user experience.
- Build and maintain a searchable, customizable database aligned with Cincinnati's neighborhood structure and terminology.
- Remove rented listings within 30 days to ensure accuracy.
- Provide quarterly reporting on usage, listing volume, and subscriber engagement.
- Market the platform locally to expand participation from property owners and managers.
- Deliver product support, technology upgrades, and monthly data backups at no cost to the City for installation or customization.

The agreement would allow the City to receive 20% of net listing fees annually, creating a small but sustainable revenue stream to offset administrative costs. Importantly, all development and integration work will be completed without direct City expenditure for platform setup, significantly reducing financial risk compared to building a comparable system from scratch.

This partnership aligns with the City's goals for a modern, equity-focused housing search tool and provides the technical foundation for integrating an API that can display real-time listings filtered for affordability (80% AMI and below) within the City's Affordable Housing Dashboard. Leveraging CityWise's proven infrastructure and local marketing plan will accelerate implementation, ensure reliability, and deliver immediate public benefit.

cc: Cathy Bailey, Interim Assistant City Manager
Tiffany Michelle Brown, Chief Opportunity Officer

September 4, 2025

To: Mayor and Members of City Council

202501592

From: Sheryl M. M. Long, City Manager

Subject: Appointment to the Sidewalk Board of Appeals: Amira Beer

The City Manager hereby recommends the appointment of **Amira Beer** to the Sidewalk Board of Appeals under the "citizen member" qualification.

The board is established to hear property owner appeals regarding notices to repair sidewalks, driveways, and curbs, and other issues relating to property owner responsibility for sidewalk maintenance and repair.

Citizen members must be residents of the City of Cincinnati, own real property within the city, and may not be employees of the City.

This appointment will be for a term of three years from the day of approval by the Council.

Ms. Beer's resume is attached for your consideration.

Cc: Greg Long, Interim Director, Transportation and Engineering
Tonia Smith, Assistant to the City Manager, Office of the City Manager

Amira Beer



Highly accomplished and dedicated administrative professional with over 30 years of progressive experience in municipal government. Trusted through the tenures of eight city managers, known for impeccable organizational skills, discretion, institutional knowledge, and a strong ability to navigate complex administrative and political environments.

WORK EXPERIENCE

Executive Assistant | City Manager's Office

❖ City of Cincinnati

December 2005 – December 2024

Managed the day-to-day operations of the City Manager's office, including scheduling, correspondence, meeting coordination, and public inquiries. Served as liaison between the City Manager and City Council, department heads, external agencies, and the public. Assisted in the preparation and dissemination of official communications, executive reports, and strategic briefings.

Assistant to the City Solicitor | Law Department

❖ City of Cincinnati

October 1999 – December 2005

Provided administrative support to the City Solicitor, managed calendars, coordinated meetings, drafted correspondence, and handled communication with City departments, external agencies, and the public.

SKILLS

- ✓ High-level organization
- ✓ Confidential Document Management
- ✓ Intergovernmental & Public Communication
- ✓ Deep Knowledge of City Government Operations

VOLUNTEER WORK

- Neighborhood Stewardship – Regularly improves the local environment by picking up litter during neighborhood walks.
- Animal Welfare Supporter – Ongoing supporter of local cat shelters through recycling donations and advocacy for animal welfare.

September 4, 2025

To: Mayor and Members of City Council

202501593

From: Sheryl M. M. Long, City Manager

Subject: Appointment to the Sidewalk Board of Appeals: Kerry Rundle McIver

The City Manager hereby recommends the appointment of **Kerry Rundle McIver** to the Sidewalk Board of Appeals under the "citizen member" qualification.

The board is established to hear property owner appeals regarding notices to repair sidewalks, driveways, and curbs, and other issues relating to property owner responsibility for sidewalk maintenance and repair.

Citizen members must be residents of the City of Cincinnati, own real property within the city, and may not be employees of the City.

This appointment will be for a term of three years from the day of approval by the Council.

Ms. McIver's resume is attached for your consideration.

Cc: Greg Long, Interim Director, Transportation and Engineering
Tonia Smith, Assistant to the City Manager, Office of the City Manager



Kerry Rundle McIver



Skills

- Communication & Public Speaking
- Creative & Cooperative Problem Solving
- Accurate, High-speed Typing (70 WPM)
- Driving Workplace Culture & Morale
- Shorthand - Odell (Taylor)



Community

311 CINCY CITIZEN'S ACADEMY
Inaugural Class, 2024

WESTWOOD COMMUNITY
URBAN REDEVELOPMENT CORP.
Secretary & Board Member

NEW LEADERS COUNCIL
Co-Director, SW Ohio

XAVIER SCHOOL OF PSYCH.
Paid Roleplay Consultant



Education

2018 NORTHERN KENTUCKY UNI.
2016 *Highland Heights, KY*

2015 HAROLD WASHINGTON
2012 *Chicago, IL*

2007 UNI. OF CENTRAL FLORIDA
2005 *Orlando, FL*



Hybrid Work

PRESENT
MAY 2023

ACCOUNT MANAGER

United Direct Solutions - Cincinnati, OH

Monitors production of current and upcoming mailings via daily operations meetings between two locations (OH and KY) and over a dozen concurrent clients. Coordinates with Data Processing, Design, Print, and Production departments to ensure timely and accurate processing of job orders. Creates, maintains, and delivers regularly scheduled inventory, postage, escrow, job status, and other reports. Schedules and leads internal and client-facing meetings regarding new and existing projects. Supports other Client Services staff during absences, busy periods, or as otherwise needed.



Remote Work

SEPT 2022
MAY 2017

SENIOR PROJECT MANAGER

Panda Game Manufacturing - Vancouver, CAN / Shenzhen, CHN

Managed a large book of business of both domestic and international clients. Provided on-time, on-budget deliverables and high-quality products and service. Consulted with and closely supported clients during product development, production, and fulfillment. Managed many public-facing projects, including leading a monthly live-streamed show, distributing a quarterly newsletter, and hosting a variety of live and virtual panels. Created and emceed a virtual gaming convention with over 200 attendees.



Commute Work

MAY 2017
JULY 2015

ESTATE SALE SPECIALIST & ART CATALOGER

Everything But the House - Cincinnati, OH

Managed online estate sales. Researched, cataloged and verified the provenance/history and significance of any and all items for auction. Curated art sales based on style, era, artist, etc., to generate best possible returns for sellers. Organized and maintained weekly flow of around 1500 items through the main warehouse, including pickup and shipping logistics.

MAY 2015
JAN 2012

ASSISTANT MANAGER

The Mothership / Dark Matter Coffee - Chicago, IL

Managed daily financials and new hire training. Ordered all store supplies. Educated customers about coffee culture, roasting and brewing processes. Ran neighborhood-focused events to include, encourage, and build up an expansive community of local coffee lovers.

September 4, 2025

To: Mayor and Members of City Council 202501606
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – Rezoning property at 3425 Burnet Avenue in Avondale from RMX-T, “Residential Mixed” and CN-M-T, “Commercial,” to Planned Development District No. 105.

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105.

The City Planning Commission recommended approval of the zone change at its August 1, 2025 meeting.

Summary

Steiner + Associates, in partnership with Civitas Development Group, Continental Development Ventures, and Uptown Consortium Inc., has submitted an application for a Zone Change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale. This request is to facilitate the construction of “Burnet Square,” a seven-story residential complex with ground-floor retail space and garage parking, as Phase 1 of the “Burnet Quarter” development.

The City Planning Commission recommended the following on August 1, 2025 to City Council:

ACCEPT the Concept Plan and Development Program Statement as submitted; and

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105.

WHEREAS, Avondale Rentals LLC, Bace Properties, Hamilton County Land Reutilization Corporation, and NTP Development LLC (“Owners”) own the real property located at 3425 Burnet Avenue in the Avondale neighborhood (“Property”), which property comprises approximately 1.98 acres and is located in the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts; and

WHEREAS, the Property currently consists of vacant land and one unoccupied three-story multi-family residential apartment building; and

WHEREAS, Burnet Square Apartments LLC (“Petitioner”) has petitioned the City to rezone the Property from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. (“PD-105”) to facilitate the construction of a new mixed use development on the Property (“Project”); and

WHEREAS, the Project includes the demolition of the existing three-story apartment building and the construction of a seven-story mixed-use building with 300-344 residential units, two ground floor commercial spaces, and two levels of structured parking providing approximately 350 parking spaces; and

WHEREAS, the Petitioner has submitted a concept plan and development program statement for the Project, which concept plan and development program statement describe the land use and development regulations that will govern the Project and which documents otherwise meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, the Owners have sufficient control over the Property to affect its proposed plan and construct the Project; and

WHEREAS, the Project is compatible with surrounding land uses, will activate a vacant site and put it back to productive use, will allow for a mix of complimentary uses to maximize utilization of the Property, and encourage further investment in the Avondale neighborhood; and

WHEREAS, the proposed zone change is in accordance with the “Compete” Initiative Area of Plan Cincinnati (2012), which includes the strategy to “[s]trategically select areas for new growth” (page 118), and the Live Initiative Area with the goal to “[c]reate a more livable community” (page 156); and

WHEREAS, the proposed rezoning is in accordance with the Avondale Quality of Life Plan (2020), which identifies the subject site as mixed-use and within a Neighborhood Center of Activity (page 65), and consistent with the Sharing Success strategy to “[i]dentify and support future redevelopment opportunities (particularly those within the Centers of Activity) including site acquisition, site control, streetscaping improvements, business district parking and other site improvements” (page 40); and

WHEREAS, on August 1, 2025, the City Planning Commission approved the rezoning of the Property from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to PD-105, upon a finding that: (i) the Owners’ concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved; (iii) deviations from the base district regulations applicable to the Property at the time of the Owners’ application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the general public’s health, safety, morals, and welfare; and

WHEREAS, the Council resolves to rezone the Property from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to PD-105 finding it to be in the interest of the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City’s official zoning map in the location of the real property located at 3425 Burnet Avenue (“Property”), which real property is identified on the map attached hereto as Attachment A and made a part hereof, and which real property is more particularly described on Attachment B, attached hereto and made a part hereof, is hereby amended from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105 (“PD-105”).

Section 2. That the development program statement, attached hereto as Attachment C and made a part hereof, and the concept plan, attached hereto as Attachment D and made a part hereof, are hereby approved. The approved development program statement and concept plan, which include the incorporation of the provisions of Cincinnati Municipal Code Chapter 1429, “Planned Development Districts,” in addition to other more specific provisions, shall govern the use and development of the Property during the effective period of PD-105.

Section 3. That, should PD-105 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, “Planned Development Districts,” the Property shall revert to the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts in effect immediately prior to the effective date of PD-105.

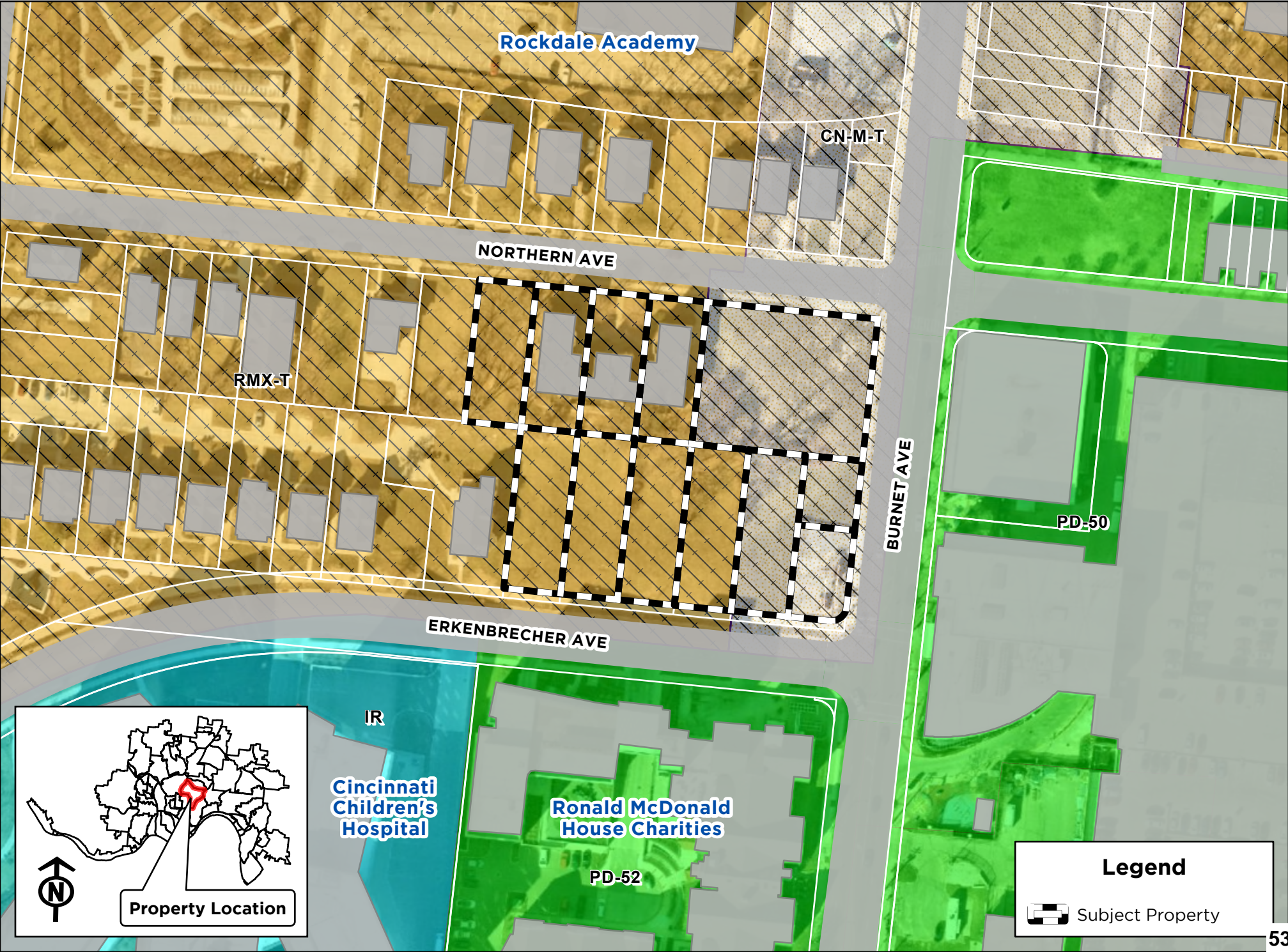
Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

Proposed Zone Change to Planned Development at 3425 Burnet Ave in Avondale



Date: April 10, 2025
Description: Erkenbrecher Avenue
Re-Zoning
Location: City of Cincinnati
Hamilton County, Ohio



Situated in Section 15, Town 3, Fractional Range 2, Between the Miamis, Millcreek Township, the City of Cincinnati, Hamilton County, Ohio and being 2.6812 acres to be re-zoned to PD and further described as follows:

Beginning at the intersection of the centerline of Erkenbrecher Avenue and the centerline of Burnet Avenue and being the True Point of Beginning;

thence, from the True Point of Beginning, departing the centerline of said Burnet Avenue and with the centerline of said Erkenbrecher Avenue, North 84° 18' 27" West, 335.00 feet;

thence, departing the centerline of said Erkenbrecher Avenue, North 06° 12' 08" East, 177.00 feet;

thence, North 84° 18' 27" West, 48.29 feet;

thence, North 06° 12' 08" East, 150.02 feet to the centerline of Northern Avenue;

thence, with the centerline of said Northern Avenue, South 84° 18' 27" East, 383.30 feet to the centerline of said Burnet Avenue;

thence, departing the centerline of said Northern Avenue and with the centerline of said Burnet Avenue, South 06° 12' 12" West, 327.02 feet to the True Point of Beginning containing 2.6812 acres of land, more or less.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

I hereby certify that the above description is a complete, proper and legal description of the property to be rezoned.



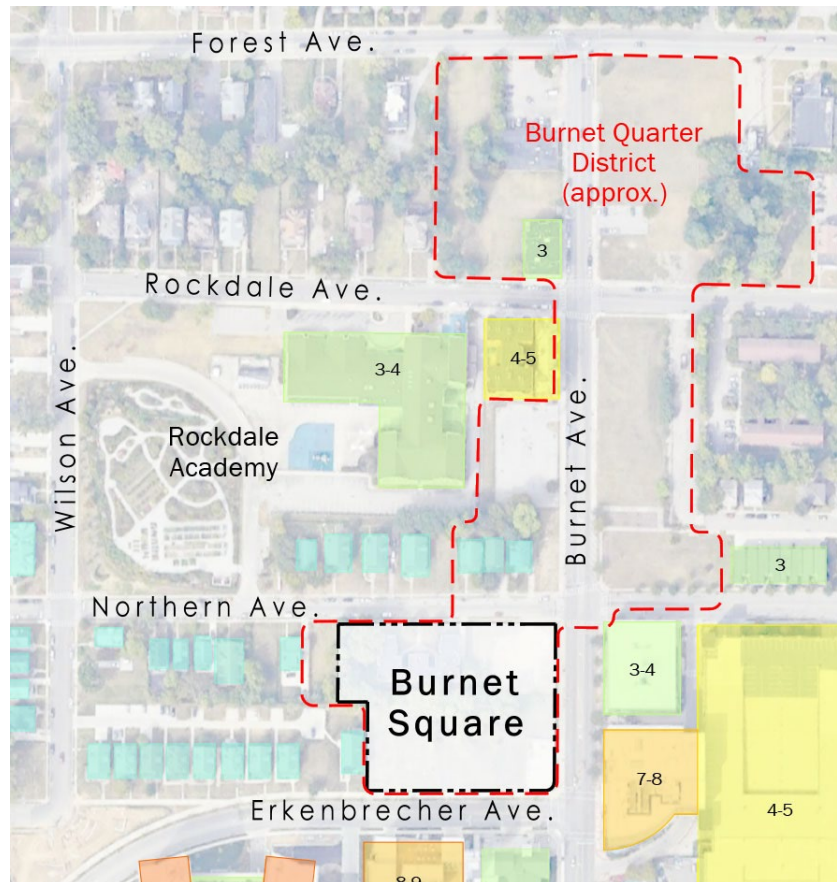
A handwritten signature in blue ink, appearing to read 'Jeffrey O. Lambert', written over a horizontal line.

Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio

Introduction:

Uptown Consortium, Inc. (UCI) and **Steiner + Associates** (Steiner) are partnering to transform Burnet Avenue into a vibrant mixed-use district. The redevelopment project, called Burnet Quarter, is expected to include multi-family residences, condominiums, affordable housing, a hotel, short-term rentals, office spaces and retail options. The goal is to enhance the Avondale community by integrating new development with the established neighborhood, fostering growth, and providing amenities for current residents and newcomers alike.

Steiner has been actively working on Burnet Avenue development since 2016. They have been collaborating with the community and refining the plans over the last couple of years. Since 2023, Steiner has participated in 20+ interviews with stakeholders, 15+ meetings to discover community needs, and revised the plans multiple times resulting in the current visioning plan. This vision plan was shared at a community meet-and-greet on August 20th of last year and via a virtual meet-and-greet on August 26th.



Steiner + Associates (Steiner), **Civitas Development Group** (Civitas), and **Continental Development Ventures** (Continental) have teamed up to develop approximately 300 units of multi-family apartments with first floor retail at the southern end of Burnet Quarter. The development team has a strong track record of similar redevelopment sites and are experts in mixed-use development and multi-family residential. This mixed-use development, which will be known as **Burnet Square**, is primarily residential apartments which is to draw residents living and working in the Avondale neighborhood. In addition to the residential component, there are two levels of parking beneath the apartments along with ground-level retail space anchoring the corner at the Northern Ave. and Burnet Ave. intersection.

Location/Context:

The site is conveniently located within a 10-minute walk to nearly every building on the medical campus immediately to the south. Beyond the medical campus, one could reach the Cincinnati Zoo and Botanical Garden's main gate within a 5-minute walk, Avondale Town Center within a 10-minute walk, and several destinations within a 15-minute walk; the University of Cincinnati's main campus, the Uptown Innovation District, Hirsch Rec. Center, and N. Avondale Rec Center. There are two public schools within walking distance; Rockdale Academy (north) and South Avondale Elementary School a couple of blocks to the east.

The Site is bound on three sides by public roads; Northern Ave. along the north, Burnet Ave. along the east, and Erkenbrecher Ave. along the south. To the west, there is a series of recently remodeled single-family houses (rental) along the recently realigned Erkenbrecher along with a new park and playground. Similarly, there are five houses on the site's side of Northern with one being a 2.5-story apartment building. Likewise, there are approximately 3 properties north of Northern Avenue (including two duplexes) that are outside of the Burnet Quarter District's current boundary plus Rockdale Academy's community gardens anchoring the west half of the block.

The site lends itself to providing a transition from the urban scale of the medical campus to the suburban scale of the neighborhood to the northwest. Immediately south of the site sits a new eight-story to nine-story Ronald McDonald House, and a recently constructed nine-story to ten-story critical care building. Immediately to the east of Burnet sits a seven-story to eight-story medical office building at the terminus of Erkenbrecher and a 3-story mixed-use (primarily office with a Sweets & Meats BBQ restaurant) at Burnet and Northern. The proposed six-story (at Burnet frontage) residential building will act as a transition to the neighborhood in both scale and use (See Exhibit B).



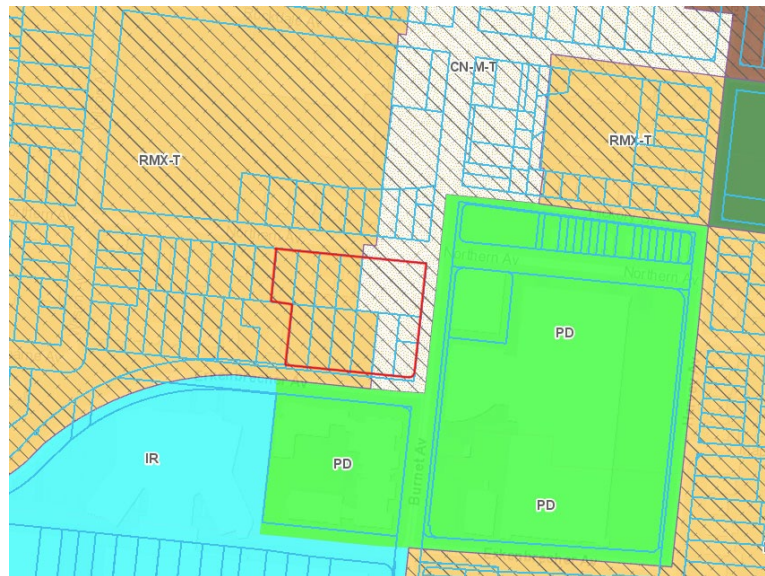
Conceptual Massing Diagram

Legal Description/Ownership:

The +/-1.977 acre site consists of 12 separate (tax) parcels, with corresponding ownership being more particularly depicted on the site survey attached as Exhibit C to the plans. The owners of the parcels comprising the project include: (i) Bace Properties, LLC (Parcel Nos. 113-0004-0038, --0037, --0036, --0035, -0168, and --0171), (ii) Hamilton County Land Reutilization Corporation (Cons. Parcel No. 113-0004-0033 & --0034), (iii) Avondale Rentals, LLC (Parcel Nos. 113-0004-0170 and --0169), and (iv) NTP Development, LLC (Parcel Nos. 113-0004-0172, --0047, and cons. -0173 and -0174). Note that there is a small sliver of Right-of-Way along Erkenbrecher that is labeled as being dedicated but not accepted and the CAGIS mapping confirms this. The 1.977 acres does not include this dedicated R.O.W. Steiner and NTP Development entered into a Purchase and Sale Agreement dated May 4, 2022 (as amended) for the purchase of these parcels, which purchase is conditioned on a final development plan approved by the City of Cincinnati.

Existing Conditions:

The site currently has two zoning classifications with the western half being RMX-T and the eastern portion being CN-M-T. This concept would consolidate the multiple lots into one single parcel and rezone to the PD district. The intensity of the proposed development would be consistent with what is allowed in the CN-M-T except for the height of the building would be one-story taller than this base zoning district (based on Burnet being the Front). The building form and placement are consistent with the CN-M-T classification to encourage a pedestrian scale setting on all 3 public streets.



Existing Zoning - Source: CAGIS

Currently, there is a vacant 3-story apartment building (and related vegetation) fronting onto Northern Avenue that will be demolished as part of this redevelopment. Northern Ave. is the only street with on-street parallel parking and we would support additional parallel parking on the other two streets. The site topography generally falls from Burnet towards the west and there is a slight slope along the Burnet frontage with the northern corner being approximately 6' lower than the southern end. The highpoint of the site at the southeast corner is a 747 elevation and the lowest point, in the northwest corner, is roughly 725 resulting in about twenty-two feet of elevation change.



Existing Conditions - Looking Southwest

With frontage on three of the four sides of the site, access to utility connections will not be an issue. The development team will work with the various City departments and utility providers to meet their requirements and ensure a successful development in the end. Storm water run-off will be designed into a system to meet the standards of the City of Cincinnati and the EPA.

Proposed Land Uses, Buildings, and Structures:

The permitted uses would remain consistent with those Permitted (and Limited) within the CN-M zoning district per Schedule 1409-07. The following uses shall be permitted as part of this Planned Development:

Residential Uses:

- **Permanent residential:** Single-family dwelling, Attached single-family dwelling, Two-family, Attached Multi-family dwelling

Public and Semipublic Uses:

- Day care center

Government facilities and offices:

- Offices
- Park and recreation facilities

Commercial Uses:

- Banks and financial institutions
- Business services

- **Eating and drinking establishments:** Convenience markets, Drinking establishments, Restaurants (full service & limited), Food markets, Food preparation,
- Hotels and commercial lodging
- Loft dwelling units
- Maintenance and repair services
- Medical services and clinics
- Offices
- Personal instructional services
- Personal services
- Parking facilities
- **Recreation and entertainment:** Indoor or small-scale
- Retail sales

Agriculture and Extractive Uses:

- Gardens

Accessory Uses:

- Refuse storage areas
- Exterior lighting

The current concept contemplates a seven-level structure with one level being partially subterranean (below grade in the south and eastern portion of the site) resulting in a six-story building on the primary frontage of Burnet Avenue. The concept accounts for up to 15,000 square feet of commercial space activating the Burnet streetscape including a 2,500 to 4,000 square foot retail space at the Northern and Burnet corner along with the primary (residential) building entrance and leasing offices in the central portion of this eastern façade.

As shown in the building diagrams (Exhibit D), there would be 5-stories of residential (+/-200,000 to 300,000 GSF) over the commercial space (6-stories above grade) along the Burnet frontage and/or the 2-levels of structured parking under the majority of the footprint. The levels under the residential have been ‘stepped’ or ‘benched’ into the existing hillside to minimize the earthwork and to allow the commercial components to have finished floors that relate to the existing slope of Burnet Avenue and its associated walk.

Density:

The current CN-M-T underlying zoning does not limit the density nor the minimum parking required. The maximum density would be established as 250 square feet of site per unit. Based on the 1.977 acres of developable site, this would equate to a maximum of 344 units.

Building Heights:

Per the underlying CN-M-T zoning district, the maximum height on the front elevation would be 62’, As shown in the typical building sections (Exhibit E), for all three public frontages, the height of the building fronting onto Burnet is projected to be 72’ or one-story taller than the maximum in the CN-M-T district. The height of the proposed building along Northern Avenue would result in a height of

approximately 82' from the average grade. Hence, the maximum building height shall be eighty-five feet (85'). This building height is consistent with the buildings to the south and east of the site that would be taller due to additional stories and/or their floor-to-floor story heights are taller than what is typical for apartment developments.

Setback Lines:

The proposed setbacks shall remain consistent with the underlying CN-M-T zoning district that extends north through the Burnet corridor. The minimum setbacks along the three public roadways shall zero feet (0') and building massing shall be encouraged to be fill the frontages to reinforce the pedestrian realm. Likewise, CN-M-T does not prescribe a side yard setback and/or rear yard building setback however, it does recognize the Chapter 1423 Buffer Yards when adjacent to RMX zoned parcels. The side yard setback (and along the common rear yard) adjacent to the parcel fronting onto Erkenbrecher shall be five feet (5') with a 5 feet wide (min.) landscape buffer. The side yard setback adjacent to the parcel fronting onto Northern shall be twenty feet (20') with a ten foot (10') wide landscape buffer yard. Pavement is allowed within the setback area while not allowed within the buffer yard areas.

Streetscapes, Pedestrian Circulation, and Open Space:

The streetscape shall act as the primary open space and pedestrian circulation for this development. The three streetscapes shall be consistent the opposite side of each street to create a cohesive public realm. The recently constructed streetscapes on Burnet and Erkenbrecher provide patterns and cues to guide the design on this development whereas the Northern Avenue streetscape can set the stage for future 'side' streets throughout the Burnet Quarter District. The intersection of Burnet and Northern shall act as the southern gateway to this district and should incorporate specialty paving and parallel parking 'bump-outs' to help choke down the lane widths to calm traffic and make for a safer pedestrian experience. The final design of the streetscapes, including pavements, tree types, and planting details shall be coordinated with DOTE and the City Forester.

Burnet Avenue:

The Burnet streetscape shall be consistent with what has been installed on the east side of the street near the Herald Building and the Jack H. Rubinstein M.O.B. building to its south. Likewise, this streetscape shall be consistent with the future streetscape running north as part of the Burnet Quarter District (to be determined). Street trees shall be placed at a consistent spacing with the east side of the street of roughly thirty feet (30') to thirty-five feet (35') on-center. If possible, curbside parallel parking would be optimal along this frontage even if for limited non-peak times of the day as an additional traffic-calming measure and to improve the pedestrian experience.

Erkenbrecher Avenue:

The Erkenbrecher streetscape shall be consistent with what has been installed as part of the recent roadway realignment project. This streetscape includes a 10' multi-use path/walk and street trees spaced at approximately forty feet (40') in a five or six foot (5'-6') tree lawn. Any trees damaged or removed as part of this development shall be replaced in kind.

Northern Avenue:

The Northern Ave. streetscape is the only one that includes on-street parallel parking (both sides). As noted above, landscaped ‘bump-outs’ should be considered to reduce the vehicular travel lanes and make for a shorter crosswalk distance. Besides the treatment at the intersection, bump-outs may or may not be utilized at the vehicular entrance to the parking garage. At a minimum, the existing tree lawn (+/-2’ wide) shall be expanded to five or six feet (5’-6’) in width and the adjacent sidewalk shall be five foot (5’) minimum in clear width which is consistent with recent improvements to the east of Burnet. Depending on final building design, the tree lawn may convert into tree pits near the intersection of Burnet to give a more plaza-like appearance at the retail space and as part of the intersection design.

Landscaping & Buffering:

North and South facades: Besides the street trees mentioned in the Streetscape section, the landscaping on this site will primarily consist of foundation plantings along the north and south facades to help ground the building and conceal the parking levels adjacent to the streetscapes. Given the urban nature of the site and proposed ‘Build-To Zone’, the foundation plant beds shall provide foundation shrubs covering a minimum of 75% of each façade’s total length within five years (net of any paved areas including openings for vehicular access, pedestrian access, and/or plaza areas). The plantings shall provide a mixture and rhythm of plantings that complement the architecture they are grounding.

East façade: The landscape along the Burnet Avenue frontage is envisioned to be primarily hardscape and street trees. When/if plant beds are provided as part of the final design, foundation plantings in this corridor shall be consistent with the remainder of the property and complement the architecture and/or adjacent streetscape and pavement patterns.

West façade: Buffering shall be provided in any yard that is adjacent to any RMX zoned property. As stated in the Setback Lines section, buffer yards shall be a minimum of five feet (5’) in width near Erkenbrecher and ten feet (10’) in width near Northern Ave. These buffers shall consist of the same amount of plants as required in table 1423-13-B, Buffer Type B (with fence) except that the deciduous trees can be substituted with additional evergreen trees. This minimum requirement calls for one-6’ ht. evergreen, two-1.5” cal. trees, and one-2.5” cal. tree per each fifty lineal feet (50’), or fraction thereof, of buffer yard. The requirement for 4 trees per 50 lineal feet would space trees at 12.5’ on-center, if narrow/upright evergreens are to be used, they shall be spaced at a maximum of 6.25’ on-center at the replacement rate of two trees per required tree listed above. At a minimum, the evergreens fulfilling this requirement shall reach a minimum of 20’ in height at maturity to conceal the parking levels of the building. A fence shall not be required however, one can be utilized in conjunction with the plants listed above.

Vehicular Access/Drives:

As per the underlying CN-M-T zoning district, the primary vehicular entrances will be a maximum of 24’ wide and restricted to the Northern and Erkenbrecher frontages (side streets). Given the difference in grade between these two streets, the Northern Ave. entrance will access the lower level of the garage and the Erkenbrecher entrance will access the upper parking level. Besides

these two access points, there may be a second curb-cut per frontage that will be limited to short-term intermittent use to access the trash room and/or for moving trucks to access a nearby elevator. Loading for the retail in the northeast corner shall be allowed to occur from the either Northern or Burnet during off-peak traffic hours.

Parking:

As per the underlying CN-M-T zoning district, the minimum parking requirement has been reduced to zero spaces. However, parking is necessary to ensure this development is successful in the short term. Although this site is very ‘walkable’, the development’s goal is to provide 25 to 350 spaces to ensure convenient overnight parking for residents and depending on future needs, the garage may provide parking for additional infill development and retail in the Burnet Quarter District. As mentioned in the streetscape section, on-street parallel parking in the curbside lanes would be ideal if The City will allow this lane to convert to parking.

Signage:

Signage for ground level uses shall comply with Chapter 1427-37 (CN-M). In addition to the ground level signage, building identification signage shall comply with 1417-15(C) for wall mounted signage. The building identification signage shall be limited to the North, East, and South building elevations fronting the public roadways. The intent of this modification is to allow for building mounted signage for the building and/or residential component that is separate from the potential signage at the ground floor commercial space fronting onto Burnet. These signs would respect the other limitations listed in sections 1427-27 and 1427-37 that regulate quantity, size, lighting, and clearances.

In addition to the wall mounted building identification signage, a single larger projecting sign shall be allowed for building identification along the Burnet Avenue frontage. This sign shall complement the building materials & design and help create character within the Burnet Quarter District. Building Identification – Projecting Signage shall be restricted to a zone between the top of the first story to the top of the fourth story with a maximum horizontal distance of six feet (6') from the face of the building. The maximum sign area shall be 150 square feet per face (two-sided) and the graphic shall be limited to Burnet Square (or final name of the building/apartment community).



Building Identification – Projecting Sign Examples

Exterior Lighting:

Exterior lighting will comply with code Chapter 1421-39 and consist of Street lights within the streetscapes and shall be per the City of Cincinnati standard fixtures or, light fixtures that are consistent with the remainder of the Burnet Quarter District's streetscape if they are different than the City's standard.

Refuse Collection:

At this time, refuse will likely be handled via trash cutes and compactors to minimize the frequency of pick-ups. The trash collection rooms will be limited to a maximum of three (3) areas (2 for residential, 1 for commercial) with pick-up access coming from Erkenbrecher and/or Northern. Hauling will likely be contracted with a private company with pick-ups on an as-needed basis.

Maintenance:

This property will have on-site management and maintenance staff to provide a maintenance free lifestyle for the residents as well as to protect the asset for the ownership group. The maintenance staff will perform routine inspections of the interior and exterior of the development. Professional contractors/crews will be utilized for repairs and routine maintenance of the grounds.

Preliminary Reviews (Water, Sewage, Geotechnical, & Drainage):

Water, sanitary sewer, and storm water management will be designed to meet the City of Cincinnati and EPA minimum requirements. The point of connection to any public systems will be coordinated with the appropriate departments prior to submitting the Final Development Plan. Likewise, geotechnical data will be reviewed and incorporated into any applicable utility and structural designs as part of the final permitting and construction documents for the development.

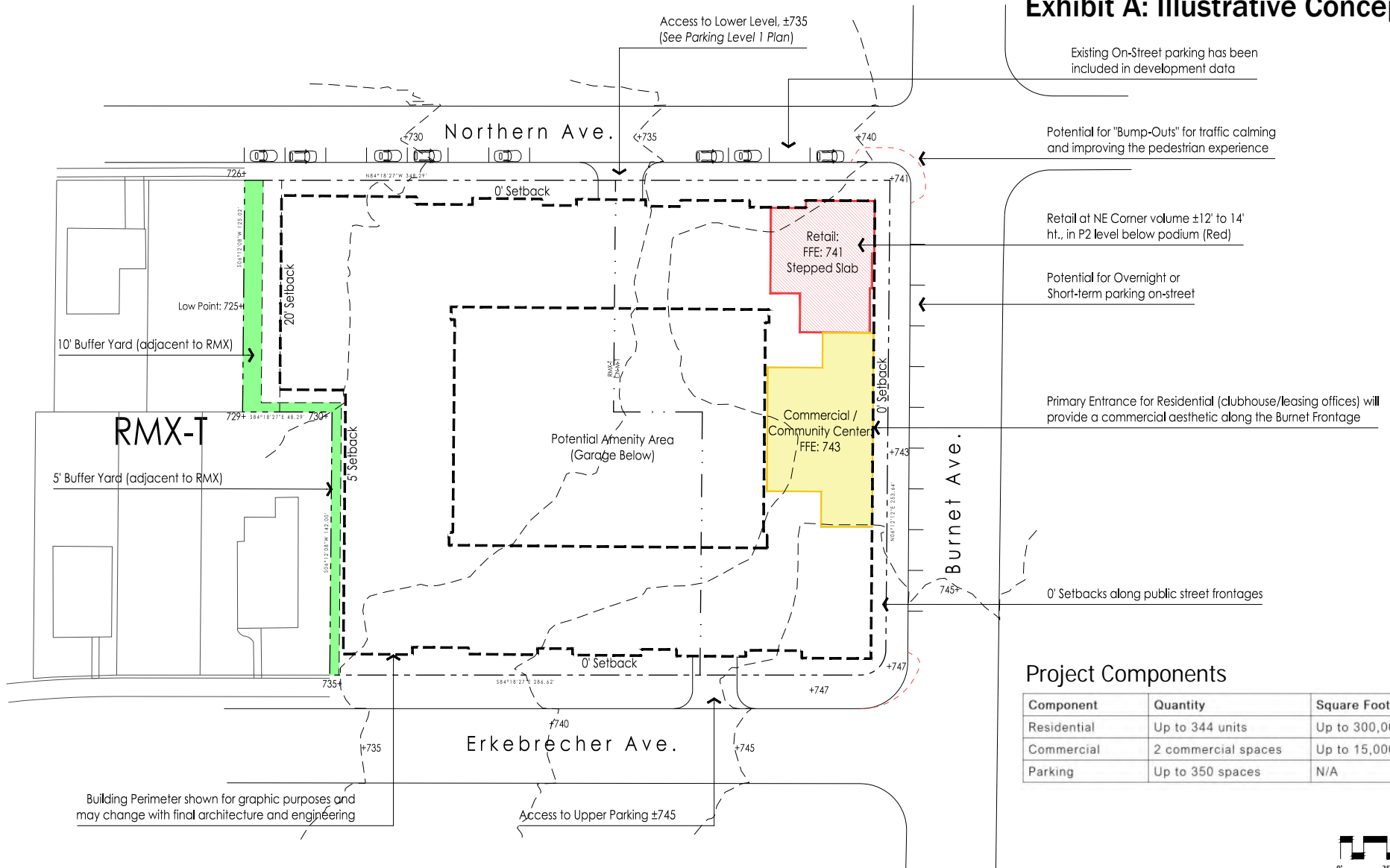
Electric and Natural Gas:

The residential units will be all electric and coordinated with the appropriate utility companies. The retail use will likely have a natural gas connection. Additional information will be provided as part of the Final Development Plan submission.

Schedule:

The goal of this phase is to continue developing this concept while going through the rezoning process and submit Final Development Plans as soon as possible. The projected schedule is to begin construction in early 2026 with completion and opening towards the end of 2027.

Exhibit A: Illustrative Concept Plan



Project Components

Component	Quantity	Square Footage
Residential	Up to 344 units	Up to 300,000 sq. ft.
Commercial	2 commercial spaces	Up to 15,000 sq. ft.
Parking	Up to 350 spaces	N/A



Burnet Square

Planned Development - Concept Plan
Cincinnati, OH - June 9, 2025

CIVITAS
DEVELOPMENT GROUP

STEINER

CDV

CONTINENTAL
DEVELOPMENT VENTURES

EDGE
www.edgela.com

SUBJECT: A report and recommendation on a proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

GENERAL INFORMATION:

Location: 12 parcels bound by Northern Avenue to the north, Burnet Avenue to the east, and Erkenbrecher Avenue to the south (see Exhibit A), with a primary address at 3425 Burnet Avenue, Cincinnati OH, 45229.

Petitioner: Gavin Thomas, Burnet Square Apartments LLC
4016 Townsfair Way, Suite 201, Columbus OH, 43219

Owners: Avondale Rentals LLC
3333 Burnet Avenue, Cincinnati OH, 45229

Bace Properties
3333 Burnet Avenue, Cincinnati OH, 45229

Hamilton County Land Reutilization Corporation
3 E. 4th Street, Cincinnati OH, 45202

NTP Development LLC
3440 Burnet Avenue, Suite 130, Cincinnati OH, 45229

Request: A zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD) at 3425 Burnet Avenue in Avondale, in order to construct a seven-story residential complex with ground-floor retail space and garage parking as Phase 1 of the “Burnet Quarter” development.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Zone Change Plat
- Exhibit C – Title Sheet
- Exhibit D – Concept Plan
- Exhibit E – Site Context Diagram
- Exhibit F – Existing Site Survey
- Exhibit G – Vertical Mixed-Use Diagrams
- Exhibit H – Building Section Diagrams
- Exhibit I – Development Program Statement
- Exhibit J – Legal Description
- Exhibit K – Control of Property Certification
- Exhibit L – Coordinated Site Review Letter
- Exhibit M – Avondale Letters of Support
- Exhibit N – Additional Public Comment

BACKGROUND:

The subject property is an approximately 1.98 acre site consisting of 12 parcels, with the primary address at 3425 Burnet Avenue in Avondale (see Exhibit A). It is located within the Burnet Avenue Neighborhood Business District and is adjacent to Northern Avenue to the north, Burnet Avenue to the east, and Erkenbrecher Avenue to the south. The site is mostly vacant and cleared, except for an unoccupied three-story apartment building located along Northern Avenue that will be demolished. The site was previously occupied by five residential buildings, consisting of single-family and small-scale multifamily units, and a gas station that were all demolished between 2017 and 2021. Two of the lots fronting Burnet Avenue were previously occupied by auto-mechanic shops that were demolished in 2006.

The project is being undertaken by Steiner + Associates (Steiner) in partnership with Uptown Consortium Inc., Civitas Development Group, and Continental Development Ventures. The petitioner, on behalf of Steiner, is requesting a zone change to a Planned Development district to facilitate a new mixed-use development on the site. Steiner entered a Purchase and Sale agreement (Exhibit K) with NTP Development on May 4, 2024 for all the subject parcels, conditioned on approval of a Final Development Plan. This subject project, “Burnet Square,” is anticipated to be the first of several developments in the broader “Burnet Quarter” initiative to revitalize the Burnet Avenue Neighborhood Business District.

ADJACENT LAND USE AND ZONING:

The subject property consists of 12 individual parcels to be consolidated, with the westernmost eight parcels currently zoned Residential Mixed – Transportation Corridor (RMX-T), and the easternmost four parcels currently zoned Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T). The adjacent zoning and land uses are as follows:

North:

Zoning: Residential Mixed – Transportation Corridor (RMX-T), Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T)
Use: Single-family homes, Rockdale Academy.

East:

Zoning: Planned Development #50 – Burnet-Northern (PD-50)
Use: Medical offices, Sweets & Meats BBQ restaurant.

South

Zoning: Planned Development #52 – Ronald McDonald House (PD-52), Institutional-Residential (IR)
Use: Ronald McDonald House Charity residences, Cincinnati Children’s Hospital.

West:

Zoning: Residential Mixed – Transportation Corridor (RMX-T)
Use: Single-family and small-scale multifamily homes.

PROPOSED DEVELOPMENT:

The Concept Plan (Exhibit D) and Development Program Statement (Exhibit I) propose a seven-story mixed-use building called “Burnet Square” that contains the following components:

Component	Quantity	Square Footage
Residential	Up to 344 units	Up to 300,000 sq. ft.
Commercial	2 commercial spaces	Up to 15,000 sq. ft.
Parking	Up to 350 spaces	Not Applicable

Burnet Square is the first project in the broader “Burnet Quarter” initiative, which aims to transform Burnet Avenue into a vibrant mixed-use district, including multifamily residences, condominiums, affordable housing, a hotel, short-term rentals, office space, and retail. The Planned Development district is expected to be expanded to include additional projects and land area at a later date, as the Burnet Quarter initiative progresses.

Buildings

The Concept Plan and Development Program Statement propose one mixed-use building on the site, with a maximum floor area of 315,000 square feet and a maximum height of 85 feet. The building will total seven stories, but due to the site grading, will appear as five stories on Burnet Avenue, six stories on Erkenbrecher Avenue, and the full seven stories on Northern Avenue (see Exhibit H). The two lower, partially concealed levels are stepped into the existing slope and will serve as the structured parking areas.

The setback along all three public roadways shall be a minimum of zero feet and a maximum of 12 feet. The side yard setback adjacent to 334 Erkenbrecher Avenue shall be five feet with a five foot landscape buffer, and the side yard setback adjacent to 327 Northern Avenue shall be 20 feet with a ten foot landscape buffer. Accessory structures on the site may include refuse storage areas and fencing in compliance with sections 1421-33 “Fences and Walls,” and 1421-35 “Refuse and Storage Areas.”

Parking

The building will be served by two levels of structured parking, providing up to 350 spaces. The lower parking level will be accessed from Northern Avenue, and the upper parking level will be accessed from Erkenbrecher Avenue. The petitioner has expressed interest in adding on-street parking along the Burnet Avenue frontage, pending comments and review from the Department of Transportation and Engineering at a later date.

Signage

Signage for ground level uses shall comply with Chapter 1427-37 (CN-M), and building identification signage shall comply with 1417-15(C) for wall mounted signage. The building identification signage shall be limited to the north, east, and south building elevations fronting the public roadways. These signs would respect the other limitations listed in sections 1427-27 and 1427-37 that regulate quantity, size, lighting, and clearances.

In addition to the wall mounted building identification signage, a single larger projecting sign shall be allowed for building identification along the Burnet Avenue frontage. Building identification projecting signage shall be restricted to a zone between the top of the first story to the top of the fourth story with a maximum horizontal distance of six feet from the face of the building. The maximum sign area shall be 150 square feet per face (two-sided) and the graphic shall be limited to “Burnet Square,” or the final name of the building/apartment community.

Schedule

The petitioner anticipates the Planned Development district to be expanded in the future, and the overall Burnet Quarter project to be completed in four Phases. The Burnet Square project is Phase 1 of this initiative, with construction anticipated to begin in early 2026 and completion by the end of 2027.

Future Uses

The petitioner has outlined the following uses to be permitted in the proposed Planned Development:

Category	Permitted Uses
Residential Uses	<ul style="list-style-type: none">• Permanent residential:<ul style="list-style-type: none">○ Single-family dwelling○ Attached single-family dwelling○ Two-family dwelling○ Attached multifamily dwelling
Public and Semipublic Uses	<ul style="list-style-type: none">• Day care center
Government Facilities and Office Uses	<ul style="list-style-type: none">• Offices• Park and recreation facilities
Commercial Uses	<ul style="list-style-type: none">• Banks and financial institutions• Business services• Eating and drinking establishments:

	<ul style="list-style-type: none"> ○ Convenience markets ○ Drinking establishments ○ Restaurants (full service & limited) ○ Food markets ○ Food preparation ● Hotels and commercial lodging ● Loft dwelling units ● Maintenance and repair services ● Medical services and clinics ● Offices ● Personal instructional services ● Personal services ● Parking facilities ● Retail sales ● Recreation and entertainment: <ul style="list-style-type: none"> ○ Indoor ○ Small-scale
Agriculture and Extractive Uses	<ul style="list-style-type: none"> ● Gardens
Accessory Uses	<ul style="list-style-type: none"> ● Refuse storage areas

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. ***Minimum Area*** – *The minimum area of a PD must be 1.5 contiguous acres.*

The proposed zone change area is approximately 1.98 contiguous acres.

- b. ***Ownership*** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The petitioner has provided a Control of Property certification (Exhibit K) outlining the Purchase and Sale Agreement for all subject parcels.

- c. ***Multiple Buildings on a Lot*** – *More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicate one building on the site for Phase 1. The Planned Development is anticipated to expand and incorporate multiple buildings in future Phases.

- d. ***Historic Landmarks and Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor does it contain any historic landmark.

- e. ***Hillside Overlay Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within the Hillside Overlay District.

- f. ***Urban Design Overlay District*** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement. The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. ***Plan Elements*** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a Concept Plan and Development Program Statement (Exhibits D and I) that include sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. ***Ownership*** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The petitioner has provided a Control of Property certification (Exhibit K) outlining the Purchase and Sale Agreement for all subject parcels.

- c. ***Schedule*** – *Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

The petitioner anticipates the Planned Development district to be expanded in the future, and the overall Burnet Quarter project to be completed in four Phases. The Burnet Square project is Phase 1 of this initiative, with construction to begin in early 2026 and completion by the end of 2027.

- d. ***Preliminary Reviews*** – *A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The proposed development was preliminarily reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process, including the City's Metropolitan Sewer District, Stormwater Management Utility, and Greater Cincinnati Water Works (see "Coordinated Site Review"). No concerns were identified. Additional plans will be submitted as part of the Final Development Plan.

- e. ***Density and Open Space*** – *Calculations of density and open space area.*

Approximately 96% of the site will be occupied by the proposed building, leaving approximately 4% of the site to be occupied by the proposed buffer yard. The project proposes a maximum density of 344 units, or one unit per 250 square feet of site area.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement and Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement, but requires significantly more detail than the Concept Plan. Approval of the Final Development Plan will allow the petitioner to obtain the necessary permits for development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

COORDINATED SITE REVIEW:

A zone change request to Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) and the Concept Plan were preliminarily reviewed by all City departments and reviewing agencies through the City’s Coordinated Site Review (CSR) process in January of 2025. The petitioner was given a copy of the comments from each department (Exhibit L).

During the CSR, the Department of City Planning and Engagement Zoning Division identified that the proposed project would still require relief after the requested rezoning to CN-M-T, including variances for the proposed height and buffer yard. The petitioner worked with staff to address Zoning’s comments, and ultimately the request was modified to a zone change to a Planned Development district. No other objections were expressed.

The project will be required to undergo an additional CSR at the Development Design Review level when submitting for any Final Development Plans.

PUBLIC COMMENT AND NOTIFICATION:

The applicant team has been actively engaged with the Avondale community. Letters of support were provided from the Avondale Community Council, the Avondale Business Association, and Avondale Development Corporation (Exhibit M).

A virtual Public Staff Conference was held on Monday, May 12, 2025 to discuss the proposed zone change to a Planned Development district. Notice was sent to all property owners within 400 feet of the site, the Avondale Community Council, and Avondale Development Corporation. Six members of the public were in attendance, as well as staff from the Department of City Planning and Engagement and members of the applicant team. Attendees asked about the project’s integration with the incoming Bus Rapid Transit route, bike infrastructure, and streetscaping on Burnet Avenue. No concerns were raised during the meeting.

Notice of the August 1, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site, the Avondale Community Council, and Avondale Development Corporation. One letter was received from the public (Exhibit N) indicating support for the project, but requesting additional bike infrastructure, smaller commercial spaces, zero-foot setbacks, and voicing opposition to the inclusion of structured parking and the potential conversion of a traffic lane on Burnet Avenue into on-street parking. No other comments have been received.

CONSISTENCY WITH PLANS:

Avondale Quality of Life Plan (2020)

The Future Land Use Map in the *Avondale Quality of Life Plan (2020)* identifies the subject site as mixed-use and within a Neighborhood Center of Activity (p. 65). The mixed-use areas are described as a “mix of commercial (retail, office, restaurants, etc.) and residential uses [...] with commercial uses on the ground floor and residential uses above” (p. 63), and that “[R]etail uses should be focused in the Neighborhood Centers of Activity,” “[b]uildings should be located at the sidewalk with pedestrian entrances on the main commercial corridor,” and “[b]uilding heights should be consistent with surrounding structures, and no more than four stories” (p. 63). The plan also notes that “All areas in Neighborhood Centers of Activity should be zoned CC-P or CN-M, or another zoning designation that encourages increased pedestrian access and walkability” (p. 64).

The proposed project is consistent with this vision, as it proposes a mixed-use development with ground floor retail and upper-floor residential, abutting the sidewalk with pedestrian entrances on Burnet Avenue, and a height that is consistent with its surroundings. While the proposed height is more than the stated maximum of four stories, the surrounding context includes buildings of seven to twelve stories immediately adjacent to the site. The zone change to a Planned Development district also facilitates increased pedestrian access and walkability in accordance with the recommendations for the Neighborhood Centers of Activity.

The project is also consistent with the Sharing Success goal that “Avondale business districts are revitalized with service based and community serving businesses that support the health and vitality of the community” (p. 40)

and the strategy to “Identify and support future redevelopment opportunities (particularly those within the Centers of Activity) including site acquisition, site control, streetscaping improvements, business district parking and other site improvements” (p. 40). The proposed project is located within a Neighborhood Center of Activity and incorporates several site improvements, including streetscaping, business district parking, and creation of new residential and commercial spaces.

MLK-Reading Road Corridor Study (2014)

The proposed project is consistent with the *MLK-Reading Road Corridor Study (2014)*, particularly the guiding principle to “Stabilize existing housing fabric and Neighborhood Business Districts with appropriately scaled residential infill to increase connectivity to and around the Uptown” (p. 20), and the recommendation to “Locate residential infill and new development in neighborhoods of viability and within a 10 minute walking radius of the existing Neighborhood Centers” (p. 29). The subject site is located a half-mile (equal to a 10 minute walk) from the intersection of Martin Luther King Jr. Drive and Burnet Avenue, identified as the core of the Uptown District (p. 56), and is a catalytic project for the revitalization of the Burnet Avenue Neighborhood Business District.

Green Cincinnati Plan (2018)

The proposed project is consistent with the Built Environment goal of the *Green Cincinnati Plan (2018)* to “Encourage population density and transit-oriented development in appropriate locations through zoning and incentives” (p. 50). The project is a high-density development, with up to 344 units, located within the Uptown District, which is the second largest employment center in the city, and is along the incoming Bus Rapid Transit route, which will be the city’s highest-efficiency transit after completion.

Plan Cincinnati (2012)

The proposed project is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to “Create a more livable community” (p. 156) and the strategies to “become more walkable” (p. 157) and “support and stabilize our neighborhoods” (p. 160). It is also consistent with the Compete Initiative Area, and the strategy to “strategically select areas for new growth” (p. 118).

The project is a mixed-use development located within one of Avondale’s two Neighborhood Business Districts, is adjacent to one of the largest employers in the city, and is part of the Uptown Innovation District, the largest concentration of institutional and research facilities in the region. The proposed project is the first step in creating a vibrant and walkable business district in a critical area of the city that has been identified as a priority target for decades.

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed Concept Plan and Development Program Statement are compatible with applicable plans (see “Consistency with Plans”) and surrounding land use patterns. Adjacent uses are mixed, with low-density residential to the north and west, and high-density institutional, office, and some retail to the east and south. The proposed project is designed to be an appropriate and harmonious transition between the two areas that will still make sense as the area continues to change.

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The Planned Development will enhance the design of the project by allowing for a mix of complementary uses and increased flexibility for siting, enabling the project to better maximize

usage of the site. The proposed development as designed would not be permitted under either of the existing zoning districts (RMX-T and CN-M-T).

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed project provides productive use on a currently vacant site that was underutilized prior to any demolitions. The development under the base district regulations (RMX-T and CN-M-T) would still require relief for the proposed height and buffer yard. The PD zoning district allows the developer to be innovative in site development, combining quality site and building design and increased community involvement through the Planned Development process.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan.

ANALYSIS:

The proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD) will facilitate the construction of a productive, mixed-use development that will bring life to a currently underserved Neighborhood Business District located in a critical area in the city.

The proposed site, addressed at 3425 Burnet Avenue, is at the center of the Burnet Avenue Neighborhood Business District in Avondale, and directly adjacent to Cincinnati Children’s Hospital, a major anchor of the Uptown District, which is the city’s second largest employment hub and the core of Cincinnati’s healthcare and research industries. The site is a high-traffic area, with Cincinnati Children’s Hospital employing over 19,000 people and totaling nearly 2 million patient encounters a year,¹ and the Uptown District overall employing over 176,000 people and producing an annual economic impact of \$24.5 billion.² Additionally, the site is located along the upcoming Bus Rapid Transit (BRT) route, roughly a quarter-mile from the proposed Burnet Avenue stop.

This area is a critical piece of Cincinnati’s future vision for growth. Yet, at present, roughly 78% of land in the Burnet Avenue Business District is vacant.³ This project is a major first step in the development of this corridor, the neighborhood of Avondale, and the city as a whole. The key location is prime for a mixed-use, transit-oriented development similar to the proposed project. The Concept Plan outlines a high-density, pedestrian-oriented design with ground-floor retail and minimal setbacks that echo the vision for this corridor. Additionally, the retail, high-density residential, and structured parking components lay the required foundation for further investments in the area and set the urban design standard for future projects.

The vision for a revitalized, vibrant district at this location has been in the works for decades, starting with the *MLK-Reading Corridor Study (2014)*, and reiterated in the *Avondale Quality of Life Plan (2020)*. Work by the applicant to bring this particular project to life has been ongoing for nearly a decade, beginning in 2016. The applicant team has been in frequent communication with the Avondale community, and the project is supported

1 “Facts and Figures.” *Corporate Information*, Cincinnati Children’s Hospital. www.cincinnatichildrens.org/about/corporate/facts-figures. Accessed 21 July 2025.

2 “Job Density Drives Economic Impact of Uptown on the Cincinnati Metropolitan Area.” Uptown Consortium, 27 June 2024. www.uptowncincinnati.com/blog/2024/6/26/job-density-drives-economic-impact-of-uptown-on-the-cincinnati-metropolitan-area. Accessed 21 July 2025.

3 Approximate measurements taken from CAGIS Online.

by three major organizations within the neighborhood (Exhibit M).

The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it allows for a mix of uses, facilitates better urban design than the base zoning, and provides continued public engagement through all phases of the development.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement support the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD) including the Concept Plan and Development Program Statement to allow for the mixed-use development “Burnet Square” for the following reasons:

1. The proposed development is consistent with the *Avondale Quality of Life Plan (2020)*, the *MLK-Reading Road Corridor Study (2014)*, the *Green Cincinnati Plan (2018)*, and *Plan Cincinnati (2012)*, and is well-supported by three major community organizations within Avondale.
2. The proposed project will be catalytic and transformative for an area of the city that has been continually highlighted as a key target for growth, investment, and new development.
3. The PD zoning is appropriate in the subject area in order to facilitate the construction of a project that would not otherwise be permitted under the base-zoning restrictions, but is still appropriate for the location and harmonious with adjacent land-use patterns.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
3. **APPROVE** the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

Respectfully submitted:



Gabrielle Couch, City Planner
Department of City Planning & Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

September 4, 2025

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 3425 Burnet Avenue in the Avondale neighborhood from the RMX-T, “Residential Mixed-Transportation Corridor,” and the CN-M-T, “Commercial Neighborhood Mixed – Transportation Corridor,” zoning districts to Planned Development District No. 105.

Summary:

Steiner + Associates, in partnership with Civitas Development Group, Continental Development Ventures, and Uptown Consortium Inc., has submitted an application for a Zone Change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale. This request is to facilitate the construction of “Burnet Square,” a seven-story residential complex with ground-floor retail space and garage parking, as Phase 1 of the “Burnet Quarter” development.

The City Planning Commission recommended the following on August 1, 2025 to City Council:

ACCEPT the Concept Plan and Development Program Statement as submitted; and

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed zone change from Residential Mixed – Transportation Corridor (RMX-T) and Commercial Neighborhood Mixed – Transportation Corridor (CN-M-T) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 3425 Burnet Avenue in Avondale.

Motion to Approve: Ms. Kearny
Seconded: Mr. Weber

Ayes: Ms. Beltran
Mr. Dansby
Mr. Eby
Ms. Kearney
Mr. Samad
Mr. Weber

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

September 4, 2025

To: Mayor and Members of City Council 202501607

From: Sheryl M. M. Long, City Manager

Subject: **Emergency Ordinance – CMO: HOME American Rescue Plan (ARP) Appropriation and Reconciliation**

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to accept and appropriate an award of \$14,845 in American Rescue Plan (“ARP”) resources from the U.S. Department of Housing and Urban Development through the HOME Investment Partnerships Program (“HOME”) (ALN 14.239) to a newly established Home Investment Trust Fund 411 project account in accordance with Section A of the attached Schedule of Transfer; **AUTHORIZING** the transfer and return to source Fund 411, “Home Investment Trust,” of \$1,011,994.51 to close out or decrease certain existing project accounts in accordance with Section B of the attached Schedule of Transfer; **AUTHORIZING** the transfer and appropriation of \$1,011,994.51 from the unappropriated surplus of Fund 411, “Home Investment Trust,” to realign resources with needs to ensure that funding is available to support administering, planning, monitoring, and reporting the use of HOME ARP resources in accordance with Section C of the attached Schedule of Transfer; and **AUTHORIZING** the City Manager to file the 2021 Annual Action Plan Amendment.

This Emergency Ordinance authorizes the following:

1. The City Manager to accept and appropriate 14,845 in ARP resources from the U.S. Department of Housing and Urban Development (HUD) through the HOME Program (ALN 14.239) to a newly established Home Investment Trust Fund 411 project account;
2. Realigns existing HOME ARP resources of \$1,011,994.51 with needs to ensure that funding is available to support administering, planning, monitoring, and reporting of HOME ARP resources; and
3. The City Manager to file the 2021 Annual Action Plan Amendment.

Accepting and realigning these resources to support the administration of the HOME ARP program is in accordance with the “Live” strategy to “[s]upport and stabilize our neighborhoods” as described on pages 160-163 and the “Compete” initiative to “[b]e the pivotal economic force in the region” as described on pages 101-102 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to ensure funding is available to support vital City programs.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachment



EMERGENCY

MSS

- 2025

AUTHORIZING the City Manager to accept and appropriate an award of \$14,845 in American Rescue Plan (“ARP”) resources from the U.S. Department of Housing and Urban Development through the HOME Investment Partnerships Program (“HOME”) (ALN 14.239) to a newly established Home Investment Trust Fund 411 project account in accordance with Section A of the attached Schedule of Transfer; **AUTHORIZING** the transfer and return to source Fund 411, “Home Investment Trust,” of \$1,011,994.51 to close out or decrease certain existing project accounts in accordance with Section B of the attached Schedule of Transfer; **AUTHORIZING** the transfer and appropriation of \$1,011,994.51 from the unappropriated surplus of Fund 411, “Home Investment Trust,” to realign resources with needs to ensure that funding is available to support administering, planning, monitoring, and reporting the use of HOME ARP resources in accordance with Section C of the attached Schedule of Transfer; and **AUTHORIZING** the City Manager to file the 2021 Annual Action Plan Amendment.

WHEREAS, the City received American Rescue Plan (“ARP”) resources from the U.S. Department of Housing and Urban Development (“HUD”) through the HOME Investment Partnerships Program (“HOME”) (ALN 14.239) for program year 2021 via Award M-21-MP-39-0213; and

WHEREAS, Ordinance No. 153-2021, which Council passed on May 5, 2021, authorized the City Manager to accept and appropriate the awarded resources; and

WHEREAS, additional ARP HOME resources are available from HUD for the City to accept and appropriate; and

WHEREAS, existing ARP resources for the HOME program also require realignment so that project funding is available to support vital City programs; and

WHEREAS, supporting the administration of the HOME ARP program is in accordance with the “Live” strategy to “[s]upport and stabilize our neighborhoods” as described on pages 160-163 and the “Compete” initiative to “[b]e the pivotal economic force in the region” as described on pages 101-102 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to accept and appropriate an award of \$14,845 in American Rescue Plan (“ARP”) resources from the U.S. Department of Housing and Urban Development through the HOME Investment Partnerships Program (“HOME”) (ALN 14.239) to a

newly established Home Investment Trust Fund 411 project account in accordance with Section A of the attached Schedule of Transfer.

Section 2. That the transfer and return to source Fund 411, “Home Investment Trust,” of \$1,011,994.51 is authorized to close out or decrease certain existing project accounts in accordance with Section B of the attached Schedule of Transfer.

Section 3. That the transfer and appropriation of \$1,011,994.51 from the unappropriated surplus of Fund 411, “Home Investment Trust,” is authorized to realign resources with needs so that project funding is available to support administering, planning, monitoring, and reporting of HOME ARP resources in accordance with Section C of the attached Schedule of Transfer.

Section 4. That the City Manager is authorized to file the 2021 Annual Action Plan Amendment.

Section 5. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 through 4.

Section 6. 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 the immediate need to ensure funding is available to support vital City programs.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

SCHEDULE OF TRANSFER

HOME INVESTMENT PARTNERSHIPS PROGRAM APPROPRIATION SCHEDULE

Section A

Grant Program	Fund	Agency	Project Account No.	Project Title	Amount
HOME	411	101	4112133	HOME-ARP Administration	\$14,845.00

TOTAL \$14,845.00

DECREASE OF EXISTING HOME INVESTMENT PARTNERSHIPS PROGRAM RECONCILIATION SCHEDULE

Section B

Grant Program	Fund	Agency	Project Account No.	Project Title	Original Authorization	Amount to be Decreased	Revised Authorization
HOME	411	162	4112132	Non-congregate Shelter Development	\$3,000,000.00	\$ 492,095.05	\$2,507,904.95
HOME	411	162	4112136	Affordable Housing Trust Fund	\$6,900,000.00	\$ 519,899.46	\$6,380,100.54

TOTAL \$9,900,000.00 \$1,011,994.51 \$8,888,005.49

INCREASE OF EXISTING HOME INVESTMENT PARTNERSHIPS PROGRAM RECONCILIATION SCHEDULE

Section C

Grant Program	Fund	Agency	Project Account No.	Project Title	Original Authorization	Amount to be Increased	Revised Authorization
HOME	411	101	4112133	HOME-ARP Administration	\$ 14,845.00	\$ 1,011,994.51	\$ 1,026,839.51

TOTAL \$14,845.00 \$1,011,994.51 \$1,026,839.51

September 4, 2025

To: Mayor and Members of City Council

202501608

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – CMO: HOME Program Reconciliation

Attached is an Emergency Ordinance captioned:

AUTHORIZING the transfer and return to source Fund 411, “Home Investment Trust,” of \$679,483.94 to close out or decrease certain existing project accounts, according to Section A of the attached Schedule of Transfer; and **AUTHORIZING** the transfer and appropriation of \$679,483.94 from the unappropriated surplus of Fund 411, “Home Investment Trust,” to various Strategic Housing Initiatives Program project accounts, according to Section B of the attached Schedule of Transfer, to provide funding that will be spent in a timely manner to support vital City programs.

This Emergency Ordinance authorizes the transfer and return to source Fund 411, “Home Investment Trust,” of \$679,483.94 to close out or decrease certain existing project accounts, according to Section A of the attached Schedule of Transfer. This Emergency Ordinance also authorizes the transfer and appropriation of \$679,483.94 from the unappropriated surplus of Fund 411, “Home Investment Trust,” to various Strategic Housing Initiatives Program (SHIP) project accounts, according to Section B of the attached Schedule of Transfer, to provide funding that will be spent in a timely manner to support vital City programs.

Realigning HOME program resources is in accordance with the “Live” goal to “[c]reate a more livable community” and strategy to “[s]upport and stabilize our neighborhoods” as described on pages 156-162 and the “Compete” initiative to “[b]e the pivotal economic force in the region” as described on pages 101-102 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to provide resources for vital City program projects that will be spent in a timely manner.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachment



EMERGENCY

KKF

- 2025

AUTHORIZING the transfer and return to source Fund 411, “Home Investment Trust,” of \$679,483.94 to close out or decrease certain existing project accounts, according to Section A of the attached Schedule of Transfer; and **AUTHORIZING** the transfer and appropriation of \$679,483.94 from the unappropriated surplus of Fund 411, “Home Investment Trust,” to various Strategic Housing Initiatives Program project accounts, according to Section B of the attached Schedule of Transfer, to provide funding that will be spent in a timely manner to support vital City programs.

WHEREAS, through the Home Investment Partnerships (“HOME”) Program, the U.S. Department of Housing and Urban Development provides annual grants to local communities for projects that include buying, building, and rehabilitating affordable housing for rent or ownership, as well as projects providing down payment assistance; and

WHEREAS, the City received HOME (ALN 14.239) resources for program years 2019-2024 through Awards M-19-MC-39-0213, M-20-MC-39-0213, M-21-MC-39-0213, M-22-MC-39-0213, M-23-MC-39-0213, and M-24-MC-39-0213, and the awards of resources were accepted and appropriated by Council through Ordinance Nos. 172-2019, 105-2020, 132-2021, 150-2022, 129-2023, and 181-2024; and

WHEREAS, HOME resources in existing project accounts need to be realigned as set forth in the attached Schedule of Transfer so that they may be deployed in a timely manner to support vital City programs; and

WHEREAS, realigning HOME program resources is in accordance with the “Live” goal to “[c]reate a more livable community” and strategy to “[s]upport and stabilize our neighborhoods” as described on pages 156-162 and the “Compete” initiative to “[b]e the pivotal economic force in the region” as described on pages 101-102 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That \$679,483.94 is authorized to be transferred and returned to source Fund 411, “Home Investment Trust,” in accordance with Section A of the Schedule of Transfer, to close out or decrease existing project accounts.

Section 2. That \$679,483.94 is authorized to be transferred and appropriated from the unappropriated surplus of Fund 411, “Home Investment Trust,” to various Strategic Housing

Initiatives Program project accounts, according to Section B of the attached Schedule of Transfer, to provide funding that will be spent in a timely manner to support vital City programs.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 and 2.

Section 4. 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 the immediate need to provide resources for vital City program projects that will be spent in a timely manner.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

SCHEDULE OF TRANSFER

DECREASE OF EXISTING HOME INVESTMENT PARTNERSHIPS PROGRAM RECONCILIATION SCHEDULE

Section A

Grant Program	Fund	Agency	Project Account No.	Project Title	Original Authorization	Amount to be Decreased	Revised Authorization
HOME	411	162	4111901	HOME Administration '19	\$456,201.33	\$166,418.28	\$289,783.05
HOME	411	162	4112001	HOME Administration '20	\$759,264.00	\$460,584.69	\$298,679.31
HOME	411	162	4112101	HOME Administration '21	\$290,825.00	\$17,032.50	\$273,792.50
HOME	411	162	4112201	HOME Administration '22	\$324,063.00	\$21,104.20	\$302,958.80
HOME	411	162	4112301	HOME Administration '23	\$308,129.71	\$12,985.62	\$295,144.09
HOME	411	162	4112401	HOME Administration '24	\$249,739.00	\$1,358.65	\$248,380.35
TOTAL					\$2,388,222.04	\$679,483.94	\$1,708,738.10

INCREASE OF EXISTING HOME INVESTMENT PARTNERSHIPS PROGRAM RECONCILIATION SCHEDULE

Section B

Grant Program	Fund	Agency	Project Account No.	Project Title	Original Authorization	Amount to be Increased	Revised Authorization
HOME	411	162	4111906	Strategic Housing Initiatives Program '19	\$2,470,560.00	\$166,418.28	\$2,636,978.28
HOME	411	162	4112006	Strategic Housing Initiatives Program '20	\$1,988,454.53	\$460,584.69	\$2,449,039.22
HOME	411	162	4112106	Strategic Housing Initiatives Program '21	\$1,919,844.05	\$17,032.50	\$1,936,876.55
HOME	411	162	4112206	Strategic Housing Initiatives Program '22	\$2,310,649.76	\$21,104.20	\$2,331,753.96
HOME	411	162	4112306	Strategic Housing Initiatives Program '23	\$2,094,994.80	\$12,985.62	\$2,107,980.42
HOME	411	162	4112406	Strategic Housing Initiatives Program' 24	\$1,660,292.36	\$1,358.65	\$1,661,651.01
TOTAL					\$12,444,795.50	\$679,483.94	\$13,124,279.44

September 4, 2025

To: Mayor and Members of City Council 202501609
From: Sheryl M. M. Long, City Manager
Subject: **Emergency Ordinance – CMO: Lead Hazard Reduction Grant Program Income**

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to accept and appropriate program income of \$8,660 from the Lead Hazard Reduction Grant (ALN 14.905) to Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927 to identify and control lead-based paint hazards in eligible, privately owned housing for low-income residents; and **AUTHORIZING** the Director of Finance to deposit grant program income into Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927.

This Emergency Ordinance authorizes the City Manager to accept and appropriate program income of \$8,660 from the Lead Hazard Reduction Grant (ALN 14.905) to Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927 to identify and control lead-based paint hazards in eligible, privately owned housing for low-income residents. This Emergency Ordinance also authorizes the Director of Finance to deposit grant program income into Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927.

Accepting and appropriating program income does not require matching resources or new FTE/full time equivalents.

Accepting and appropriating program income to identify and control lead-based paint hazards in eligible, privately owned housing for low-income occupants is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on page 181 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to spend program income before the deadline of November 2025.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachment

EMERGENCY

JWF

-2025

AUTHORIZING the City Manager to accept and appropriate program income of \$8,660 from the Lead Hazard Reduction Grant (ALN 14.905) to Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927 to identify and control lead-based paint hazards in eligible, privately owned housing for low-income residents; and **AUTHORIZING** the Director of Finance to deposit grant program income into Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927.

WHEREAS, on April 21, 2021, Council passed Ordinance No. 130-2021, which authorized the City Manager to apply for, accept, and appropriate a grant of up to \$3,500,000 from the U.S. Department of Housing and Urban Development Office of Lead Hazard Control and Healthy Homes, Lead Hazard Reduction Grant Program (ALN 14.905) to Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927 to identify and control lead-based paint hazards in eligible, privately owned housing for low-income occupants;

WHEREAS, the U.S. Department of Housing and Urban Development awarded the City \$3,500,000 from the Lead Hazard Reduction Grant Program via grant agreement OHLHD0449-20; and

WHEREAS, \$8,660 is available in program income, which must be accepted and appropriated; and

WHEREAS, accepting and appropriating program income does not require matching resources or new FTE/full time equivalents; and

WHEREAS, accepting and appropriating program income to identify and control lead-based paint hazards in eligible, privately owned housing for low-income occupants is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on page 181 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to accept and appropriate program income of \$8,660 from the Lead Hazard Reduction Grant (ALN 14.905) to Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927 to identify and control lead-based paint hazards in eligible, privately owned housing for low-income residents.

Section 2. That the Director of Finance is authorized to deposit grant program income into Lead Hazard Control Research Grant Fund revenue account no. 387x162x0000x8927.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 and 2.

Section 4. 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 the immediate need to spend program income before the deadline of November 2025.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

September 4, 2025

To: Mayor and Members of City Council

202501611

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – DOTE: Landslide Remediation and Wall Stabilization at 1769 Carll Street

Attached is an Emergency Ordinance captioned:

AUTHORIZING the transfer and return to source of \$75,000 from the Office of the City Manager non-personnel operating budget account no. 050x101x7400 to the unappropriated surplus of the General Fund; and **AUTHORIZING** the transfer and appropriation of \$75,000 from the unappropriated surplus of the General Fund to existing capital improvement program project account no. 980x233x252312, “Wall Stab. & Landslide Correction,” to provide resources to stabilize a landslide and inspect, rehabilitate, and replace the retaining wall and appurtenances at 1769 Carll Street; and **DECLARING** such expenditures to be for a public purpose.

Approval of this Emergency Ordinance authorizes the transfer of \$75,000 from the Office of the City Manager General Fund non-personnel operating budget account 050x101x7400 to the unappropriated surplus of the General Fund in order to the transfer and appropriate that sum to existing capital improvement program project account no. 980x233x252312, “Wall Stab. & Landslide Correction,” to provide resources to stabilize a landslide and replace the retaining wall at the North Fairmount Community Center (NFCC). Repairing the failed sections of the retaining wall and stabilizing the landslide serves the public purpose of protecting the public safety of those traversing Baltimore Avenue and utilizing services at the NFCC.

Following a storm, a landslide destroyed a section of the retaining wall at 1769 Carll Street, owned in part by the NFCC and in part by the Cincinnati Recreation Commission (CRC). The NFCC supports underserved members of the community through affordable housing resources, educational workshops, recreational activities, food and other necessities, and operates a day care center on-site. The failed section of the retaining wall adversely affects the NFCC’s ongoing ability to provide a safe space for the children who participate in its programming.

The Mayor’s Financial Freedom Blueprint recognizes the critical link between the availability of quality childcare options, job mobility, and savings growth potential, and commits to investing in increasing the supply of family-based and commercial day care centers. Addressing the failed sections of the retaining wall and stabilizing the landslide will help ensure the continuous operation of the NFCC day care center; and prevent future landslides that may also jeopardize the safety and stability of Baltimore Avenue and CRC’s neighboring property.

The total cost to stabilize the landslide and retaining wall is estimated to be \$134,881. In addition to the \$75,000 from the Office of the City Manager, CRC will contribute \$25,000 toward the repair and stabilization efforts to benefit its property. The remaining \$34,881 will be covered by existing resources currently available in capital improvement program project account, “Wall Stab. & Landslide Correction.”

Stabilizing the landslide and failed sections of the retaining wall at 1769 Carll Street is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability; and the “Live” goal to “[c]reate a more livable community” as described on pages 127-137 and 156-162 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to provide resources to stabilize the landslide and inspect, rehabilitate, and replace the failed retaining wall and appurtenances at 1769 Carll Street to protect the transportation and utility infrastructure and prevent hazardous conditions at the day care center.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachment

EMERGENCY

JWF

- 2025

AUTHORIZING the transfer and return to source of \$75,000 from the Office of the City Manager non-personnel operating budget account no. 050x101x7400 to the unappropriated surplus of the General Fund; and **AUTHORIZING** the transfer and appropriation of \$75,000 from the unappropriated surplus of the General Fund to existing capital improvement program project account no. 980x233x252312, “Wall Stab. & Landslide Correction,” to provide resources to stabilize a landslide and inspect, rehabilitate, and replace the retaining wall and appurtenances at 1769 Carll Street; and **DECLARING** such expenditures to be for a public purpose.

WHEREAS, following a storm, a landslide destroyed a section of the retaining wall at 1769 Carll Street, owned in part by the Cincinnati Recreation Commission (“CRC”), and in part by the North Fairmount Community Center (“NFCC”); and

WHEREAS, the NFCC, located at 1769 Carll Street, supports underserved members of the community through affordable housing resources, educational workshops, recreational activities, food and other necessities, and operates a day care center on-site; and

WHEREAS, the failed section of the retaining wall adversely affects the NFCC’s ongoing ability to provide a safe space for the children who participate in its programming; and

WHEREAS, the Mayor’s Financial Freedom Blueprint recognizes the critical link between the availability of quality childcare options, job mobility, and savings growth potential, and commits to investing in increasing the supply of family-based and commercial day care centers; and

WHEREAS, appropriating funds to repair the failed sections of the retaining wall and stabilize the landslide at 1769 Carll Street will help ensure the continuous operation of the NFCC day care center; and

WHEREAS, future landslides may also jeopardize the safety and stability of Baltimore Avenue and CRC’s neighboring property if the failed section of the retaining wall is not repaired; and

WHEREAS, repairing the failed sections of the retaining wall and stabilizing the landslide serves the public purpose of protecting the public safety of those traversing Baltimore Avenue and utilizing services at the NFCC; and

WHEREAS, the total cost to stabilize the landslide and retaining wall is estimated to be \$134,881; and

WHEREAS, CRC will contribute \$25,000 toward the repair and stabilization efforts to benefit its property and, in addition to the \$75,000 transferred and appropriated pursuant to this ordinance, the remaining \$34,881 will be covered by existing resources currently available in

existing capital improvement program project account no. 980x233x252312, “Wall Stab. & Landslide Correction” to meet the total estimated cost for the necessary repairs and stabilization; and

WHEREAS, stabilizing the landslide and the failed sections of the retaining wall at 1769 Carll Street is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability; and the “Live” goal to “[c]reate a more livable community” as described on pages 127-137 and 156-162 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That \$75,000 is transferred from the Office of the City Manager non-personnel operating budget account no. 050x101x7400 and returned to source, the unappropriated surplus of the General Fund.

Section 2. That \$75,000 is transferred and appropriated from the unappropriated surplus of the General Fund to existing capital improvement program project account no. 980x233x252312, “Wall Stab. & Landslide Correction,” to provide resources to stabilize the landslide and inspect, rehabilitate, and replace the retaining wall and appurtenances at 1769 Carll Street.

Section 3. That Council declares that the expenditures from the Wall Stab. & Landslide Correction capital improvement program project account serve a public purpose because addressing the failed sections of the retaining wall and stabilizing the landslide serves the public purpose of protecting the public safety of those traversing Baltimore Avenue and utilizing services at the NFCC.

Section 4. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 and 2.

Section 5. 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

the immediate need to provide resources to stabilize the landslide and inspect, rehabilitate, and replace the failed retaining wall and appurtenances at 1769 Carll Street to protect the transportation and utility infrastructure and prevent hazardous conditions at the day care center.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

September 4, 2025

To: Mayor and Members of City Council 202501613

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – FY 2026 Mid-Year Budget Adjustments

Attached is an Emergency Ordinance captioned:

AUTHORIZING the transfer of \$643,263 within General Fund 050 according to the attached Schedules of Transfer to realign and provide resources for the ongoing needs of City departments; **AUTHORIZING** the transfer and appropriation of \$502,100 from the unappropriated surplus of Municipal Golf Fund 105 to a Cincinnati Recreation Commission non-personnel operating budget account according to the attached Schedules of Transfer to provide resources for planned expenditures; **AUTHORIZING** the transfer and appropriation of \$965,000 from the unappropriated surplus of Stormwater Management Fund 107 to various non-personnel and property operating budget accounts according to the attached Schedules of Transfer to provide resources to the Department of Law for Private Lot Abatement Program (PLAP) collection agency fees and the Department of Public Services for the purchase of streetsweepers; **AUTHORIZING** the transfer and appropriation of \$1,540,000 from the unappropriated surplus of Recreation Special Activities Fund 323 to various Cincinnati Recreation Commission personnel, fringe benefit, and non-personnel operating budget accounts according to the attached Schedules of Transfer to provide resources for planned expenditures; **AUTHORIZING** the transfer and appropriation of \$2,000,000 from the unappropriated surplus of Community Health Center Activities Fund 395 to a Cincinnati Health Department non-personnel operating budget account according to the attached Schedules of Transfer to provide resources for planned expenditures; and **AUTHORIZING** the transfer and appropriation of \$265,390 from the unappropriated surplus of Cincinnati Health District Fund 416 to various Cincinnati Health Department non-personnel operating budget accounts according to the attached Schedules of Transfer to provide resources for planned expenditures.

This Emergency Ordinance authorizes various transfers and appropriations for FY 2026 as outlined below.

General Fund - \$643,263

City Manager's Office - \$248,000

The Approved FY 2026 Budget includes \$250,000 for a property tax relief program, which must be transferred from the Department of Community and Economic Development (DCED) to the City Manager's Office (CMO) for ease of administration and deployment. This transfer is partially offset by a \$2,000 transfer from the City Manager's Office to the Department of Public Services (DPS) to properly align resources to leveraged support allocations.

Finance Department - \$368,263

A FY 2025 encumbrance in the Finance Department was inadvertently cancelled. A total of \$368,263 must now be transferred to fulfill the commitment.

Department of Public Services - \$2,000

A \$2,000 transfer from the City Manager's Office to the Department of Public Services is needed to properly align resources to leveraged support allocations.

Memberships & Publications Non-Departmental Account - \$25,000

An additional \$25,000 is needed in the Memberships & Publications Non-Departmental Account for the federal lobbyist contract.

Municipal Golf Fund - \$502,100

Cincinnati Recreation Commission - \$502,100

The Cincinnati Recreation Commission (CRC) had a FY 2025 budget shortfall in the Municipal Golf Fund, which now requires a \$502,100 supplemental appropriation to meet obligations and continue operations.

Stormwater Management Fund - \$965,000

Department of Law - \$65,000

The Department of Law requires a \$65,000 supplemental appropriation in the Stormwater Management Fund for collection agency fees on Private Lot Abatement Program (PLAP) civil fines.

Department of Public Services - \$900,000

The Department of Public Services requires a \$900,000 supplemental appropriation in the Stormwater Management Fund to replace two streetsweepers.

Recreation Special Activities Fund - \$1,540,000

Cincinnati Recreation Commission - \$1,540,000

The Cincinnati Recreation Commission had a FY 2025 budget shortfall in the Recreation Special Activities Fund, which now requires a \$1,540,000 supplemental appropriation to meet obligations and continue operations.

Community Health Center Activities Fund - \$2,000,000

Cincinnati Health Department - \$2,000,000

The Cincinnati Health Department (CHD) requires a \$2,000,000 supplemental appropriation in the Community Health Center Activities Fund due to expense corrections resulting from prior year cash flow issues.

Cincinnati Health District Fund - \$265,390

Cincinnati Health Department - \$265,390

A prior year obligation in the amount of \$250,000 was not encumbered before FY 2025 year-end and a supplemental appropriation is required to fulfill the obligation. Additionally, the Cincinnati Health Department requires an additional \$15,390 for licenses related to the upgrade of devices to Windows 11.

The reason for the emergency is the immediate need to realign and provide resources within the General Fund and various Restricted Funds for the ongoing needs of City departments.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachment

EMERGENCY

AEP

-2025

AUTHORIZING the transfer of \$643,263 within General Fund 050 according to the attached Schedules of Transfer to realign and provide resources for the ongoing needs of City departments; **AUTHORIZING** the transfer and appropriation of \$502,100 from the unappropriated surplus of Municipal Golf Fund 105 to a Cincinnati Recreation Commission non-personnel operating budget account according to the attached Schedules of Transfer to provide resources for planned expenditures; **AUTHORIZING** the transfer and appropriation of \$965,000 from the unappropriated surplus of Stormwater Management Fund 107 to various non-personnel and property operating budget accounts according to the attached Schedules of Transfer to provide resources to the Department of Law for Private Lot Abatement Program collection agency fees and the Department of Public Services for the purchase of streetsweepers; **AUTHORIZING** the transfer and appropriation of \$1,540,000 from the unappropriated surplus of Recreation Special Activities Fund 323 to various Cincinnati Recreation Commission personnel, fringe benefit, and non-personnel operating budget accounts according to the attached Schedules of Transfer to provide resources for planned expenditures; **AUTHORIZING** the transfer and appropriation of \$2,000,000 from the unappropriated surplus of Community Health Center Activities Fund 395 to a Cincinnati Health Department non-personnel operating budget account according to the attached Schedules of Transfer to provide resources for planned expenditures; and **AUTHORIZING** the transfer and appropriation of \$265,390 from the unappropriated surplus of Cincinnati Health District Fund 416 to various Cincinnati Health Department non-personnel operating budget accounts according to the attached Schedules of Transfer to provide resources for planned expenditures.

WHEREAS, a FY 2025 General Fund encumbrance in the Finance Department was inadvertently cancelled and resources must now be transferred to fulfill the commitment; and

WHEREAS, additional funds are necessary in the General Fund for FY 2026 for the City's federal lobbying contract; and

WHEREAS, resources must be transferred between the City Manager's Office and the Department of Public Services to properly align leveraged support recipients and amounts; and

WHEREAS, resources for property tax relief must be transferred between the Department of Community and Economic Development and the City Manager's Office for ease of administration and deployment; and

WHEREAS, the Cincinnati Recreation Commission had a FY 2025 budget shortfall in the Municipal Golf Fund and now requires a supplemental appropriation in that fund; and

WHEREAS, the Department of Law requires a supplemental appropriation in the Stormwater Management Fund for FY 2026 for Private Lot Abatement Program collection agency fees for civil fines; and

WHEREAS, the Department of Public Services requires a supplemental appropriation in the Stormwater Management Fund to replace two streetsweepers; and

WHEREAS, the Cincinnati Recreation Commission had a FY 2025 budget shortfall in the Recreation Special Activities Fund and now requires a supplemental appropriation in that fund; and

WHEREAS, the Cincinnati Health Department requires a supplemental appropriation in Community Health Center Activities Fund due to expense corrections resulting from prior year cash flow issues; and

WHEREAS, Cincinnati Health Department resources for a prior year obligation were not encumbered before FY 2025 year-end and a supplemental appropriation is now required in the Cincinnati Health District Fund; and

WHEREAS, the Cincinnati Health Department requires additional resources in the Cincinnati Health District Fund for software licenses related to the upgrade to Windows 11; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That \$643,263 is transferred within General Fund 050 from and to various operating budget accounts according to the attached Schedules of Transfer to realign and provide resources for the ongoing needs of City departments.

Section 2. That \$502,100 is transferred and appropriated from the unappropriated surplus of Municipal Golf Fund 105 to a Cincinnati Recreation Commission non-personnel operating budget account according to the attached Schedules of Transfer to provide resources for planned expenditures.

Section 3. That \$965,000 is transferred and appropriated from the unappropriated surplus of Stormwater Management Fund 107 to various non-personnel and property operating budget accounts according to the attached Schedules of Transfer to provide resources to the Department of Law for Private Lot Abatement Program collection agency fees and the Department of Public Services for the purchase of streetsweepers.

Section 4. That \$1,540,000 is transferred and appropriated from the unappropriated surplus of Recreation Special Activities Fund 323 to various Cincinnati Recreation Commission

personnel, fringe benefit, and non-personnel operating budget accounts according to the attached Schedules of Transfer to provide resources for planned expenditures.

Section 5. That \$2,000,000 is transferred and appropriated from the unappropriated surplus of Community Health Center Activities Fund 395 to a Cincinnati Health Department non-personnel operating budget account according to the attached Schedules of Transfer to provide resources for planned expenditures.

Section 6. That \$265,390 is transferred and appropriated from the unappropriated surplus of Cincinnati Health District Fund 416 to various Cincinnati Health Department non-personnel operating budget accounts according to the attached Schedules of Transfer to provide resources for planned expenditures.

Section 7. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 through 6 and the attached Schedules of Transfer.

Section 8. 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 the immediate need to realign and provide resources within the General Fund and various Restricted Funds for the ongoing needs of City departments.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

SCHEDULE OF TRANSFER

FY 2026 MID-YEAR BUDGET ADJUSTMENT ORDINANCE

Fund 050 General Fund

<i>REDUCTIONS</i>					<i>INCREASES</i>				
	Fund	Agency	Appropriation Unit	\$ Amount		Fund	Agency	Appropriation Unit	\$ Amount
TRANSFERS WITHIN APPROPRIATIONS					TRANSFERS WITHIN APPROPRIATIONS				
SOURCE ACCOUNTS					USE ACCOUNTS				
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT					OFFICE OF THE CITY MANAGER				
HOUSING DEVELOPMENT	050	162	7400	250,000	OFFICE OF THE CITY MANAGER	050	101	7400	248,000
NON-DEPARTMENTAL ACCOUNTS					FINANCE DEPARTMENT				
LUMP SUM PAYMENTS	050	924	7100	25,000	ACCOUNTS AND AUDITS	050	133	7200	103,263
ENTERPRISE SOFTWARE & LICENSES	050	952	7400	368,263	ACCOUNTS AND AUDITS	050	133	7300	5,000
					TREASURY	050	134	7200	140,000
					TREASURY	050	134	7300	30,000
					TREASURY	050	134	7400	90,000
					DEPARTMENT OF PUBLIC SERVICES				
					NEIGHBORHOOD OPERATIONS	050	253	7200	2,000
					NON-DEPARTMENTAL ACCOUNTS				
					MEMBERSHIPS & PUBLICATIONS	050	953	7200	25,000
TOTAL FUND 050 REDUCTIONS				643,263	TOTAL FUND 050 INCREASES				643,263

SCHEDULE OF TRANSFER

FY 2026 MID-YEAR BUDGET ADJUSTMENT ORDINANCE

Fund 105 Municipal Golf

<i>REDUCTIONS</i>				<i>INCREASES</i>			
Fund	Agency	Appropriation Unit	\$ Amount	Fund	Agency	Appropriation Unit	\$ Amount
SUPPLEMENTAL APPROPRIATIONS				SUPPLEMENTAL APPROPRIATIONS			
SOURCE ACCOUNTS				USE ACCOUNTS			
UNAPPROPRIATED SURPLUS	105		502,100	CINCINNATI RECREATION COMMISSION	105	195 7200	502,100
				GOLF			
TOTAL FUND 105 REDUCTIONS			502,100	TOTAL FUND 105 INCREASES			502,100

SCHEDULE OF TRANSFER

FY 2026 MID-YEAR BUDGET ADJUSTMENT ORDINANCE

Fund 107 Stormwater Management

<i>REDUCTIONS</i>				<i>INCREASES</i>			
	Fund	Agency	Appropriation Unit \$ Amount		Fund	Agency	Appropriation Unit \$ Amount
SUPPLEMENTAL APPROPRIATIONS				SUPPLEMENTAL APPROPRIATIONS			
SOURCE ACCOUNTS				USE ACCOUNTS			
UNAPPROPRIATED SURPLUS	107		965,000	DEPARTMENT OF LAW			
				ADMINISTRATIVE HEARINGS AND PROSECUTION	107	112	7200 65,000
				DEPARTMENT OF PUBLIC SERVICES			
				DIVISION OF NEIGHBORHOOD OPERATIONS	107	253	7600 900,000
TOTAL FUND 107 REDUCTIONS			965,000	TOTAL FUND 107 INCREASES			965,000

SCHEDULE OF TRANSFER

FY 2026 MID-YEAR BUDGET ADJUSTMENT ORDINANCE

Fund 323 Recreation Special Activities

<i>REDUCTIONS</i>				<i>INCREASES</i>			
	Fund	Agency	Appropriation Unit \$ Amount		Fund	Agency	Appropriation Unit \$ Amount
SUPPLEMENTAL APPROPRIATIONS				SUPPLEMENTAL APPROPRIATIONS			
SOURCE ACCOUNTS				USE ACCOUNTS			
UNAPPROPRIATED SURPLUS	323		1,540,000	CINCINNATI RECREATION COMMISSION			
				WEST REGION	323	191	7100 171,900
				WEST REGION	323	191	7200 18,400
				WEST REGION	323	191	7300 16,000
				WEST REGION	323	191	7400 18,000
				WEST REGION	323	191	7500 8,100
				EAST REGION	323	192	7100 133,700
				EAST REGION	323	192	7200 18,400
				EAST REGION	323	192	7300 15,000
				EAST REGION	323	192	7400 16,000
				EAST REGION	323	192	7500 6,300
				CENTRAL REGION	323	193	7100 76,400
				CENTRAL REGION	323	193	7200 18,400
				CENTRAL REGION	323	193	7300 15,000
				CENTRAL REGION	323	193	7400 21,000
				CENTRAL REGION	323	193	7500 3,600
				MAINTENANCE	323	194	7300 9,000
				ATHLETICS	323	197	7100 512,000
				ATHLETICS	323	197	7200 50,000
				ATHLETICS	323	197	7300 175,000
				ATHLETICS	323	197	7500 23,000
				ADMINISTRATION	323	199	7200 200,000
				ADMINISTRATION	323	199	7400 14,800
TOTAL FUND 323 REDUCTIONS			1,540,000	TOTAL FUND 323 INCREASES			1,540,000

SCHEDULE OF TRANSFER

FY 2026 MID-YEAR BUDGET ADJUSTMENT ORDINANCE

Fund 395 Community Health Center Activities

REDUCTIONS				INCREASES			
Fund	Agency	Appropriation Unit	\$ Amount	Fund	Agency	Appropriation Unit	\$ Amount
SUPPLEMENTAL APPROPRIATIONS				SUPPLEMENTAL APPROPRIATIONS			
SOURCE ACCOUNTS				USE ACCOUNTS			
UNAPPROPRIATED SURPLUS	395		2,000,000	CINCINNATI HEALTH DEPARTMENT			
				DIVISION OF PRIMARY HEALTH CARE - CENTERS	395	265 7200	2,000,000
TOTAL FUND 395 REDUCTIONS			2,000,000	TOTAL FUND 395 INCREASES			2,000,000

SCHEDULE OF TRANSFER

FY 2026 MID-YEAR BUDGET ADJUSTMENT ORDINANCE

Fund 416 Cincinnati Health District

<i>REDUCTIONS</i>				<i>INCREASES</i>			
Fund	Agency	Appropriation Unit	\$ Amount	Fund	Agency	Appropriation Unit	\$ Amount
SUPPLEMENTAL APPROPRIATIONS				SUPPLEMENTAL APPROPRIATIONS			
SOURCE ACCOUNTS				USE ACCOUNTS			
UNAPPROPRIATED SURPLUS	416		265,390	CINCINNATI HEALTH DEPARTMENT			
				OFFICE OF THE COMMISSIONER	416	261	7200
				OFFICE OF THE COMMISSIONER	416	261	7400
							15,390
TOTAL FUND 416 REDUCTIONS			265,390	TOTAL FUND 416 INCREASES			265,390

September 4, 2025

To: Mayor and Members of City Council

202501615

From: Sheryl M.M. Long, City Manager

Subject: Emergency Ordinance – Approving and Authorizing a CRA Tax Exemption Agreement with OTR Historical Development, LLC

Attached is an Emergency Ordinance captioned:

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with OTR Historical Development, LLC, thereby authorizing a twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 43 E. Clifton Avenue in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of existing buildings into approximately 10,933 square feet of residential space, consisting of 16 residential units, at a total construction cost of approximately \$1,700,000.

STATEMENT

HOUSING: The additional housing units this project will provide will go toward helping to alleviate Cincinnati's strained housing market, which is currently experiencing increasing affordability issues due to lack of supply.

BACKGROUND/CURRENT CONDITIONS

The project involves the renovation of 43-45 East Clifton Avenue in Over-the-Rhine. The site includes two three-story buildings that will be combined into one building as a result of the project. The two buildings have been vacant for over 20 years, are in a significant state of disrepair, and have had various code enforcement orders issued against them during that time. OTR Historical Development, LLC, an affiliate of Alliance Equity Partners LLC, submitted a Commercial Community Reinvestment Area (CRA) application seeking City incentives to support the renovation of the building.

DEVELOPER INFORMATION

Alliance Equity Partners, LLC is a development partnership managed by a team of developers and engineers that is partly based locally but also in cities outside of Cincinnati. The partnership has experience renovating other buildings in Ohio, primarily single-family homes. The management team members have experience with larger development projects workings as individuals for separate companies.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance.

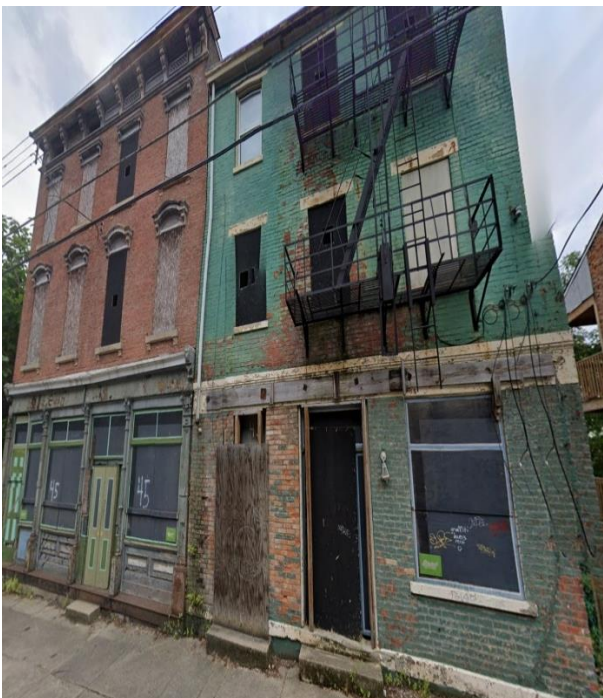
Attachment: Project Outline and Proposed Incentive

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

Project Outline

Project Name	43 E. Clifton CRA
Street Address	43 E. Clifton Avenue
Neighborhood	Over-the-Rhine
Property Condition	Vacant Building
Project Type	Renovation
Project Cost	Hard Construction Costs: \$1.7MM Acquisition Costs: \$450K Soft Costs: \$56K Total Project Cost: \$2.2MM
Private Investment	Private Financing: \$0 Developer Equity: \$2.2MM
Sq. Footage by Use	Residential: 10,933 SF
Rent Ranges	16 1 BDRM Units: \$1,100
1 BDRM Affordable To	Salary: \$44,000 City Job Classification: Diesel Mechanic, Community Center Director, Paramedic 1
Jobs and Payroll	Created FTE Positions: 0.5 Total Payroll for Created FTE Positions: \$30,000 Construction FTE Positions: 15 Total Payroll for Construction FTE Positions: \$600K
Location and Transit	Located within the Over-the-Rhine Historic District Transit Score: 65
Community Engagement	None reported.
Plan Cincinnati Goals	Compete Initiative Area Goal 2 (p. 114-120), Live Initiative Area Goal 2 (p.156-163)

Project Image and Site Map



Proposed Incentive

Incentive Terms	12-year, net 52%
Incentive Application Process	Commercial CRA – Downtown Streetcar Area (Non-LEED)
“But For”	Without Abatement: 4% return (avg. over term) With Abatement: 5% return (avg. over term) Project would not proceed without an abatement.
Environmental Building Certification	Non-LEED
VTICA	Streetcar VTICA – 15%
SBE/MBE/WBE Goals	SBE Goal of 30%
Other Incentives & Approvals	None

Potential Taxes Forgone & Public Benefit

Taxes Forgone	Value
Annual Net Incentive to Developer	\$14,040
Total Term Incentive to Developer	\$168,486
City's Portion of Property Taxes Forgone (Term)	\$53,690
City's TIF District Revenue Forgone (Term)	\$236,528

Public Benefit		Value
CPS PILOT	Annual	\$8,910
	Total Term	\$106,924
VTICA	Annual	\$4,050
	Total Term	\$48,602
Income Tax Total Term (Maximum)		\$17,280
Total Public Benefit (CPS PILOT, VTICA , Income Tax)		\$172,805

Total Public Benefit ROI*	\$1.03
City's ROI**	\$0.06

* This figure represents the total dollars returned for public purposes (City/Schools/Other) over the benefit received.

**This figure represents the total dollars returned for City/ over the City's property taxes forgone.

EMERGENCY

ZDS

- 2025

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with OTR Historical Development, LLC, thereby authorizing a twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 43 E. Clifton Avenue in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of two existing buildings into approximately 10,933 square feet of residential space, consisting of sixteen residential units, at a total construction cost of approximately \$1,700,000.

WHEREAS, to encourage the development of real property and the acquisition of personal property, Council by Ordinance No. 274-2017 passed on September 27, 2017, designated the area within the corporate boundaries of the City of Cincinnati as a “Community Reinvestment Area” pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “Statute”); and

WHEREAS, Ordinance No. 275-2017 passed by Council on September 27, 2017, as amended by Ordinance No. 339-2018, passed by Council on October 31, 2018, sets forth certain additional policies, conditions, and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area; and

WHEREAS, effective October 23, 2017, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute; and

WHEREAS, OTR Historical Development, LLC (the “Company”) desires to remodel two existing buildings on real property at 43 E. Clifton Avenue located within the corporate boundaries of the City of Cincinnati into approximately 10,933 square feet of residential space, consisting of sixteen residential units (the “Improvements”), provided that the appropriate development incentives are available to support the economic viability of the Improvements; and

WHEREAS, to provide an appropriate development incentive for the Improvements, the City Manager has recommended a Community Reinvestment Area Tax Exemption Agreement, in substantially the form of Attachment A to this ordinance, to authorize a real property tax exemption for the Improvements in accordance with the Statute; and

WHEREAS, the property is located within the Cincinnati City School District; and

WHEREAS, the Board of Education of the Cincinnati City School District (the “Board of Education”), pursuant to that certain Tax Incentive Agreement effective as of April 28, 2020 (as may be amended, the “Board of Education Agreement”), has approved exemptions of up to 100 percent of Community Reinvestment Area projects, waived advance notice and the right to

review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes; and

WHEREAS, the City's Department of Community and Economic Development estimates that the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$14,040; and

WHEREAS, the Company has represented that it has entered into (or will enter into) a voluntary tax incentive contribution agreement with a third-party organization for amounts equal to fifteen percent of the exempt real property taxes, which funds shall be committed by the third-party organization to support the streetcar that specially benefits the property; and

WHEREAS, the Improvements do not involve relocation of part or all of the Company's operations from another county or municipal corporation in Ohio or, if there is relocation, notice has been given per R.C. Section 3735.673; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council approves a Community Reinvestment Area Tax Exemption Agreement with OTR Historical Development, LLC (the "Agreement"), thereby authorizing a twelve-year tax exemption for 100 percent of the assessed value of improvements to be made to real property located at 43 E. Clifton Avenue in Cincinnati, as calculated by the Hamilton County Auditor, in connection with the remodeling of two existing buildings into approximately 10,933 square feet of residential space, consisting of sixteen residential units, to be completed at a total construction cost of approximately \$1,700,000.

Section 2. That Council authorizes the City Manager:

- (i) to execute the Agreement on behalf of the City of Cincinnati (the "City") in substantially the form of Attachment A to this ordinance;
- (ii) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary; and
- (iii) to take all necessary and proper actions to fulfill the City's obligations under the Agreement.

Section 3. 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 the immediate need to allow the remodeling described in this ordinance and the corresponding revitalization of the City of Cincinnati and the benefits to the City's economic welfare to begin at the earliest possible time.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

Community Reinvestment Area Tax Exemption Agreement

This Community Reinvestment Area Tax Exemption Agreement (this "Agreement") is made and entered into as of the Effective Date (as defined on the signature page hereof) by and between the CITY OF CINCINNATI, an Ohio municipal corporation (the "City"), and OTR HISTORICAL DEVELOPMENT, LLC, an Ohio limited liability company (the "Company").

Recitals:

- A. The City, through the adoption of Ordinance No. 274-2017 on September 27, 2017, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").
- B. In accordance with the Statute, the Ohio Director of Development has forwarded to the City the Director's determination dated October 23, 2017, stating that the findings contained in Ordinance No. 274-2017 are valid and that the entire City is a Community Reinvestment Area under the Statute. By such determination, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute.
- C. The Council of the City of Cincinnati has also passed Ordinance No. 275-2017 as of September 27, 2017, as amended by Ordinance No. 339-2018, passed on October 31, 2018, Ordinance No. 370-2020, passed on November 12, 2020, Ordinance No. 24-2022, passed on February 2, 2022, and Ordinance No. 28-2024, passed on January 31, 2024 (as amended, the "Commercial Policy Ordinance"), which sets forth certain additional policies, conditions and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area.
- D. The Company is the sole owner of certain real property within the City, located at 43 E. Clifton Avenue, Cincinnati, Ohio 45202 (the "Property"), as further described in Exhibit A (Legal Description of Property) hereto. Notwithstanding the foregoing, the Property shall not include any residential condominiums being developed in connection with the Project (as defined below) (the "Excluded Property"), and the Company acknowledges and agrees that the City's Community Reinvestment Area program entails separate applications by the owner of any residential condominium units included within the Project. For the avoidance of doubt, the Excluded Property shall not be exempt under this Agreement; however, this provision shall not be deemed to prohibit any owners from time to time of any Excluded Property from separately applying for a tax abatement in accordance with applicable law.
- E. The Company has proposed to remodel existing buildings located on the Property, within the boundaries of the City of Cincinnati, as more fully described in Section 1 herein (the "Project"), provided that the appropriate development incentives are available to support the economic viability of the Project.
- F. The Statute provides that if any part of a project is to be used for commercial or industrial purposes, including projects containing five or more dwelling units, in order to be eligible for tax exemption the City and the Company must enter into an agreement pursuant to Ohio Revised Code Section 3735.671 prior to commencement of construction or remodeling.
- G. The City, having appropriate authority under the Statute for this type of project, agrees (as provided herein and subject to all conditions herein) to provide the Company with the tax exemption incentives stated herein, available under the Statute, for development of the Project.
- H. The Company has submitted to the City an application for this tax exemption agreement (the "Application"), a copy of which is attached hereto as Exhibit B, has remitted with the Application

the City application fee of One Thousand Two Hundred Fifty Dollars (\$1,250) made payable to the City.

- I. The Director of the City's Department of Community and Economic Development has recommended approval of the Application on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City.
- J. The Board of Education of the Cincinnati City School District (the "Board of Education"), pursuant to that certain *Tax Incentive Agreement* effective as of April 28, 2020, has approved exemptions of up to one hundred percent (100%) of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- K. The Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to thirty-three percent (33%) of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "Board of Education Agreement").
- L. The Company represents and warrants to the City that the Company and its major tenants, if any, do not intend to relocate part or all of their operations to the City from another county or municipal corporation in the State of Ohio (the "State").
- M. The Company represents that within the past three (3) years neither the Company, any related member of the Company, nor any entity to which the Company is a successor has discontinued operations at a project site in the State during the term of a property tax exemption agreement (under Ohio Revised Code Section 3735.671, 5709.62, 5709.63 or 5709.632) applicable to that site, and the Company acknowledges that misrepresentation hereunder will result in voiding of this Agreement.
- N. The Company represents and warrants to the City that the Company is not subject to an Enterprise Zone Agreement with the City of Cincinnati for the Property or the Project.
- O. City Council passed (i) Motion No. 201401368 on November 19, 2014, establishing a tax incentive policy that incentivizes each applicant for a real property tax abatement in the neighborhoods of Downtown and OTR to enter into a voluntary tax incentive contribution agreement with a third-party organization ("VTICA") for an amount equal to a percentage of the real property taxes that would have been payable on the abated property but for the City-authorized tax abatement (the "VTICA Contribution"), which funds shall be committed by a third-party organization to support the streetcar that specially benefits the abated property, and (ii) Motion No. 201501592 on December 16, 2015, which established that the VTICA Contribution to be recognized by the Director of the Department of Community and Economic Development is 15% of the real property taxes that would have been payable on the abated property but for the City-authorized tax abatement. The Commercial Policy Ordinance confirmed that such motions have not been superseded and remain the will of Council.
- P. The Company acknowledges that the Streetcar will specially benefit the Project due to (a) the Streetcar's enhancement of public transit options in such neighborhoods and (b) the anticipated increase in property values attributable to public investment in Streetcar infrastructure.
- Q. The Company represents and warrants to the City that the Company has entered or will enter into a VTICA and shall pay the VTICA Contribution each year for the full term of the abatement.
- R. This Agreement has been authorized by Ordinance No. _____-2025, passed by Cincinnati City Council on _____, 2025.

- S. In determining to recommend and authorize this Agreement, the Department of Community and Economic Development and City Council, respectively, have acted in material reliance on the Company's representations in the Application and herein regarding the Project including, but not limited to, representations relating to the number of jobs to be created and/or retained by the Company, the Board of Education Agreement, the VTICA Contribution, and the Project's effect in promoting the general welfare of the people of Cincinnati by, for example, encouraging the development of real property located in the Community Reinvestment Area and thereby promoting economic growth and vitality in Cincinnati.

NOW, THEREFORE, pursuant to Ohio Revised Code Section 3735.67(A) and in conformity with the format required under Ohio Revised Code Section 3735.671, in consideration of the mutual covenants contained herein and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

Section 1. Project. Upon issuance of the necessary zoning and building approvals, the Company agrees to remodel the existing buildings on the Property to create, in aggregate, approximately 10,933 square feet of residential space, consisting of 16 residential units (the "Improvements") at an estimated aggregate cost of \$1,700,000 to commence after the execution of this Agreement and to be completed no later than December 31, 2026; *provided*, however, that the Director of the Department of Community and Economic Development (the "Housing Officer") may, in his or her discretion, extend such deadline for a period of up to 12 months by written notice if, in the Director's judgment, the Company is proceeding in good faith towards completion. The remodeling shall be in compliance with applicable building code requirements and zoning regulations. In addition to the foregoing, (A) the Project shall comply with the Americans with Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the "**ADA**"), and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a "place of public accommodation" or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA, applicable building code requirements, or by any other legal requirement, then the Company shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, "**Contractual Minimum Accessibility Requirements**" means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building's primary point of entry, conspicuous signage directing persons to such accessible point of entry.

Section 2. Real Property Tax Exemption. Subject to the satisfaction of the conditions set forth in this Agreement, the City approves exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of one hundred percent (100%) of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for a period of twelve (12) years, provided that the Company shall have entered into the Board of Education Agreement. Within 120 days after completion of the Project (unless otherwise extended in writing by the City's Housing Officer), the Company must file the appropriate application for tax exemption with the City's Housing Officer. The Company is solely responsible to take this action. Upon receipt of the application for tax exemption, the City will proceed with the exemption authorized by this Agreement. In accordance with Ohio Revised Code Section 3735.67, the exemption is conditioned on verification by the Housing Officer of (A) the completion of remodeling, (B) the cost of remodeling, (C) the facts asserted in the application for exemption and (D) if a remodeled structure is a structure of historical or architectural significance as designated by the City, state or federal government, that the appropriateness of the remodeling has been certified in writing by the appropriate agency. If the required verification is made, the Housing Officer will forward the exemption application to the Hamilton County Auditor with the necessary certification by the Housing Officer. Subject to the conditions set forth in this Agreement, the exemption commences the first tax year for which the Improvements would first be taxable were the Improvements not exempted from taxation. The dates provided in this paragraph refer to tax years in which the subject property is assessed, as opposed to years in which taxes are billed. No exemption

shall commence after tax year 2027 nor extend beyond the earlier of (i) tax year 2038 or (ii) the end of the twelfth (12th) year of exemption.

Section 3. Use; Maintenance; Inspections. The Company shall use the Property solely for the purposes described in Section 1 hereof and shall properly maintain and repair the Property throughout the period of tax exemption authorized herein. The Company authorizes the Housing Officer, or the Housing Officer's designees, to enter upon the Property as reasonably required to perform property inspections in accordance with Ohio Revised Code Section 3735.68.

Section 4. Compliance with Board of Education Agreement. As a condition of the tax exemption authorized under this Agreement, the Company agrees to enter into and comply with its obligation under the Board of Education Agreement.

Section 5. Duty of Company to Pay Taxes. As required by Ohio Revised Code Section 3735.671(B)(3), the Company shall pay such real property taxes as are not exempted under this Agreement and are charged against the Property and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, exemptions from taxation granted or authorized under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and continuing thereafter.

Section 6. Company Certifications Regarding Non-Delinquency of Tax Obligations. As required by Ohio Revised Code Section 3735.671(B)(4), the Company certifies that at the time this Agreement is executed, the Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State, and does not owe delinquent taxes for which the Company is liable under Ohio Revised Code Chapters 5735, 5739, 5741, 5743, 5747 or 5753, or if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C. §101, et seq., or such a petition has been filed against the Company. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 7. Covenant of Satisfaction of Tax and Other Obligations. In accordance with Ohio Revised Code Section 9.66, (A) the Company affirmatively covenants that it does not owe: (i) any delinquent taxes to the State or to a political subdivision of the State; (ii) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State; or (iii) any other moneys to the State, a State agency or a political subdivision of the State that are past due, regardless of whether the amounts owed are being contested in a court of law or not; (B) the Company authorizes the City and/or the State to inspect the personal financial statements of the Company, including tax records and other similar information not ordinarily open to public inspection; and (C) the Company authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and or other State departments in connection with the above statements. As provided by statute, a knowingly false statement under this section may be prosecuted as a first degree misdemeanor under Ohio Revised Code Section 2921.13, may render the Company ineligible for any future economic development assistance from the State or any political subdivision of the State, and will result in the City requiring the Company's repayment of any assistance provided by the City in connection with the Project.

Section 8. City Cooperation. As required by Ohio Revised Code Section 3735.671(B), upon specific request from the Company, the City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 9. Continuation of Exemptions. As provided in Ohio Revised Code Section 3735.671(B), if for any reason the City revokes the designation of the City of Cincinnati as a Community Reinvestment Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless the Company materially fails to fulfill its obligations under this

Agreement and the City terminates or modifies the exemptions from taxation authorized pursuant to this Agreement.

Section 10. City Not Liable. The Company acknowledges that the exemption authorized in this Agreement is subject to approval and implementation by the appropriate state and/or county taxing authorities. The Company acknowledges that the City does not give any guarantee or assurance that the exemption approved in this Agreement will be so approved, and the Company agrees that in no event shall the Company seek to hold the City liable in any way in the event such exemption is not granted or implemented.

Section 11. Small Business Enterprise Program.

A. Compliance with Small Business Enterprise Program. The policy of the City is that a fair share of contracts be awarded to Small Business Enterprises (as such term is defined in Cincinnati Municipal Code ("CMC") Section 323-1-S, "SBEs"). Pursuant to CMC Section 323-11, the City's annual goal for SBE participation shall be thirty percent (30%) of the City's total dollars spent for construction (as such term is defined in CMC Section 323-1-C4), supplies (as such term is defined in CMC Section 323-1-S5), services (as such term is defined in CMC Section 323-1-S) and professional services (as such term is defined in CMC Section 323-1-P2). Accordingly, the Company shall use its best efforts and take affirmative steps to achieve the City's goal of voluntarily meeting thirty percent (30%) SBE participation. A list of SBEs may be obtained from the City's Department of Economic Inclusion. The Company may refer interested firms to the City's Department of Economic Inclusion for review and possible certification as an SBE. The Company shall comply with the provisions of CMC Chapter 323, including without limitation taking at least the following affirmative steps:

- (i) Including qualified SBEs on solicitation lists.
- (ii) Assuring that SBEs are solicited whenever they are potential sources.

The Company must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to SBEs to provide services, to supply materials, or to bid on construction contracts, as applicable.

(iii) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.

(iv) If any subcontracts are to be let, the Company shall require the prime contractor (if different from the Company) to take the above affirmative steps.

(v) Prior to the commencement of work under any subcontracts, the Company shall provide to the City a list of such subcontractors, including information as to the dollar amount of the subcontracts and such other information as may be requested by the City. The Company shall update the report monthly.

(vi) The Company shall periodically document its best efforts and affirmative steps to meet the above SBE participation goals by submitting such information as may be requested from time to time by the City.

B. Remedies for Noncompliance with Small Business Enterprise Program. Failure of the Company or its contractors and subcontractors to take the affirmative steps specified above, to provide fair and equal opportunity to SBEs, or to provide technical assistance to SBEs as may be necessary to reach SBE participation as set out in CMC Chapter 323 may be construed by the City as failure of the Company to use its best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to enforce specific performance of the terms of this Section. The provisions of CMC Section 323-99 are hereby incorporated by reference into this Agreement.

Section 12. Jobs. The Company represents that, as of the date of the execution of this Agreement, the Company has no existing employment at the Property or in the State.

Section 13. Job Creation and Retention.

A. Jobs to be Created by Company. The Company agrees to use its best efforts to create (i) 0.5 full-time permanent jobs, and (ii) 15 full-time temporary construction jobs the Property in connection with the Project. In the case of the construction jobs, the job creation and retention period shall be concurrent with remodeling, and in the case of the other jobs described herein, the job creation period shall begin upon completion of remodeling and shall end three (3) years thereafter.

B. Company's Estimated Payroll Increase. The Company's increase in the number of employees will result in approximately (i) \$30,000 of additional annual payroll with respect to the full-time permanent jobs, and (ii) \$600,000 of additional annual payroll prior to the completion of the Project with respect to the full-time temporary construction jobs.

C. Community Reinvestment Area Employment. The Company shall (i) adopt hiring practices to ensure that at least twenty-five percent (25%) of the new employees shall be residents of the City of Cincinnati and (ii) give preference to residents of the City relative to residents of the State who do not reside in the City when hiring new employees under this Agreement.

D. Posting Available Employment Opportunities. To the extent allowable by law, the Company shall use its best efforts to post available employment opportunities within the Company's organization or the organization of any subcontractor working with the Company with the Ohio Means Jobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-746-7200.

Section 14. Equal Employment Opportunity. This Agreement is subject to the City's Equal Employment Opportunity Program contained in CMC Chapter 325. The Equal Employment Opportunity Clause in CMC Section 325-9 is incorporated by reference in this Agreement. The term "Company" is substituted for "Contractor" throughout CMC Section 325-9 in the context of this Agreement.

Section 15. Compliance with Immigration and Nationality Act. In the performance of its obligations under this Agreement, the Company agrees to comply with the provisions of the Immigration and Nationality Act codified at 8 U.S.C. §§ 1324a(a)(1)(A) and (a)(2). Any noncompliance with such provisions shall be solely determined by either the federal agencies authorized to enforce the Immigration and Nationality Act or the U.S. Attorney General, in accordance with Executive Order 12989 of the U.S. President dated February 13, 1996, and as amended by Executive Order 13465 of the U.S. President dated June 6, 2008.

Section 16. Default. As provided in Ohio Revised Code Section 3735.671(B)(7), if the Company materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification as to delinquent taxes required by this Agreement (Section 6 hereof) or the covenant of satisfaction of tax and other obligations (Section 7 hereof) is fraudulent, the City may terminate or modify the exemptions from taxation granted or authorized under this Agreement and may require the repayment by the Company of the amount of taxes that would have been payable had the Improvements not been exempted from taxation pursuant to this Agreement. A modification of exemption may be in the form of reduction in the number of years that eligible property is exempt and/or a reduction in the exemption percentage. The City shall provide written notice to the Company prior to finding the Company in default under this section. The notice shall provide the Company with not less than thirty (30) days to cure the default prior to City termination or modification of the exemptions under this Agreement. The City may extend the cure period as reasonably necessary under the circumstances. In the event of such termination or modification, the City is authorized to so notify the appropriate taxing authorities in order to effect the termination or modification. If repayment of previously exempt taxes is required by the City under this Section, such amount shall be paid as directed by the City within thirty (30) days of written demand. The City may secure repayment of such taxes by a lien on the Property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a

mortgage lien on real property. Amounts due and not paid when due under this Section 16 shall bear interest at the rate specified in Ohio Revised Code Section 1343.03(A) (as in effect on the date of the City's payment demand).

Section 17. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(B)(5) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

Section 18. Revocation.

A. Generally. Pursuant to Ohio Revised Code Section 3735.68, the housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under Ohio Revised Code Section 3735.67. If the housing officer finds that the property has not been properly maintained or repaired due to the neglect of the Company, the housing officer may revoke the exemption at any time after the first year of exemption. If the Company has materially failed to fulfill its obligations under this Agreement, or if the owner is determined to have violated division (E) of that section (see Section 18(B) of this Agreement), City Council, subject to the terms of the agreement, may revoke the exemption at any time after the first year of exemption. The housing officer or City Council shall notify the county auditor and the Company that the tax exemption no longer applies. If the housing officer or legislative authority revokes a tax exemption, the housing officer shall send a report of the revocation to the community reinvestment area housing council and to the tax incentive review council established pursuant to section 3735.69 or 5709.85 of the Revised Code, containing a statement of the findings as to the maintenance and repair of the property, failure to fulfill obligations under the written agreement, or violation of division (C) of Ohio Revised Code Section 3735.671, and the reason for revoking the exemption.

B. Prior Statutory Violations. The Company represents and warrants to the City that it is not prohibited by Ohio Revised Code Section 3735.671(C) from entering into this Agreement. As required by Ohio Revised Code Section 3735.671(B)(7), exemptions from taxation granted or authorized under this Agreement shall be revoked if it is determined that the Company, any successor to the Company or any related member (as those terms are defined in division (C) of Ohio Revised Code Section 3735.671) has violated the prohibition against entering into this Agreement under division (C) of Ohio Revised Code Section 3735.671 or under Ohio Revised Code Sections 5709.62, 5709.63, or 5709.632 prior to the time prescribed by that division or either of those sections.

Section 19. False Statements; Penalties; Material Representations.

A. Generally. As required in connection with Ohio Revised Code Section 9.66(C), the Company affirmatively covenants that it has made no false statements to the State or the City in the process of obtaining approval for this Agreement. If any representative of the Company has knowingly made a false statement to the State or the City to obtain approval for this Agreement, or if the Company fails to provide any information expressly required under the Application, the Company shall be required to immediately return all benefits received under this Agreement (by payment of the amount of taxes exempted hereunder, paid as directed by the City within thirty (30) days of written demand) and the Company shall be ineligible for any future economic development assistance from the State, any State agency or any political subdivision of the State pursuant to Ohio Revised Code Section 9.66(C)(1). Amounts due and not paid under this Section 19 shall bear interest at the rate of twelve percent (12%) per year. Any person who provides a false statement to secure economic development assistance (as defined in Ohio

Revised Code Section 9.66) may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(F)(1), which is punishable by fine of not more than One Thousand Dollars (\$1,000) and/or a term of imprisonment of not more than six (6) months.

B. Material Representations – Board of Education Agreement and VTICA. The Parties acknowledge and agree that a material failure by the Company to comply with its representations concerning the Board of Education Agreement or VTICA Contribution shall constitute an event of default for purposes of Section 16 (*Default*) and the basis for revocation under Section 18 (*Revocation*). Subject to the terms of the VTICA, if the VTICA is unenforceable for reasons of infeasibility or otherwise, the Company shall enter into alternative arrangements providing for the economic equivalent of the VTICA Contribution in order to support the streetcar. Such arrangements may include, but are not limited to, providing for the economic equivalent of the VTICA Contribution through formation of a special improvement district. For purposes of this Section 19.B, alternative arrangements must result in services substantially similar to those that would have been supported through the VTICA and at a value that is the economic equivalent of the VTICA Contribution, which value shall not be required to exceed the VTICA Contribution amount that would have been payable by the Company. Any determination of infeasibility or mechanism for providing alternative arrangements is subject to approval by the City at its sole discretion. Nothing in this Section 19.B shall operate to limit the City's enforcement authority under this Agreement including, without limitation, Section 16, Section 18, and Section 19.A.

Section 20. Conflict of Interest. The Company covenants that, to the Company's knowledge, no employee of the City has any personal interest, direct or indirect, in any matters pertaining to the Project, and the Company agrees to take appropriate steps to prevent any employee of the City from obtaining any such interest throughout the term of this Agreement.

Section 21. Annual Fee. The Company shall pay an annual fee of Five Hundred Dollars (\$500) or one percent (1%) of the annual taxes exempted under this Agreement, whichever is greater, but not to exceed Two Thousand, Five Hundred Dollars (\$2,500) per annum. This fee is due with submission of the information for Annual Review and Report by March 1 of each year.

Section 22. Discontinued Operations. As provided in Ohio Revised Code Section 3735.671(C), if, prior to the expiration of the term of this Agreement, the Company discontinues operations at the Project so that the Property is no longer being used for the purposes described in Section 1 hereof, then the Company, its successors, and any related member shall not enter into an agreement under Ohio Revised Code Sections 3735.671, 5709.62, 5709.63 or 5709.632, and no legislative authority shall enter into such an agreement with the Company, its successors or any related member prior to the expiration of three (3) years after the discontinuation of operations. As used in this Section 22, "successors" and "related member" shall have the meanings set forth in Ohio Revised Code Section 3735.671(C).

Section 23. Notices. Unless otherwise specified herein, each party shall address written notices, demands and communications in connection with this Agreement to the other party as follows (or to such other address as is communicated in accordance with this Section):

To the City:

City of Cincinnati
Attention: Director of the Department of Community and Economic Development
Centennial Plaza Two, Suite 700
805 Central Avenue
Cincinnati, Ohio 45202

To the Company:

OTR Historical Development, LLC
13705 132nd Avenue
Jamaica, NY 11436
Attn: Nirmal Paudel

If the Company sends a notice to the City alleging that the City is in default under this Agreement, the Company shall simultaneously send a copy of such notice to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, OH 45202.

Section 24. Acknowledgment of City Participation. The Company agrees to acknowledge the support of the City on construction signs, project and exhibition signage, and any publicity such as that appearing on the internet, television, cable television, radio, or in the press or any other printed media. In identifying the City as a Project partner, the Company shall use either the phrase "Project Assistance by the City of Cincinnati" or a City of Cincinnati logotype or other form of acknowledgement that has been approved in advance in writing by the City.

Section 25. Entire Agreement. This Agreement and the Exhibits attached hereto constitute the entire agreement between the City and the Company with respect to the subject matter herein, superseding any prior or contemporaneous agreement with respect thereto.

Section 26. Governing Law. This Agreement is entered into and is to be performed in the State. The City and the Company agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

Section 27. Waiver. The City's waiver of any breach by the Company of any provision of this Agreement shall not constitute or operate as a waiver by the City of any other breach of such provision or of any other provisions, nor shall any failure or delay by the City to enforce any provision hereof operate as a waiver of such provision or of any other provision.

Section 28. Severability. This Agreement shall be severable; if any part or parts of this Agreement shall for any reason be held invalid or unenforceable by a court of competent jurisdiction, all remaining parts shall remain binding and in full force and effect.

Section 29. Amendment. This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto or their representatives.

Section 30. Non-Assignment. As required by Ohio Revised Code Section 3735.671(B)(6), this Agreement is not transferable or assignable by the Company without the express written approval of the City Manager of the City. If the Company has entered into a Board of Education Agreement or VTICA in connection with the Property, the City shall not approve the assignment of this Agreement unless the assignee has assumed the Company's remaining obligations under the Board of Education Agreement and VTICA, as applicable. Failure to assign or otherwise perform the Company's obligations under the Board of Education Agreement or VTICA upon transfer of the Property during the term of the tax abatement authorized by this Agreement shall be basis for revocation of the tax exemption under Section 18.

Section 31. Recording. At its election, the City may record this Agreement at the City's expense in the Hamilton County Recorder's Office.

Section 32. Legislative Action Required. As provided in Ohio Revised Code Section 3735.671, the Company and the City acknowledge that this Agreement must be approved by formal action of the City Council of the City as a condition for this Agreement to take effect. Notwithstanding anything to the contrary herein, this Agreement shall take effect after the later of the date of such approval or the final date of execution of this Agreement by all parties.

Section 33. Additional Representations and Warranties of Company. The Company represents and warrants that (a) it is duly organized and existing and it has full power and authority to take, and has taken, all action necessary to execute and deliver this Agreement and any other documents required or permitted to be executed or delivered by it in connection with this Agreement, and to fulfill its obligations hereunder; (b) no notices to, or consents, authorizations or approvals of, any person are required (other than any already given or obtained) for its due execution, delivery and performance of this Agreement; and (c) this Agreement has been duly executed and delivered by it and constitutes the legal, valid and binding obligation of the Company.

Section 34. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, the company shall be considered in default under this Agreement.

Section 35. Appeals. Pursuant to Ohio Revised Code Section 3735.70, a person aggrieved under the Statute or this Agreement may appeal to the community reinvestment area housing council, which shall have the authority to overrule any decision of a housing officer. Appeals may be taken from a decision of the council to the court of common pleas of the county where the area is located.

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence,

findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

Section 38. Counterparts and Electronic Signatures. This Agreement may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by electronic signature.

Remainder of this page intentionally left blank. Signature page follows.

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF CINCINNATI,
an Ohio municipal corporation

OTR HISTORICAL DEVELOPMENT, LLC,
an Ohio limited liability company

By: _____
Sheryl M. M. Long, City Manager

Date: _____, 2025

By: _____

Printed Name: _____

Title: _____

Date: _____, 2025

Authorized by resolution dated _____

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Steve Webb, City Finance Director

Exhibit A to CRA Agreement

LEGAL DESCRIPTION OF PROPERTY

Lying and being in the City of Cincinnati, County of Hamilton, State of Ohio, and being more particularly described as follows:

Beginning at the intersection of the South line of East Clifton Avenue and the West line of Frintz Street; thence Westwardly along the South line of East Clifton Avenue, 307 feet to the place of beginning for this description; thence from said beginning point, Westwardly along the South line of East Clifton Avenue, 58 feet; thence Southwardly parallel with Frintz Street, 119.36 feet to the North line of Hust Alley, a 12 foot alley; thence Eastwardly along the North line of Hust Alley, 4 feet; thence Northwardly parallel with Frintz Street, 36.64 feet; thence Eastwardly 54 feet to a point in the East line of Grantor's property, 82.55 feet South of East Clifton Avenue; thence Northwardly on a line parallel to Frintz Street, 82.55 feet to the South line of East Clifton Avenue and the place of beginning, together with Grantor's interest in any easement for existing sewer and water lines across the property adjoining on the South and extending from the South line of the above described property Southwardly to Hust Alley.

094-0005-0145 & 0146 cons. **ST**

Exhibit B to CRA Agreement

APPLICATION FOR TAX EXEMPTION

[to be included in execution version]

Carrion, Lisa

From: webapp@cincinnati-oh.gov
Sent: Friday, August 8, 2025 2:20 PM
To: ClerkOfCouncilEmail
Subject: Cincinnati City Council - Lobbyist Registration Form

=====
Submitted: 08/08/2025

APPLICATION TYPE: Registration
LOBBYIST COMPANY NAME: Government Strategies Group
LOBBYIST FNAME: Doug
LOBBYIST LNAME: Moormann
LOBBYIST ADDRESS: 700 Walnut Street, Suite 450
LOBBYIST PHONE: 513-651-4100
LOBBYIST EMAIL: dmoormann@devstrategiesgroup.com
LOBBYIST OCCUPATION: Consultant
LOBBYIST POSITION: VP
CLIENT COMPANY NAME: Metro/SORTA
CLIENT FNAME: Troy
CLIENT LNAME: Miller
CLIENT ADDRESS: 525 Vine St, Cincinnati Oh 45202
CLIENT PHONE: (513) 632-7575
CLIENT EMAIL: millert@go-metro.com
CLIENT BUSINESS: Transportation
LEGISLATION TYPE: Other
LEGISLATION TYPE_OTHER:
LEGISLATION DESCRIPTION: Activities related to Metro, SORTA, public transportation, and Metro projects.
CERTIFY: Yes
SIGNATURE: Doug Moormann

=====

August 6, 2025

To: Mayor and Members of City Council

202501515

From: Sheryl M.M. Long, City Manager

Subject: **Report - Tax Incentive Review Council Status of Property Tax Exemptions for Year End 2024**

BACKGROUND

The Tax Incentive Review Council (TIRC) held its annual meeting on June 26, 2025, to review the 2024 period performance of companies granted property tax exemptions under Sections 5709.85, 725, and 3735.671 of the Ohio Revised Code (ORC). The TIRC review determines whether businesses have complied with the terms of their agreement related to project investment and job retention/creation. The tax exemption agreements typically allow the company three years to achieve investment and job goals.

The TIRC recommends continuation, modification, or termination of Tax Increment Financing (TIF) exemptions and Community Reinvestment Area (CRA) agreements. It is important to note that the majority of tax exemption agreements executed by the City in recent years have been CRA agreements. TIF Agreements are more complex and tend to be used for large projects and have longer terms.

The following documents are attached:

- Attachment I (*TIRC 2025 Minutes and Summary Report*) reflects the minutes of the TIRC's 2025 Annual Meeting and the Summary Report.
- Attachment II (*2025 TIRC Detailed Reports – TIFs*) represents details of the 2024 year-end status of TIF Projects (General Information and Revenues and Expenditures) and TIF Districts.
- Attachment III (*2025 TIRC Detailed Reports – CRAs*) reflects details of the 2024 CRA Tax Abatements in four sections: General Information, Construction Issues, Jobs & Payroll Issues, and Reporting Issues.

PERFORMANCE OF TIF DISTRICTS AND TIF PROJECTS

The TIRC is required to review TIF exemptions created after 1994 including TIF Projects and TIF Districts. Attachment II provides detailed information on the 49 Project TIFs and 35 District TIFs. Details on the six ORC 725 Urban Renewal exemptions are included in the Summary document. All companies with TIF or ORC 725 exemptions were in compliance with required service payments in 2024 and these exemptions are recommended for continuation.

PERFORMANCE OF COMMERCIAL CRA AGREEMENTS

During the 2024 period, there were 373 active commercial CRA agreements. A breakdown of the 2024 review and performance is summarized below and is also detailed in Attachment III:

- There are 323 agreements recommended for **continuation**.
- There are 13 agreements recommended for **modification**. These include two pending assignment, seven pending an extension amendment to extend their construction deadline, and four pending construction start. Most of the construction delays continue to be related to employment and supply issues as a result of the pandemic and economic factors. Amendments are being drafted for agreements where a letter from the Department Director is not sufficient. Construction starts are usually delayed as a result of financing issues.
- Eleven companies are recommended for **termination**. Most of these companies were in default on their CRA Agreement and will be terminated should the default not be remedied.
- Two CRA Agreements were terminated as a result of the developer selling these properties back to the City.
- Twenty-six agreements have expired and the projects have been closed.

Agreements that Expired in 2024

- BarbAurora, LLC (1500 Race Street)
- Document Destruction (MPC Management-4527 Reading Road)
- Grandin Company LTD (1600 Central Parkway)
- Kirby Lofts, LLC (1710 Bruce Avenue)
- Urban Legacy VIII, LLC (1428, 1430, and 1438 Race Street)
- Urban Legacy VIII, LLC (18 W. 13th Street)
- Ale House Landlord LLC (Taft Ale House Brewery-1429 Race Street)
- Urban Legacy VIII, LLC (15 W. 14th Street)
- Urban Legacy VIII, LLC (1403 Vine Street)
- St. Paul Village II Limited Partnership (5515 Madison Road)
- OTR Predevelopment LLC (Color Building-1400 Vine Street)
- CBD Holdings (122 E. 6th Street)
- Union on Taft, LLC (Taft Offices-237 William H Taft Road)
- Elberon Senior Apartments, LLC (3414 W. 8th Street)
- Masi Realty LLC (Malton Art Gallery-3804 Edwards Road)
- Towne Properties, Inc. (DeSales Apartments II-1524 Chapel Street)
- Cutter Historic Apartments, LLC (1316 Broadway St.; 506, 510, 511, 513 E. 13th St.)
- Avondale Housing LP (Avondale Revit. Phase 1B – Reading Rd and Hutchins Ave)
- Abigail Flats, LLC (512 E. 12th Street)
- Hagen Properties, LLC (1833 Vine Street)
- 5011 Kenwood, LLC (Camargo Capital Renovation)
- OTR A.D.O.P.T. (1702 Central Parkway)
- Post Office Place, LLC (3923 Eastern Avenue)
- Borgman Properties, LLC (6250 Este Avenue)
- Mountain Cincinnati, LLC (1101 Regina Graeter Way)
- Daffin Investments Ohio, LLC (28-23 W. Court Street)

RECOMMENDATION

The ORC Section 5709.85(E) states that City Council must act on the CRA and TIF program recommendations determined at the annual TIRC meeting. Recommendations to continue, modify, or terminate company agreements are contained in the 2025 TIRC Minutes (Attachment I). The Administration recommends approval of these minutes and the recommendations therein.

Attachments: I. TIRC 2025 Meeting Minutes and Summary Report
 II. 2025 TIRC Report – TIFs
 III. 2025 TIRC Report – CRAs

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

Tax Incentive Review Council

2025 Annual Meeting
 June 26, 2025 at 3:00 p.m.
 Two Centennial Plaza, 805 Central Avenue, 7th Floor
 Griesel Conference Room
 Cincinnati, Ohio 45202

ATTENDANCE

Members & Designees

Member/Designee	Affiliation
Auditor Jessica Miranda, Chair	Hamilton County Auditor
Markiea L. Carter (for City Manager)	City of Cincinnati (Manager)
Councilmember Jan-Michele Lemon Kearney	City of Cincinnati (Council)
Steven Webb	City of Cincinnati (Finance)
Benjamin Heckert (for Jennifer Wagner)	Cincinnati Public Schools
Vacant	Citizen Member
Vacant	Citizen Member
Staff	
Beth Weber	Hamilton County Auditor
Michael Banish	DCED
Dan Bower	DCED
Emily Kujawa	Law
Visitors	
Julie Fay	Mohawk Neighborhood CDC
Dan Hoying	Cincinnati Public Schools
Sam Green	Enquirer
Kevin Hengehold	Cincy Tenants Union
Randy Tucker	Enquirer
Maggie Shrenk	John Arthur Flats
Rose G.	John Arthur Flats
Denise N.	John Arthur Flats
Eddie J.	John Arthur Flats
Pat C.	John Arthur Flats
Eddie Johnson	John Arthur Flats

MINUTES OF THE 2025 TIRC MEETING

Ms. Miranda called the meeting to order at 3:05pm and invited members and staff to introduce themselves.

Michael Banish reviewed the purpose of the meeting.

Dan Bower, Deputy Director, Department of Community and Economic Development, reviewed the Tax Increment Financing exemptions, both Projects and Districts. He presented staff recommendations to CONTINUE all exemptions.

TIRC Recommendation: Motion by Mr. Heckert, seconded by Director Carter, to continue all TIF exemptions. Motion carried unanimously.

Dan Bower reviewed the ORC 725 Urban Renewal exemptions. He presented staff recommendations to CONTINUE all ORC 725 exemptions.

TIRC Recommendation: Motion by Mr. Webb, seconded by Councilmember Kearney, to continue all ORC 725 exemptions. Motion carried unanimously.

Michael Banish reviewed the summary of the Community Reinvestment Area (CRA) Property Tax Abatements. He reported on results of actions taken at the 2024 TIRC last year. He then presented staff recommendations for the 2024 CRA Agreements and reviewed the CRA Agreements that expired in 2023.

Councilmember Kearney noted that one of the terminations is the Clifton Market and expressed concern about the ramifications of terminating this CRA Agreement. She also noted that NHC-Flat Iron was also on the terminations list and expressed concerns about that property and its status.

Dan Bower responded to Councilmember Kearney's concerns by suggesting that DCED only terminates CRA Agreements as a last resort, and that the Clifton Market owner needed to respond to DCED's multiple requests for reports and the school board's multiple requests for PILOT payments in the past three years. He also pointed out that NHC Flat Iron's property was in receivership and would likely not be terminated until those issues are resolved.

TIRC Recommendation: Motion by Director Carter, second by Mr. Heckert, to accept staff recommendations for all CRA Agreements. Motion carried unanimously.

Mr. Webb made the motion to Adjourn, seconded by Director Carter.

Meeting adjourned at 3:45pm.

Purpose of the Tax Incentive Review Council

According to Ohio Revised Code Section 5709.85, the TIRC meets annually to review all agreements granting exemptions from property taxation and any performance or audit reports required to be submitted pursuant to those agreements (see the attached reports). The Council determines whether the owner of the exempted property has complied with the agreement and may consider market fluctuations or changes in the business cycle unique to the owner's business. The Council shall submit to City Council written recommendations for continuation, modification, or cancellation of each agreement.

TIRC REPORT NARRATIVE

Tax Increment Financing (TIF) Exemptions (ORC 5709.40 & 5709.41)

A. Program Overview

Developers making a large-scale investment that requires substantial public infrastructure improvements may be able to use Tax Increment Financing (TIF) to offset a portion of those costs. In certain limited circumstances, TIF dollars may be used more broadly for urban redevelopment purposes.

How Do They Work? The Ohio legislature has authorized the creation of Tax Increment Financing under ORC Section 5709.40 and 5709.41. Upon creating a TIF, Ohio allows a municipality to grant a tax exemption up to 100% of the newly created real property value with the consent of the local school district. Municipalities may require payments in lieu of taxes on the exempt real property value. All payments in lieu of taxes collected on this newly created property value can be used to fund public infrastructure improvements and other eligible uses or pay debt service on bonds issued for such eligible uses. The two most common types of TIF in Ohio are Project TIFs and District TIFs. Project TIFs are applicable to particular developments. District TIFs apply to a specific geographic area of the City. In both cases, taxes are exempted on improvements (for the specific project, in the case of a Project TIF, or within the district, in the case of a District TIF), and the City may impose payments in lieu of taxes. District TIFs are subject to geographic area and assessed value caps under state law.

What Are the Benefits? Tax Increment Financing provides a method to fund public infrastructure and other eligible site improvements adjacent to and within new commercial developments.

How Is It Used? To initiate the process, a developer applies to the City for a TIF designation prior to the commencement of any construction activities. Next, the Department of Community & Economic Development reviews submitted information and requests additional information as required to determine whether debt must be issued to construct the public improvements and may refer the developer to the Port Authority to underwrite the debt issuance. Finally, a recommendation is made to City Council for the designation of the Project as a TIF as well as any related legislation and legal agreements, such as a Development Agreement (governing the developer's construction of their project), Cooperative Agreement (when debt is to be issued through the Port), debt agreements (when the City issues the debt) and other related documents (i.e., letter of credit and service agreements). Depending on the timeline of a project's infrastructure needs, the City creates a Project TIF or District TIF and either: 1) waits until the revenues derived from the TIF are sufficient to pay for the costs of the infrastructure, or 2) issues debt for the construction of the infrastructure with such bonds being backed by the future TIF revenues. The decision of whether or not to issue debt depends solely on the

immediacy of the project's infrastructure needs. The City frequently utilizes the Port Authority for the issuance of debt of TIF projects.

Pursuant to House Bill 33, passed by the 135th Ohio General Assembly, in 2024 the City of Cincinnati passed Ordinance No. 183-2024 to allow service payments from certain defined Project TIFs to be used anywhere in the City of Cincinnati on public infrastructure improvements furthering urban redevelopment.

B. Staff Review of TIF Districts and Project TIFs

In 2024, the City of Cincinnati had a total of 35 TIF Districts. The 35 Districts received a total of \$92,282,920 in Statutory Service Payments in 2024 and made expenditures in 2024 totaling \$28,442,705.

The City had 49 Project TIFs at various stages at the end of 2024. For the 39 Project TIFs receiving and distributing payments, there was a total of \$35,340,351 in revenue and \$30,705,041 in expenditure.

For the 33 Project TIF companies that submitted the 2024 TIF Annual Report, the aggregate capital project expenditures through the end of 2024 totaled \$1,433,772,115, compared to a commitment by those companies of \$1,724,841,246. These same 33 companies also reported 6,961 permanent jobs, compared to a commitment of 5,727 permanent jobs. (Note: These aggregate figures are based on both company reports and department estimates. The City will continue to request data from these companies throughout the year.)

C. Recommendations on TIF Exemptions

Staff recommends all current TIF exemptions be Continued.

Urban Renewal Debt (ORC 725)

A. Program Overview

Under Ohio Revised Code Chapter 725, a municipality can enter into a development agreement with a developer of land in an urban renewal project and can authorize a real property tax exemption with respect to the improvements constructed and require the owner to make payments in lieu of taxes to the municipality. The municipality can use those payments to pay debt service on Chapter 725 bonds and for related expenses. The City has created 32 separate Urban Renewal Plans in order to undertake Urban Renewal efforts under ORC 725 within these areas.

B. Staff Review of Agreement ORC 725 Exemption Statuses

In 2024, the City had six active Urban Renewal agreements for projects undertaken in Downtown and the East End. These agreements are compliant with their requirements to make service payments and minimum service payments to pay urban renewal project debt.

Table A: ORC 725 Tax Exemptions: Tax Year 2024

Project	Date Created	Expiration Date	Construction Completed (Yes/No)	Compliant with Agreement Terms	Notes
Race Street Development	1/26/01	12/31/32	Yes	Yes	Compliant for 2024
21C Hotel Project	4/13/02	12/31/33	Yes	Yes	Compliant for 2024
Adams Landing- Village D	12/4/03	12/31/34	Yes	Yes	Compliant for 2024
Adams Landing- Village A	10/13/05	12/31/36	Yes	Yes	Compliant for 2024
Adams Landing- Village B	1/10/06	12/31/37	Yes	Yes	Compliant for 2024
Shillito Lofts	10/27/09	12/31/40	Yes	Yes	Compliant for 2024

C. Recommendations on ORC 725 Exemptions

Staff recommends all current Urban Renewal Exemptions be Continued.

Community Reinvestment Area Property Tax Abatement Program

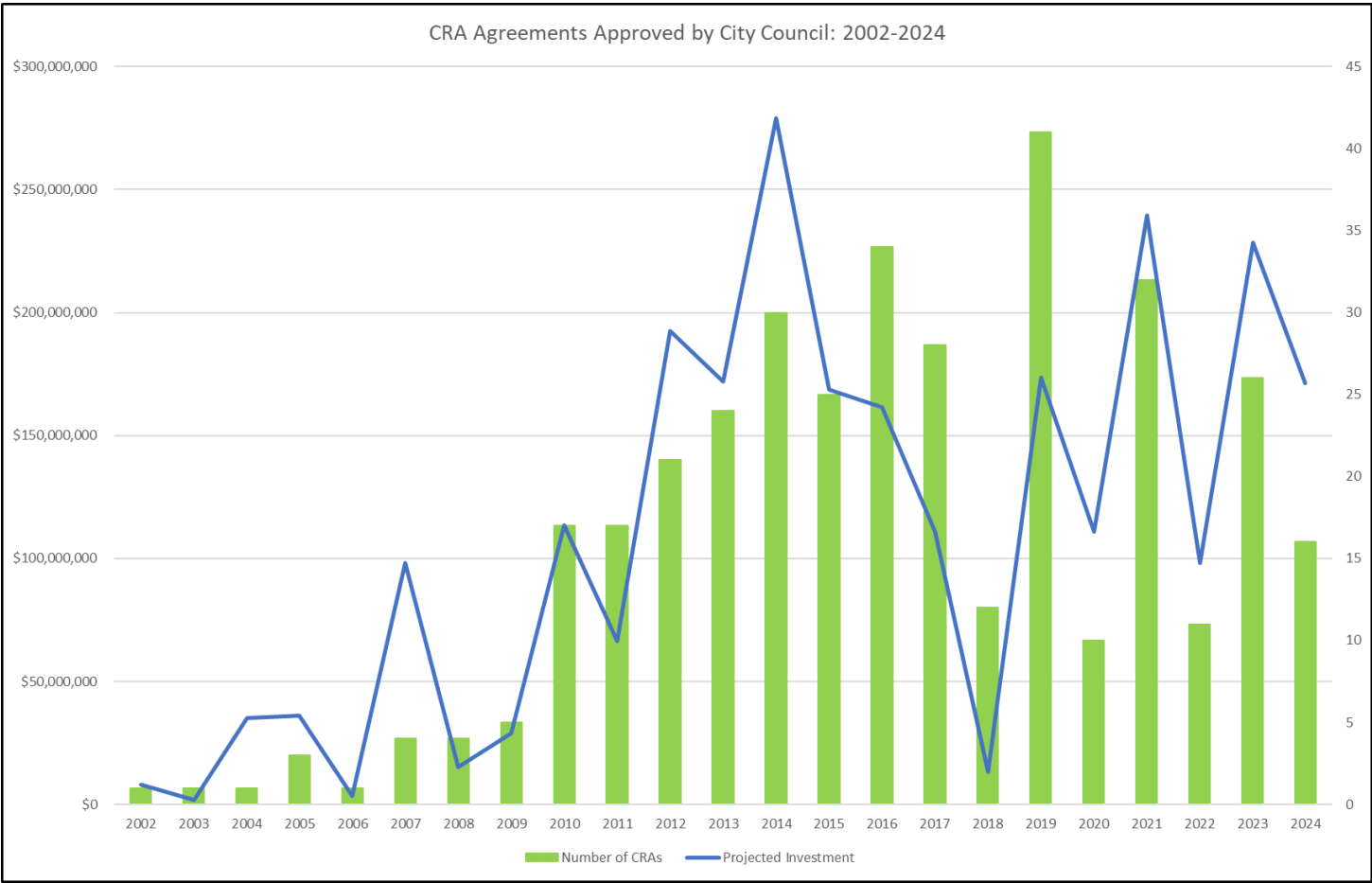
A. Program Overview

The City of Cincinnati offers a Community Reinvestment Area (CRA) tax abatement program to developers building or renovating a multi-family residential, commercial, industrial, or mixed-use facility. The following steps outline the process of CRA approval and commencement of the tax abatement:

1. The Company submits an initial CRA application.
2. The City of Cincinnati's Department of Community Economic Development (DCED) reviews the application, negotiates an agreement, and makes a recommendation to City Council.
3. City Council passes an ordinance to authorize the recommended property tax exemption and a CRA agreement is executed by the City Manager.
4. The Company begins construction of the improvements to the property.
5. The Company enters into a Payment in Lieu of Taxes (PILOT) agreement with Cincinnati Public Schools (CPS) and DCED registers the agreement with Ohio Department of Development (ODOD).
6. The Company submits a completion application to DCED once construction is completed.
7. DCED sends all agreement materials to the Hamilton County Auditor.
8. Hamilton County Auditor assesses improvements and commences the abatement.
9. The Company submits annual reports and fees to the City during the term of the abatement.
10. DCED submits an annual report on all agreements to ODOD in March and presents the information to the TIRC in June and reports to City Council in September.

At the end of 2024, the City of Cincinnati had 373 active Commercial CRA agreements that had been approved by City Council, including 19 new agreements that were executed in 2024 (City Council approvals include one in 2020, one in 2022, and one in 2023; the remainder were approved by Council in 2024). There were two additional CRA agreements approved by City Council in 2024 that did not have executed agreements and are not included on this list.

The following chart reflects the 373 CRA Agreements that are currently active and approved by City Council. These CRA Agreements reflect over \$2.7 billion in Projected Investment.



There have been two CRAs approved by City Council in 2025 so far; none of them have an executed CRA Agreement, yet.

B. Actions Taken on 2024 TIRC Recommendations

The following tables reflect actions taken by the City Administration based on TIRC recommendations from its 2024 meeting.

Table B: 2024 TIRC Modifications Recommended and Actions Taken

Organization Legal Name	Project Name	Issue	Resolution
6558 Gracely, LLC	Gracely Event Centre CRA	Pending Assignment and Extension	New Owner Not Responsive; Termination
CLC 300 Main Street, LLC	Pure Romance LEED CRA	Pending extension amendment	Pending further owner action
Neyer Holdings, Inc.	130-132 E. 6th Street	Pending extension amendment	Agreement terminated
423 East 13th Street, LLC	423 E. 13th Street	Pending construction start	Project changing to LEED
119 E. McMicken, LLC	119 E. McMicken	Pending Comp App & ext amendment	Amendment executed
Northcrown Property, LLC	1614 Walnut Street LEED CRA	Pending extension amendment	Pending sale of property
100 E. McMicken, LLC	100 E. McMicken CRA	Pending extension amendment	Amendment executed
64 E. McMicken, LLC	64 E. McMicken CRA	Pending extension amendment	Pending sale of property
726 E McMillan, LLC	726 McMillan	Pending extension amendment	Amendment executed
254 Mohawk, LLC	254 Mohawk CRA	Pending construction start	Property sold back to City
Condominium Holdings, LLC	1505 Race	Pending Assignment & Ext Amendment	Amendment executed
Condominium Holdings, LLC	116 W 15th Street	Pending Assignment & Ext Amendment	Amendment executed
Campus Management LTD	Park Avenue Square	Pending construction start	Amendment executed
Cincy Downtown Lodging Associates, LLC	299 E. Sixth Street	Pending construction start	Pending financing and start date
Roost Properties, LLC	3244 Fairfield	Pending extension amendment	Pending extension amendment
233 Gilman, LLC	225 Gilman	Pending extension amendment	Amendment executed
Kauffman Vine LLC	1725 Vine Street	Pending extension amendment #2	Pending completion, no amendment
E.M.A. Freeman, LLC	Freeman Apartments	Pending extension amendment #2	Pending amendment to remove LEED
Cincinnati Bulk Terminals	CBT Intermodal	Pending extension amendment	Amendment executed
421 Hoge Street, LLC	421 Hoge Street	Pending assignment & ext amendment	Amendment executed
Azeotropic Partners, LLC	1301 Walnut St. Commercial	Pending assignment & ext amendment	Amendment executed
Seitz, LLC	303 Seitz St	Pending Extension Amendment	Amendment executed
Court and Vine Holdings, LLC	7-11 E Court Street CRA	Pending extension amendment #2	Amendment executed
Oakley Yards Land, LLC	Oakley Yard Senior Living Development	Pending construction start	Developer revisiting project
Oakley Yards Land, LLC	Oakley Yard Multi-family Development	Pending construction start	Developer revisiting project

Table C: 2024 TIRC Terminations Recommended and Actions Taken

Organization Legal Name	Project Name	Action Taken
Lyjaad LLC	Clifton Market - CRA Tax Abatement	Default Notice Sent
Youthland Academy	Children United, LLC	Agreement terminated
Traction Partners, LLC	Traction Company Building	Pending amendment
1737 Vine, LLC	1737 Vine Street CRA	Agreement terminated
Supreme Bright Cincinnati	First National Bank	Agreement terminated

C. 2025 TIRC – 2024 Annual Reports and Fees

Annual Reports are due from each company every year of the CRA Agreement starting with the year the Agreement is executed. Of the 373 active agreements, 350 annual reports have been submitted (94%), and 23 have not been submitted. Five of these missing reports have agreements pending termination and no report is required (see below). The remaining 18 missing reports continue to be requested by the Department.

UPDATE: As of July 11, 2025, 355 CRA Annual Reports had been received.

The Department has contacted the companies representing the remaining 18 agreements about submitting the annual reports. A few have requested report deadline extensions, and others have simply not responded. Staff will continue to attempt to collect these reports for the remainder of the year.

Annual Fees are also due every year and are calculated as 1% of the forgone taxes (taxes exempted by the Agreement), or \$500 minimum and \$2,500 maximum. Companies that have construction underway on their projects typically pay the minimum \$500 annual fee. As of this writing, 282 (76%) 2024 CRA Annual Fee payments have been made totaling \$268,270. Of the remaining 91 companies with outstanding fee payments, several have requested deadline extensions, and nine are being terminated and no fee is expected due to termination recommendation (see below).

Update: As of July 11, 2025, 348 CRA Annual Fees had been paid totaling \$319,287.

As with the annual reports, the Department will continue to attempt to collect the 95 annual fees that remain outstanding.

Six terminations are recommended this year as a result of outstanding 2024 and earlier Annual Reports or Annual Fees: NHC-Flat Iron, LLC; Liberty Modern, LLC; 830 Main Street, LLC; CLC 300 Main, LLC; 6558 Gracely, LLC; and Lyjaad, LLC. These recommendations are a result of multiple attempts to request reports and fees without a response from the company. The complete list of termination recommendations is below.

D. 2025 TIRC – Staff Review of Agreement Statuses for 2024

Out of the 373 total active Agreements in 2024, there were 320 completed projects representing a total Projected Investment of \$2.1 billion and a Total Company-reported Investment of \$2.4 billion, or 114% of the projection. Of the 31 projects completed in 2024, 24 reported project expenditures at or above the amounts projected.

There are 53 projects that are not completed as of this writing, representing a total Projected Investment of \$672.6 million. Of these, 17 projects were expected to be completed on or before December 31, 2024. Four of these are recommended for termination, seven have not started construction, three have requested extensions that are in process, and three are working on their completion applications. Six of these developers have delayed the start of their construction due to supply chain and labor market factors. All 53 projects are subject to the City’s Wage Enforcement requirements for construction. There are no pending Wage Enforcement complaints related to these projects.

The total new jobs commitment from the 373 active CRA Agreements is 7,552 jobs created. Companies that submitted an annual report (282) reported approximately 4,946 jobs created in 2024, with the largest jobs created figures reported by Fountain Place, LLC (The Foundry-1,629 jobs), , Medpace (3 CRA Agreements – 1,283 jobs), Buckeye Power Funding Company, LLC (The Banks Office Parcels – 802 jobs), and dunnhumby USA, LLC/84.51, LLC (Fifth and Race Building – 397 jobs).

There were 51 companies whose Job Creation Period ended in 2023 or 2024. Eleven of these have not met their job creation commitments by at least 75%. Most companies suggest that market factors, especially in the restaurant and hospitality industries, were the major cause of their job issues. Most companies have had less than expected growth over the past few years. Work-from-home jobs have become more prevalent, often forcing companies to restructure their operations into a hybrid model. Many of these factors will continue to impact companies in 2025 and 2026 as some industries have been slow to recover from the pandemic, and all are dealing with supply chain and other market factors beyond their control.

The City Administration has requested information from many of these companies related to their specific conditions that resulted in job losses and the inability to meet their commitments. While these non-compliance issues are reflected in the CRA and TIF reports, they are not the basis for any termination recommendations except in those cases where the company has not responded to the issues when asked. The Department will continue to request this information from companies with job commitment or payroll commitment issues as these issues are identified.

E. Recommendations for CRA Agreements (2025 TIRC)

The following table represents the staff recommendations for the 373 active CRA Agreements as of the end of 2024.

Table D: CRA Agreement Recommendations: TIRC 2025

Recommendation	Status	Agreements
Continue-Compliant	Pending Completion	32
	Complete	267
Continue-Non-Compliant	Pending Completion	4
	Complete	20
Modify	Pending assignment	2
	Pending extension amendment	7
	Pending start of project	4
Terminate	In default	11
Expired in 2024 (Terminate)	Expired in 2024	26
TOTAL		373

Continuations

Recommendations to Continue include 299 active agreements with companies that are compliant with the CRA Agreement. Of these, 32 are pending completion. There are 24 agreements that are recommended Continue despite non-compliance issues related to pending completion application and annual reporting/fee payment issues.

Modifications

Recommendations to Modify agreements (13) reflect delays in construction that require extension amendments or delayed start dates. Developers have delayed the start or continuation of construction on their projects due to supply chain issues, contractor issues, workplace problems, and inspection delays. Two others are recommended for Modify due to changes in ownership that require an Assignment.

Delays in submitting the completion application may result in the need for an extension. Extensions can be in the form of a letter from the Director of the Department of Community and Economic Development or by amendment, depending on what the agreement allows and the length of extension required.

Terminations

There are eleven CRA Agreements recommended for Termination. Many of these are based on lack of response to requests for annual fees and/or annual reports. Some have already received a Notice of Default or Termination Notice and TIRC approval is the final step. For others, TIRC approval is a cautionary step in case companies do not follow-through on their commitments to start the project by a delayed start date or complete it on time.

- **Liberty Modern, LLC** – Pending 2023 and 2024 Annual Reports and Annual Fees.
- **6558 Gracely, LLC** – Pending 2024 Annual Report and Annual Fee; pending assignment information for new owner; pending revised development plan. New Owner non-responsive. Termination Notice in process.
- **NHC-Flat Iron, LLC** – Pending 2024 Annual Report and 2023 and 2024 Annual Fees.
- **CLC 300 Main, LLC** – Pending 2023 and 2024 Annual Fees; pending Completion Application; pending extension amendment. Default Notice in process.
- **2347 Reading Road, LLC** – Pending Company returning the property to its required use as a hotel in July. Had been leased for Student Housing.

- **Kauffman Vine, LLC** – Pending repayment of loan; pending construction completion. Default Notice sent. Issues noted related to the permits for the construction site rights-of-way were resolved.
- **830 Main Street, LLC** – Pending 2024 Annual Report; pending Completion Application. Default Notice sent; included demand for needed repairs related to building safety.
- **Lyjaad, LLC** – Pending 2022, 2023, and 2024 School Board PILOTs; pending 2024 Annual Report; non-responsive when asked about these obligations. Default Notice sent. Termination Notice in process.
- **Cincy Downtown Lodging Associates, LLC** – Pending construction start, then extension amendment. Default Notice sent. Developer working on an agreement with Hilton as potential tenant. Financing is still uncertain. Termination on hold as these issues are resolved.
- **Traction Partners** – Pending construction start during summer 2025. Commencement has been delayed several times because of issues with financing. Provided construction commences in summer 2025, this project will no longer be recommended for termination.
- **Four Corners Cincinnati, LLC** – Developer caused damage to surrounding City infrastructure. The City is still awaiting Developer's commitment to complete the necessary repairs.
- **423 E. 13th, LLC** – Pending construction start. Developer plans to start summer 2025. Termination on hold until issues resolved. (This Agreement was not included in the original Summary document presented to the TIRC; it was added at the TIRC meeting by staff.)

The City will continue to work with these companies on these issues prior to termination to see if the issues can be resolved.

Two other CRA Agreements were terminated as a result of the developer selling these properties back to the City. These two have not been counted in any of the above figures.

- 254 Mohawk, LLC (254 Mohawk Road)
- 1632 Pleasant, LLC (1623 Pleasant Street)

Expirations

The following 26 CRA Agreements expired at the end of 2024. No action from the TIRC is needed. These tax abatements represent a total abated value of \$25.2 million and a forgone taxes amount of \$725,911.

- BarbAurora, LLC (1500 Race Street)
- Document Destruction (MPC Management-4527 Reading Road)
- Grandin Company LTD (1600 Central Parkway)
- Kirby Lofts, LLC (1710 Bruce Avenue)
- Urban Legacy VIII, LLC (1428, 1430, and 1438 Race Street)
- Urban Legacy VIII, LLC (18 W. 13th Street)
- Ale House Landlord LLC (Taft Ale House Brewery-1429 Race Street)
- Urban Legacy VIII, LLC (15 W. 14th Street)
- Urban Legacy VIII, LLC (1403 Vine Street)
- St. Paul Village II Limited Partnership (5515 Madison Road)
- OTR Predevelopment LLC (Color Building-1400 Vine Street)

- CBD Holdings (122 E. 6th Street)
- Union on Taft, LLC (Taft Offices-237 William H Taft Road)
- Elberon Senior Apartments, LLC (3414 W. 8th Street)
- Masi Realty LLC (Malton Art Gallery-3804 Edwards Road)
- Towne Properties, Inc. (DeSales Apartments II-1524 Chapel Street)
- Cutter Historic Apartments, LLC (1316 Broadway Street; 506, 510, 511, 513 E. 13th Street)
- Avondale Housing LP (Avondale Revitalization Phase 1B – Reading Road and Hutchins Avenue)
- Abigail Flats, LLC (512 E. 12th Street)
- Hagen Properties, LLC (1833 Vine Street)
- 5011 Kenwood, LLC (Camargo Capital Renovation)
- OTR A.D.O.P.T. (1702 Central Parkway)
- Post Office Place, LLC (3923 Eastern Avenue)
- Borgman Properties, LLC (6250 Este Avenue)
- Mountain Cincinnati, LLC (1101 Regina Graeter Way)
- Daffin Investments Ohio, LLC (28-23 W. Court Street)

**2025 Tax Incentive Review Council
Project TIF Detailed Report
GENERAL INFORMATION and INVESTMENT**

Incentive Start Year (Payable)	ORC	Date Created	Project Information/Name	TIF Project Type	Description of Improvements	Real Estate Investment Commitment	Capital Investment - Mosdt Recent Reported (Annual, Partial, or To-date)
2020	5709.41	2019	Central Trust Tower (PNC Tower)	Mixed Use	Improvements include, but are not limited to: LED Lighting, HVAC and related heating and cooling system upgrades, and new energy efficient architecture and engineering.	\$103,500,000	\$137,433,582
2023	5709.41	2019	College Hill Station	Mixed Use	HaNoBe contains 171 residential units and 5 commercial spaces totaling approximately 153k sqft of net rentable area.	\$29,775,355	\$31,264,328
2023	5709.41	2019	601 Pete Rose Way	Mixed Use	Mixed-use p[roject containing residential, commercial, and parking spaces	\$77,268,679	\$78,661,684
2023	5709.41	2019	Powell Global Headquarters	Industrial	Powell Headquarters	\$4,250,000	\$4,697,000
2022	5709.40(B)	2019	Walworth Junction	Residential	39 single-family homes	\$39,000,000	
2025	5709.40(B)	2019	Kao Headquarters Acquisition/Expansion	Industrial	Kao Headquarters	\$92,348,493	\$3,068,602
2014	5709.40(B)	2012	Oakley Station	Commercial	Public infrastructure and private improvments including office, residential, retail, restaurant and event spaces.	\$93,000,000	\$160,000,000
2024	5709.41	2021	Liberty and Elm	Mixed Use	Private: Apartments, Parking Garage, Commercial	\$77,000,000	\$66,561,471
2024	5709.40(B)	2019	The District at Clifton Heights	Mixed Use	Commercial space, a hotel, and sorority house.	\$395,310,000	\$97,150,619
2016	5709.41	2013	Fifth and Race (dunnHumby USA)	Mixed Use	Parking garage improvements	\$88,759,000	\$147,892,978
2022	5709.40(B)	2019	Three Oaks	Residential	Construction of 350-400 market-rate, multi-family apartment units, 175-200 senior housing units, 79 single-family homes, 31 for-sale car condos, public roads, surface parking, and other public amenities	\$148,825,000	\$11,661,379
2025	5709.41	2023	7 West 7th Property	Residential	Approximately 341 residential rental units.	\$72,800,000	\$43,225,000
2005	5709.41	2004	303 Broadway	Commercial	Construction of downtown office tower	\$62,500,000	\$38,000,000
2021	5709.41	2007	The Banks Office Building	Commercial	12 Story Office Building at 191 Rosa Parks St.		\$57,103
2031	5709.40(B)	2024	101 West Fifth	Mixed Use	Redevelopment of former Saks department store building into office and commercial space.	\$28,031,300	\$10,406,973
2017	5709.40(B)	2014	Mercy Health-1788 Tennessee	Commercial	Mercy sold property to the County in 2024	\$70,750,000	
2018	5709.41	2015	Alumni Lofts	Commercial	Renovated the abandoned performing arts school into residential housing.	\$21,508,000	\$1,241,535
2009	5709.40(B)	2008	Keystone Park Phase I	Commercial	Hilton Hotel and parking garage (public)	\$21,000,000	\$5,082,160
2009	5709.40(B)	2008	Keystone Park Phase II	Commercial	Rehabilitation Hospital and Public Garage	\$17,000,000	\$1,208,935
2009	5709.40(B)	2008	Keystone Park Phase III	Commercial	Office building with parking	\$20,845,920	\$10,339,655
2017	5709.40(B)	2015	Gershom Grove (CitiRAMA 2016)	Residential	CitiRAMA 2016 site	\$8,060,000	
2019	5709.40(B)	2016	Vernon Manor Phase II	Commercial	Parking Garage	\$30,293,525	\$10,638,000
2018	5709.41	2016	Windsor Flats (937 Windsor Street)	Commercial	Renovated the abandon school into residential market rate housing. Additional housing was added as New Windsor on the property.	\$10,588,408	\$688,730
2019	5709.40(B)	2016	Baldwin 200 (Building and Garage)	Commercial	Office building and parking garage.		\$22,537,342
2019	5709.41	2016	Grand Baldwin (655 Eden Park Drive)	Residential	Apartment complex	\$29,300,000	\$43,174,687
2018	5709.41	2016	309 Vine - Union Central Life Annex Building	Mixed Use	Addition of 294 residential apartment units and 7 commercial spaces.	\$70,000,000	\$19,752,720
2018	5709.41	2016	Messer HQ Relocation	Commercial	2-story, approximately 50,000 square foot office building to serve as the headquarters of Messer Construction Co. and certain related entities.	\$12,000,000	\$14,427,160
2018	5709.40(B)	2016	RBM Development Phase 2A	Commercial	Hospitality platform hosting a hotel	\$126,000,000	\$88,200,000
2009	5709.40(B)	2007	Baldwin 300	Mixed Use	Renovation of existing office building	\$19,950,000	\$72,753,450

**2025 Tax Incentive Review Council
Project TIF Detailed Report
GENERAL INFORMATION and INVESTMENT**

Incentive Start Year (Payable)	ORC	Date Created	Project Information/Name	TIF Project Type	Description of Improvements	Real Estate Investment Commitment	Capital Investment - Mosdt Recent Reported (Annual, Partial, or To-date)
2008	5709.40(B)	2003	Columbia Square	Commercial	Mixed-Use Development with three neighborhood service-oriented retail buildings, one three story office building and public parking lot.	\$18,656,000	\$11,725,880
2021	5709.41	2018	Madison & Whetsel Redev Phase I	Mixed Use	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Madison Center	\$36,000,000	
2022	5709.41	2019	Madison & Whetsel Redev Phase IIA	Mixed Use	construction of apartment units, retail/commercial space, surface parking spaces	\$20,240,000	
2022	5709.41	2019	Madison & Whetsel Redev Phase IIB	Mixed Use	construction of mixed-use buildings, including retail space, apartments, and office.	\$24,388,828	\$22,216,320
2010	5709.41	2008	Queen City Sq/Great American Tower	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Queen Center	\$73,267,966	\$333,000,000
2022	5709.41	2017	Trihealth Headquarters Relocation	Commercial	Indoor renovations and maintenance; Parking Lot Beautification	\$13,000,000	\$18,118,431
2020	5709.41	2017	Court & Walnut	Mixed Use	Parking garage improvements	\$90,560,000	\$25,914,970
2018	5709.40(B)	2017	DeSales Flats II (3001 Woodburn)	Commercial	116 unit apartment community	\$17,345,000	\$13,471,715
2023	5709.41	2019	Anthem Site Redevelopment	Mixed Use	Private: Multifamily, Parking Garage, Commercial	\$48,355,000	\$85,455,990
2021	5709.41	2018	Firehouse Row (739 Poste)	Mixed Use	4,420 SF Retail space, 124 residential units, 120 parking spaces/garages	\$18,218,351	\$18,750,186
2020	5709.41	2018	8th and Main	Mixed Use	125 apartments and street level commercial space	\$28,106,564	\$24,497,375
2023	5709.41	2019	Fourth and Race Redevelopment	Mixed Use	Parking garage improvements	\$73,621,460	\$38,624,108
2022	5709.41	2018	Riverside Yard	Industrial	Construction of Last Mile Facility	\$7,250,000	\$0
2023	5709.41	2021	3rd and Main	Commercial	Private improvements to develop the Moxy hotel by Marriott.	\$16,830,000	\$18,000,000
2026	5709.40(B)	2019	Uptown Gateway Phase IA	Commercial	Parking garga, office buildings, hotel and infrastructure improvements.	\$66,033,283	\$161,669,489
2023	5709.41	2019	12th & Sycamore (1118 Sycamore)	Mixed Use	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing 12th Center	\$40,110,000	\$48,700,000
2020	5709.40(B)	2018	RBM Medpace Phase 2B	Mixed Use	Office building with first floor mixed use retail space.	\$126,000,000	\$112,436,707
2004	5709.40(B)	2002	Center of Cincinnati (Oakley N.)	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Center Center		
2018	5709.40(B)	2016	5311 Hetzel-Holiday Inn	Commercial	Hotel		
2003	5709.40(B)	2001	Center of Cincinnati (Milacron)	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Center Center		
2016	5709.40(B)	2014	The Banks Residential Building	Residential	Residential apartment building		
2023	5709.40(B)	2020	Cast-Fab Site Redevelopment	Commercial	construction of apartment units, retail/commercial space, surface parking spaces		
2016	5709.40(B)	2014	Centennial	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Centennial Center		
2016	5709.40(B)	2014	Gateway West Redevelopment	Commercial	construction of apartment units, retail/commercial space, surface parking spaces		

2025 Tax Incentive Review Council
Project TIF Detailed Report
JOBS REVENUES EXPENDITURES

Project Information/Name	TIF Project Type	Description of Improvements	Permanent Jobs Commitment	Retained Jobs	Created Jobs	Service Payments Deposited: CY2024	Service Payments Deposited: Cumulative	First Year Payment Made	Expenditures: CY2024	Expenditures: Cumulative	Year First Expense Paid
Central Trust Tower (PNC Tower)	Mixed Use	Improvements include, but are not limited to: LED Lighting, HVAC and related heating and cooling system upgrades, and new energy efficient architecture and engineering.	6	0	0	\$191,056	\$728,827	2023	\$189,145.08	\$721,538.70	2023
College Hill Station	Mixed Use	HaNoBe contains 171 residential units and 5 commercial spaces totaling approximately 153k sqft of net rentable area.	22	0	16.5	\$650,234	\$650,234	2024	\$644,883.06	\$644,883.06	2024
601 Pete Rose Way	Mixed Use	Mixed-use p[roject containing residential, commercial, and parking spaces	20					n/a			n/a
Powell Global Headquarters	Industrial	Powell Headquarters	27			\$278,274	\$278,274	2024	\$234,167.40	\$234,167.40	2024
Walworth Junction	Residential	39 single-family homes	0			\$851,318	\$851,318	2024	\$815,098.38	\$815,098.38	2024
Kao Headquarters Acquisition/Expansion	Industrial	Kao Headquarters	566					n/a			2010
Oakley Station	Commercial	Public infrastructure and private improvements including office, residential, retail, restaurant and event spaces.	1700	0	1300	\$1,676,037	\$12,057,312	2015	\$1,034,717.96	\$8,741,517.18	2015
Liberty and Elm	Mixed Use	Private: Apartments, Parking Garage, Commercial	3	0	0			n/a			n/a
The District at Clifton Heights	Mixed Use	Commercial space, a hotel, and sorority house.	700	129	129			n/a			n/a
Fifth and Race (dunnHumby USA)	Mixed Use	Parking garage improvements	100	0	902	\$229,685	\$3,674,856	2015	\$114,865.52	\$2,411,886.95	2015
Three Oaks	Residential	Construction of 350-400 market-rate, multi-family apartment units, 175-200 senior housing units, 79 single-family homes, 31 for-sale car condos, public roads, surface parking, and other public amenities	80								
7 West 7th Property	Residential	Approximately 341 residential rental units.	11	0	0						
303 Broadway	Commercial	Construction of downtown office tower	600		720	\$1,248,824	\$19,540,442	2005	\$1,575,732.80	\$24,846,854.02	2005
The Banks Office Building	Commercial	12 Story Office Building at 191 Rosa Parks St.		0	802			n/a			2021
101 West Fifth	Mixed Use	Redevelopment of former Saks department store building into office and commercial space.	130	0	0			n/a			n/a
Mercy Health-1788 Tennessee	Commercial	Mercy sold property to the County in 2024						n/a			2018
Alumni Lofts	Commercial	Renovated the abandoned performing arts school into residential housing.	4	0	4	\$451,213	\$3,529,451	2018	\$429,088.80	\$3,495,811.90	2018
Keystone Park Phase I	Commercial	Hilton Hotel and parking garage (public)		0	35	\$314,559	\$4,861,773	2010	\$298,392.41	\$4,704,844.35	2010
Keystone Park Phase II	Commercial	Rehabilitation Hospital and Public Garage		0	100	\$689,728	\$5,760,450	2017	\$524,385.90	\$4,065,566.70	2017
Keystone Park Phase III	Commercial	Office building with parking	49	0	169	\$381,113	\$2,580,623	2019	\$411,224.56	\$2,431,203.02	2019
Gershon Grove (CitiRAMA 2016)	Residential	CitiRAMA 2016 site						n/a			n/a
Vernon Manor Phase II	Commercial	Parking Garage	650			\$1,073,884	\$6,275,663	2019	\$601,696.04	\$3,626,272.39	2019
Windsor Flats (937 Windsor Street)	Commercial	Renovated the abandon school into residential market rate housing. Additional housing was added as New Windsor on the property.		0	2	\$245,746	\$1,449,784	2018	\$243,287.44	\$1,437,817.00	2018
Baldwin 200 (Building and Garage)	Commercial	Office building and parking garage.		0	505			n/a			n/a
Grand Baldwin (655 Eden Park Drive)	Residential	Apartment complex		0	5.5	\$844,810	\$5,193,814	2019	\$725,585.06	\$4,807,289.67	2019
309 Vine - Union Central Life Annex Building	Mixed Use	Addition of 294 residential apartment units and 7 commercial spaces.	7	0	12	\$1,443,255	\$6,923,170	2019	\$1,430,106.74	\$6,873,533.88	2019
Messer HQ Relocation	Commercial	2-story, approximately 50,000 square foot office building to serve as the headquarters of Messer Construction Co. and certain related entities.	140	116	29	\$248,293	\$1,543,233	2018	\$233,229.44	\$1,443,996.05	2018
RBM Development Phase 2A	Commercial	Hospitality platform hosting a hotel	700	0	80	\$2,005,675	\$6,933,749	2019	\$2,005,674.85	\$6,933,748.86	2019
Baldwin 300	Mixed Use	Renovation of existing office building	0			-\$58,038	\$18,749,257	2009	-\$58,037.73	\$18,749,257.44	2009
Columbia Square	Commercial	Mixed-Use Development with three neighborhood service-oriented retail buildings, one three story office building and public parking lot.	160	0	400	\$284,183	\$4,407,332	2007	\$283,568.52	\$3,874,705.55	2007
Madison & Whetsel Redev Phase I	Mixed Use	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Madison Center				\$547,150	\$1,880,954	2023	\$364,801.33	\$1,336,757.03	2023
Madison & Whetsel Redev Phase IIA	Mixed Use	construction of apartment units, retail/commercial space, surface parking spaces				\$429,997	\$939,773	2023	\$418,892.98	\$926,447.50	2023

2025 Tax Incentive Review Council
Project TIF Detailed Report
JOBS REVENUES EXPENDITURES

Project Information/Name	TIF Project Type	Description of Improvements	Permanent Jobs Commitment	Retained Jobs	Created Jobs	Service Payments Deposited: CY2024	Service Payments Deposited: Cumulative	First Year Payment Made	Expenditures: CY2024	Expenditures: Cumulative	Year First Expense Paid
Madison & Whetsel Redev Phase IIB	Mixed Use	construction of mixed-use buildings, including retail space, apartments, and office.	0			\$424,730	\$601,258	2023	\$254,405.06	\$420,430.29	2023
Queen City Sq/Great American Tower	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Queen Center	0		3200	\$8,685,011	\$92,302,676	2010	\$2,240,444.60	\$64,121,824.89	2010
Trihealth Headquarters Relocation	Commercial	Indoor renovations and maintenance; Parking Lot Beautification	310	395	395	\$223,512	\$1,300,733	2022	\$194,450.58	\$1,156,893.80	2022
Court & Walnut	Mixed Use	Parking garage improvements	65	0	17	\$935,230	\$3,357,363	2023	\$941,570.58	\$3,355,703.48	2023
DeSales Flats II (3001 Woodburn)	Commercial	116 unit apartment community	3	0	3			n/a			n/a
Anthem Site Redevelopment	Mixed Use	Private: Multifamily, Parking Garage, Commercial	5	0	5	\$1,308,434	\$1,441,204	2023	\$1,301,198.12	\$1,432,640.87	2023
Firehouse Row (739 Poste)	Mixed Use	4,420 SF Retail space, 124 residential units, 120 parking spaces/garages	3	2	20	\$367,315	\$1,374,892	2022	\$363,641.81	\$1,365,802.22	2022
8th and Main	Mixed Use	125 apartments and street level commercial space	2	0	1.5	\$516,502	\$1,569,200	2023	\$510,922.80	\$1,552,343.86	2023
Fourth and Race Redevelopment	Mixed Use	Parking garage improvements	6	0	10	\$1,641,575	\$3,395,261	2023	\$1,625,242.31	\$3,361,391.88	2023
Riverside Yard	Industrial	Construction of Last Mile Facility	50	0	225	\$582,964	\$1,904,322	2021	\$413,173.33	\$1,534,806.49	2021
3rd and Main	Commercial	Private improvements to develop the Moxy hotel by Marriott.	15	0	0			n/a			n/a
Uptown Gateway Phase IA	Commercial	Parking gargae, office buldings, hotel and infrastructure improvements.	1625	0	294	\$2,137,763	\$2,330,745	2023	\$2,137,763.36	\$2,330,745.11	2023
12th & Sycamore (1118 Sycamore)	Mixed Use	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing 12th Center	5			\$747,499	\$1,098,887	2023	\$748,888.10	\$1,096,762.59	2023
RBM Medpace Phase 2B	Mixed Use	Office building with first floor mixed use retail space.	700	0	800	\$1,686,044	\$4,977,313	2023	\$1,686,044.12	\$4,977,313.06	2023
Center of Cincinnati (Oakley N.)	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Center Center	0		150	\$665,740	\$13,765,232	2004	\$267,784.65	\$10,580,411.26	2004
5311 Hetzel-Holiday Inn	Commercial	Hotel			15			n/a			n/a
Center of Cincinnati (Milacron)	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Center Center	0		645	\$993,684	\$17,639,047	2003	\$369,693.64	\$15,345,194.65	n/a
The Banks Residential Building	Residential	Residential apartment building	0		20			n/a			n/a
Cast-Fab Site Redevelopment	Commercial	construction of apartment units, retail/commercial i3ace, surface parking i3aces				\$58,292	\$345,743	2023	\$42,389.19	\$116,402.71	2023
Centennial	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Centennial Center				\$332,852	\$1,356,618	2018	\$85,723.21	\$349,751.76	2018
Gateway West Redevelopment	Commercial	construction of apartment units, retail/commercial space, surface parking spaces				\$6,308	\$8,017	2021	\$1,624.63	\$2,135.26	2021

2025 Tax Incentive Review Council
District TIF Detailed Report
FULL DETAILS

Date Created	Project Information/Name	Real Estate Investment Commitment	Capital Investment - To-date	Permanent Jobs Commitment	Service Payments Deposited: CY2024	Service Payments Deposited: Cumulative	First Year Payment Made	Expenditures: CY2024	Expenditures: Cumulative	Year First Expense Paid
12/18/02	District 1-Queensgate	\$ -		0	\$538,907	\$5,710,426	2004	\$255,828.15	\$3,482,923.61	2004
12/18/02	District 2-Downtown South/Riverfront	\$ 169,458,000	\$ 558,960,049	130	\$10,603,796	\$79,691,574	2004	\$6,966,802.38	\$69,200,851.99	2004
12/18/02	District 3-Downtown/OTR West	\$ 134,641,974	\$ 54,355,136	53	\$9,192,832	\$62,249,379	2004	\$5,351,081.98	\$52,737,789.73	2004
12/18/02	District 4-Downtown/OTR East	\$ 297,311,919	\$ 16,528,068	0	\$13,048,342	\$122,543,976	2004	\$9,129,495.40	\$104,662,088.36	2004
12/18/02	District 5-Center Hill - Carthage	\$ -		0	\$60,329	\$693,543	2006	\$17,720.22	\$276,143.69	2006
12/18/02	District 6-Walnut Hills	\$ 27,491,761	\$ 10,000,000	0	\$1,722,476	\$14,265,357	2004	\$1,722,476.34	\$14,265,356.97	2005
12/18/02	District 7-East Walnut Hills	\$ 10,500,000	\$ 4,489,774	50	\$2,871,542	\$22,569,625	2005	\$958,145.76	\$15,902,716.60	2005
12/18/02	District 8-Clifton/University Heights	\$ 33,660,000	\$ 12,388,012	0	\$5,886,666	\$40,952,574	2004	\$4,270,261.68	\$33,248,980.41	2004
12/18/02	District 9-Corrville	\$ 36,000,000	\$ 17,000,000	1,000	\$6,462,287	\$43,629,586	2005	\$2,558,523.40	\$29,842,986.61	2005
12/18/02	District 10-Bond Hill	\$ 10,000,000	\$ 115,200	100	\$519,467	\$4,498,703	2006	\$151,761.20	\$2,611,384.24	2006
12/18/02	District 11-Evanston	\$ 8,091,872	\$ 1,150,000	3	\$1,424,823	\$8,323,022	2005	\$730,091.65	\$5,701,405.38	2005
11/2/05	District 13-West Price Hill	\$ -		0	\$159,524	\$996,109	2008	\$102,078.11	\$832,478.80	2008
11/2/05	District 14-Price Hill	\$ 170,000	\$ 5,766	0	\$457,532	\$1,520,696	2008	\$72,761.55	\$812,534.42	2008
11/2/05	District 15-East Price Hill	\$ 20,485,188		0	\$888,746	\$4,228,912	2008	\$1,069,539.68	\$3,634,511.44	2008
11/2/05	District 16-Lower Price Hill	\$ -		0	\$275,292	\$1,345,277	2009	\$82,998.68	\$458,405.72	2009
11/2/05	District 17-Westwood 1	\$ 390,000		0	\$211,105	\$788,903	2009	\$61,209.77	\$537,524.93	2009
11/2/05	District 18-Westwood 2	\$ -		0	\$625,589	\$1,442,411	2008	\$239,774.40	\$933,926.66	2008
11/2/05	District 19-Madisonville	\$ 94,600,000	\$ 5,680	600	\$3,423,625	\$27,991,614	2009	\$2,005,520.41	\$21,769,064.03	2009
11/2/05	District 20-Oakley	\$ 15,815,000		91	\$2,855,687	\$16,201,124	2009	\$1,006,385.91	\$9,400,805.65	2009
11/2/05	District 21-Avondale	\$ -		0	\$4,794,835	\$19,038,650	2009	\$1,958,187.08	\$8,855,913.98	2009
12/18/2020	District 22-West End	\$ -			\$3,260,964	\$4,580,087	2023	\$914,775.20	\$1,280,256.83	2023
12/18/2020	District 23-Pleasant Ridge	\$ -			\$4,157,707	\$5,188,207	2022	\$1,151,939.69	\$1,437,174.00	2022
12/18/2020	District 24-Mt. Auburn	\$ -			\$2,598,980	\$3,538,420	2022	\$722,398.95	\$983,363.06	2022
12/18/2020	District 25-Northside	\$ -			\$3,153,407	\$4,058,163	2023	\$3,660,742.60	\$3,911,283.20	2023
12/18/2020	District 26-Eastern River	\$ -			\$688,837	\$2,313,455	2023	\$205,059.03	\$655,024.61	2023
12/18/2020	District 27-College Hill	\$ 3,800,000			\$2,800,497	\$3,302,484	2022	\$2,057,680.57	\$2,196,681.72	2022
12/18/2020	District 28-Roselawn	\$ -			\$1,568,657	\$1,887,775	2022	\$480,169.37	\$568,562.05	2022
12/18/2020	District 29-Westwood Boudinot	\$ -			\$1,553,879	\$2,456,693	2022	\$432,681.91	\$682,967.69	2022
12/18/2020	District 30-Mt. Airy	\$ -			\$2,195,484	\$2,771,357	2023	\$608,323.32	\$767,660.48	2023
12/18/2020	District 31-Camp Washington	\$ -			\$2,335,002	\$3,005,589	2022	\$659,951.09	\$846,170.88	2022
12/18/2020	District 32-Spring Grove Village	\$ -			\$851,029	\$1,391,097	2023	\$236,085.13	\$385,581.82	2023
12/18/2020	District 33-South Fairmount	\$ -			\$472,032	\$528,780	2023	\$131,204.36	\$146,918.35	2023
12/18/2020	District 34-South Cumminsville	\$ -			\$203,360	\$278,380	2022	\$56,437.02	\$77,227.57	2022
12/18/2020	District 35-Riverside	\$ -			\$171,900	\$353,540	2022	\$48,627.73	\$99,858.02	2022
12/18/2020	District 36-North Fairmount	\$ -			\$247,782	\$278,854	2023	\$69,193.67	\$77,790.15	2023

**2025 Tax Incentive Review Council
CRA Detailed Report
GENERAL-ALL CRAs**

Program Type	Council Ordinance Number	Contract Number	Contract Signature Date	Organization Legal Name	Project: Project Name	Term (yrs)	Rate	Certificate of Occupancy Achieved	Start Year	Reporting End Date	Compliant?	Current Year TIRC Disposition
LEED CRA	223-2022	35x2023-181	12/23/2022	Four Corners Cincinnati, LLC	Marshall & Central CRA	13	100				Yes	TERMINATE
LEED CRA	459-2019	15x2021-177	7/28/2020	Traction Partners, LLC	Traction Company Building	15	100				Yes	TERMINATE
LEED CRA	0202-2017	85x2018-078	11/16/2017	Kauffman Vine LLC	1725 Vine Street	12	100				No	TERMINATE
CRA	278-2019	15x2021-249	2/23/2021	NHC - Flat Iron, LLC	Flat Iron Building Renovation	12	100	1/24/2022	2022	12/31/2033	No	TERMINATE
CRA	525-2019	05x2020-295	3/10/2020	Liberty Modern, LLC	JB Schmitt Garage CRA	12	100	6/9/2022	2023	12/31/2034	No	TERMINATE
CRA	352-2018	95x2019-227	11/16/2018	2347 Reading Road, LLC	2347 Reading Road, LLC	15	100	6/11/2021	2020	12/31/2034	No	TERMINATE
LEED CRA	285-2019	15x2021-187	11/2/2020	830 Main Street, LLC	830 Main Street	15	100				No	TERMINATE
LEED CRA	274-2021	25x2022-044	9/15/2021	CLC 300 Main Street, LLC	Pure Romance LEED CRA	15	100	12/23/2024			No	TERMINATE
CRA	429-2019	05x2020-276	1/23/2020	6558 Gracely, LLC	Gracely Event Centre CRA	12	100				No	TERMINATE
LEED CRA	359-2018	95x2019-251	2/26/2019	Cincy Downtown Lodging Associates, LLC	299 E. Sixth Street	15	100				No	TERMINATE
CRA	380-2015	65x2016-229	2/22/2016	Lyjaad LLC	Clifton Market - CRA Tax Abatement	12	100	2/2/2017	2017	12/31/2028	No	TERMINATE
LEED CRA	266-2020	25x2022-054	10/11/2021	Roost Properties, LLC	3244 Fairfield	15	100	2/7/2025			No	MODIFY
LEED CRA	456-2019	05x2020-309	3/17/2020	Northcrown Property, LLC	1614 Walnut Street LEED CRA	15	100				No	MODIFY
CRA	102-2021	25x2022-009	7/26/2021	64 E. McMicken, LLC	64 E. McMicken CRA	15	100				Yes	MODIFY
CRA	335-2022	35x2023-192	2/28/2023	WDC, LLC	14th and Walnut Historic	10	100				No	MODIFY
LEED CRA	524-2019	05x2020-279	1/14/2020	E.M.A. Freeman, LLC	Freeman Apartments	12	100				No	MODIFY
CRA	474-2019	05x2020-277	1/10/2020	313 West 5th, LLC	313 W 5th CRA	12	100				Yes	MODIFY
CRA	145-2023	35x2023-198	5/24/2023	MCA Center, LLC	Mercantile Redevelopment	15	100				No	MODIFY
CRA	309-2022	35x2023-177	11/10/2022	Kaladin, LLC	1923 Elm Street	15	100				No	MODIFY
CRA	142-2016	75x2017-073	9/9/2016	Wulfeck Family Partnership, LLC	Jet Machine Expansion	15	75	7/2/2018	2019	12/31/2033	No	MODIFY
CRA	99-2019	95x2019-304	4/25/2019	423 East 13th Street, LLC	423 E. 13th Street	10	100				No	MODIFY
CRA	192-2021	25x2022-064	11/29/2021	Oakley Yards Land, LLC	Oakley Yard Senior Living Development	15	45				No	MODIFY
CRA	191-2021	25x2022-063	11/29/2021	Oakley Yards Land, LLC	Oakley Yard Multi-family Development	15	90				No	MODIFY
CRA	463-2019	05x2020-271	12/31/2019	Southern Ohio Holding Organization, LLC	222-226 Mohawk CRA	12	100				No	MODIFY
LEED CRA	437-2021	25x2022-255	6/15/2022	Griffon Apartments, LLC	Griffon Apartments, LLC	15	100	9/28/2023	2023	12/31/2038	Yes	CONTINUE
LEED CRA	2-2015	55x2015-251	2/12/2015	Gaslight Gardens LLC	Gaslight Whitfield, Ltd	15	100	7/22/2016	2017	12/31/2031	Yes	CONTINUE
CRA	322-2019	05x2020-183	8/15/2019	Seitz, LLC	303 Seitz St	12	100	5/3/2024			Yes	CONTINUE
LEED CRA	24-2022	45x2024-169	8/3/2023	Victory Vistas, LLC	Victory Vistas	15	100	11/6/2024			Yes	CONTINUE
CRA	11/2018	85x2018-244	3/9/2018	1200 Vine, LLC	1401 Walnut - CRA	12	100	1/10/2019	2019	12/31/2030	Yes	CONTINUE
LEED CRA	350-2021	25x2022-048	9/24/2021	Hyde Park Hotel Partners, LLC	Hampton Inn & Suites - Hyde park	13	100	6/5/2024	2023	12/31/2035	Yes	CONTINUE
CRA	265-2018	95x2019-211	10/19/2018	4th and Race Redevelopment, LLC	4th and Race Redevelopment	15	100	8/28/2024			Yes	CONTINUE
CRA	10-2015	55x2015-253	2/18/2015	SOLI Interests LLC	1405 Clay	12	100	5/31/2016	2016	12/31/2027	Yes	CONTINUE
CRA	0127-2017	85x2018-042	7/11/2017	Broadway Building Investors	824 Broadway	12	100	4/8/2019	2019	12/31/2030	Yes	CONTINUE
CRA	513-2021	25x2022-264	7/11/2022	2001 Vine, LLC	Smithall CRA	12	100				No	CONTINUE
CRA	282-2019	05x2020-181	8/19/2019	Exeter 2249 Seymour, L.P.	Cincinnati Gardens Site Redevelopment	12	100	9/17/2020	2020	12/31/2031	Yes	CONTINUE
LEED CRA	173-2009	85x2018-183	12/28/2017	DeVotie Hall Association	DeVotie Hall Renovation and Addition	15	100	9/10/2010	2012	12/31/2026	Yes	CONTINUE
LEED CRA	318-2017	85x2018-189	1/11/2018	Adams Edge Properties, LLC	Adams Edge	15	100	12/21/2020	2020	12/31/2034	Yes	CONTINUE
CRA	368-2016	75x2017-163	12/13/2016	15th and Vine, LLC	15th and Vine	12	100	3/29/2019	2018	12/31/2029	Yes	CONTINUE
CRA	204-2018	95x2019-178	8/14/2018	1706CPW, LLC	1706 Central Parkway	10	80	1/19/2021	2021	12/31/2030	Yes	CONTINUE
LEED CRA	249-2015	65x2016-012	8/5/2015	Knowlton Northside Limited Partnership	Knowlton Northside Senior Housing	15	100	7/27/2017	2017	12/31/2031	Yes	CONTINUE
CRA	87-2024	45x2024-196	3/15/2024	Cincinnati Capital Partners 578, LLC	1628 Walnut Street CRA	15	100				Yes	CONTINUE
CRA	362-2024	55x2025-211	12/2/2024	ACG Garfield, LLC	Presidents Park Building	12	100				Yes	CONTINUE
LEED CRA	038-2016	65x2016-304	6/2/2016	Pape Brothers Molding Company, LLC	1737 Elm St	12	100	12/28/2017	2018	12/31/2029	Yes	CONTINUE
LEED CRA	78-2016	65x2016-267	4/15/2016	Sol Pendleton Arts, LLC	501 13th St.	12	100	3/23/2017	2016	12/31/2027	Yes	CONTINUE
LEED CRA	248-2016	85x2018-120	10/27/2017	New Avondale Center, LLC	Avondale Town Center - Comm Remodel	15	100	10/17/2018	2020	12/31/2031	Yes	CONTINUE
LEED CRA	377-2018	95x2019-302	5/31/2019	Alto Properties, LLC	6087 Montgomery Road	12	100	12/21/2021	2021	12/31/2032	Yes	CONTINUE
CRA	511-2021	45x2024-181	10/30/2023	The Port	West End Affordable Rental Housing Project	15	100				No	CONTINUE
CRA	248-2014	55x2015-090	9/15/2014	SOLI Interests LLC	1200 and 1208 Main St	10	100	8/5/2016	2016	12/31/2025	Yes	CONTINUE
LEED CRA	286-2018	95x2019-205	11/2/2018	Ingalls Hotel, LLC	Ingalls Building	15	100	11/16/2021	2021	12/31/2035	Yes	CONTINUE
CRA	24-2022	35x2023-172	9/16/2022	Barrister Apartments, LLC	The Barrister	15	100	5/10/2024	2024	12/31/2038	Yes	CONTINUE
CRA	57-2023	35x2023-193	3/13/2023	Condominium Holdings, LLC	Meyer Lofts	15	100				Yes	CONTINUE
LEED CRA	247-2016	85x2018-121	10/27/2017	New Avondale Center, LLC	Avondale Town Center - Mixed New	15	100	11/27/2019	2019	12/31/2033	Yes	CONTINUE
LEED CRA	318-2021	25x2022-259	6/24/2022	6121-23 Madison Rd Opportunity Fund, LLC	The Mannino Building	15	100	12/20/2024			Yes	CONTINUE
LEED CRA	246-2018	95x2019-143	12/3/2018	Paramount Square II, LLC	Paramount Square Phase 3 CRA	15	100	4/13/2020	2020	12/31/2034	Yes	CONTINUE

**2025 Tax Incentive Review Council
CRA Detailed Report
GENERAL-ALL CRAs**

Program Type	Council Ordinance Number	Contract Number	Contract Signature Date	Organization Legal Name	Project: Project Name	Term (yrs)	Rate	Certificate of Occupancy Achieved	Start Year	Reporting End Date	Compliant?	Current Year TIRC Disposition
LEED CRA	0242-2016	75x2017-077	9/15/2016	Kroger Company	Kroger Culinary Training & Educ Ctr	12	100	3/7/2018	2019	12/31/2030	Yes	CONTINUE
CRA	10-2017	75x2017-273	6/19/2017	205WM, LLC	205 W. McMicken	8	100	3/1/2019	2019	12/31/2026	Yes	CONTINUE
CRA	100-2018	85x2018-307	7/25/2018	US Bank	U.S. Bank - CRA/JCTC	10	100	9/24/2020	2021	12/31/2030	Yes	CONTINUE
CRA	392-2012	35x008-2013	3/8/2013	Mercer Commons Commercial 2, LLC	Mercer Commons 2 (Commercial)	12	100	12/18/2014	2014	12/31/2026	Yes	CONTINUE
CRA	201700765	85x2018-054	8/2/2017	1228 McMillan, LLC	1228 E. McMillan (Williams YMCA)	12	100	4/30/2020	2020	12/31/2031	Yes	CONTINUE
CRA	23-2013	45x2014-104	12/10/2013	BSG2, LLC	BSG2, LLC (24 E 15th)	12	100	6/25/2014	2016	12/31/2027	Yes	CONTINUE
LEED CRA	94-2013	55x2015-063	7/24/2014	dunnhumby USA LLC	dunnhumbyUSA PIR	15	100	11/4/2015	2015	12/31/2029	Yes	CONTINUE
CRA	16-2016	65x2016-256	3/22/2016	SOLI Interests LLC	527 E. 13th	12	100	11/9/2016	2017	12/31/2028	Yes	CONTINUE
LEED CRA	17-2013	45x2014-013	7/25/2013	3117 Southside Realty LLC	Peter Cremer Expansion	15	100	6/30/2014	2014	12/31/2028	Yes	CONTINUE
CRA	28-2024	55x2025-203	10/17/2024	The Bridge 8k, LLC	The Bridge	15	100				Yes	CONTINUE
CRA	28-2024	55x2025-202	10/24/2024	State Avenue Lofts, LLC	700-702 State Ave Lofts	15	100				Yes	CONTINUE
LEED CRA	323-2019	05x2020-194	9/16/2019	Jackson Investors 2019, LLC	1225-1227 Jackson Street	15	100	8/10/2020	2021	12/31/2035	Yes	CONTINUE
CRA	117-2019	05x2020-178	8/8/2019	Queen City Flatts, LLC	Hubbard Radio Relocation	12	100	5/24/2021	2021	12/31/2032	Yes	CONTINUE
CRA	336-2022	35x2023-184	12/28/2022	2378 Park Owner, LLC	Park Avenue Apartments	15	100	7/24/2023	2023	12/31/2037	Yes	CONTINUE
CRA	0287-2021	25x2022-040	11/12/2021	Gest Street Distributions, LLC	2100 Gest Street Development	15	100	11/9/2022	2023	12/31/2037	Yes	CONTINUE
LEED CRA	0242-2013	45x2014-218	4/30/2014	Gantry Apartments, LLC	Gantry	15	100	10/7/2016	2014	12/31/2028	Yes	CONTINUE
CRA	483-2019	05x2020-318	9/17/2020	161 McMicken, LLC	161 E McMicken	10	100	9/17/2021	2022	12/31/2031	Yes	CONTINUE
LEED CRA	208-2010	05x2010-276	8/16/2010	Highland MOB, LLC	Highland MOB, LLC	15	100	7/1/2014	2011	12/31/2025	Yes	CONTINUE
LEED CRA	240-2016	75x2017-033	8/25/2016	Empower Real Estate, LLC	Empower Office- 11-25 E. 14th CRA	15	100	11/30/2017	2018	12/31/2032	No	CONTINUE
CRA	315-2021	25x2022-037	9/20/2021	SLD Enterprises, LLC	Center Hill & Highland Ridge	12	100	10/4/2022	2023	12/31/2034	Yes	CONTINUE
LEED CRA	280-2019	05x2020-175	8/13/2019	Sanctuary Place Apartments, LLC	2315 Park Ave.	14	100	12/13/2022	2022	12/31/2035	Yes	CONTINUE
CRA	22-2014	65x2016-080	2/4/2014	Avondale Community Council	Avondale Connection	12	100	7/25/2018	2018	12/31/2029	No	CONTINUE
CRA	228-2016	75x2017-151	12/5/2016	ARP Commercial, LLC	Abington, Race, & Pleasant - Commercial	12	100	4/30/2018	2018	12/31/2029	Yes	CONTINUE
LEED CRA	98-2018	95x2019-240	12/26/2018	HG Pearl Provident, LLC	632 Vine Street / Provident Building	15	100	7/24/2020	2020	12/31/2034	Yes	CONTINUE
LEED CRA	254-2017	85x2018-105	10/20/2017	Maplewood & Kinsey, LLC	2415 Maplewood	12	100	8/28/2020	2021	12/31/2032	Yes	CONTINUE
CRA	319-2018	95x2019-146	2/28/2019	Paramount Redevelopment LLC	731 E McMillan Renovation	12	100	11/23/2020	2020	12/31/2031	Yes	CONTINUE
LEED CRA	251-2015	65x2016-054	7/1/2015	Sterling Medical Corporation	Sterling Medical LEED CRA - 2650 Burnet Ave	12	100	11/4/2016			Yes	CONTINUE
CRA	249-2014	75x2017-028	8/17/2016	Globe Building LLC	1801-1805 Elm Street	10	100	8/24/2016	2016	12/31/2025	Yes	CONTINUE
LEED CRA	380-2022	35x2023-183	12/28/2022	Lester and Montgomery Apartments, LLC	Lester and Montgomery Apartments	15	100				Yes	CONTINUE
CRA	24-2022	45x2024-210	7/2/2024	Renting Partnerships	740 Chalfonte Place CRA	15	100				Yes	CONTINUE
CRA	14-2013	35x007-2013	2/27/2013	G&A Paxton, LLC	Pediatricians of Hyde Park Relocation	15	100	7/5/2013	2014	12/31/2028	Yes	CONTINUE
LEED CRA	103-2022	25x2022-244	5/23/2022	Fourth and Pike Apartments, LLC	550 E. Fourth Street	15	100	10/1/2024	2024	12/31/2038	Yes	CONTINUE
LEED CRA	0020-2014	45x2014-146	2/20/2013	Porch Swing Properties, LLC	1612 Elm Redevelopment	12	100	5/21/2020	2021	12/31/2032	Yes	CONTINUE
CRA	365-2015	65x2016-236	2/24/2016	Lytle Park Inn, LLC	Cincinnati Autograph Hotel	12	100	5/12/2020	2019	12/31/2030	Yes	CONTINUE
CRA	235-2016	75x2017-008	7/26/2016	Maslott Properties LLC	1818 & 1820 Logan Street	8	75	7/16/2018	2019	12/31/2026	Yes	CONTINUE
CRA	88-2023	45x2024-189	1/9/2024	8K Development Company, LLC	129-131 W Elder CRA	15	100				Yes	CONTINUE
CRA	390-2018	95x2019-249	1/30/2019	EWB 2806 LLC	EWB 2806 LLC	15	100	10/15/2019	2020	12/31/2034	Yes	CONTINUE
CRA	512-2021	25x2022-213	2/11/2022	Warsaw Creative, LLC	Warsaw Creative Campus	15	100	8/15/2023	2023	12/31/2038	Yes	CONTINUE
LEED CRA	292-2012	45x2014-103	12/10/2013	Abigail Apartments Limited Partnership	Abigail Apartments LEED - CRA	12	100	7/30/2013	2015	12/31/2026	Yes	CONTINUE
CRA	398-2016	75x2017-181	1/23/2017	Film Center, LLC	Film Center	12	100	6/1/2018	2019	12/31/2030	Yes	CONTINUE
LEED CRA	331-2012	25x2012-136	10/11/2012	Hallmark Student Housing Cincinnati II, LLC	University Edge Cincinnati II, LEED CRA	15	100	6/21/2013	2013	12/31/2027	Yes	CONTINUE
LEED CRA	229-2014	55x2015-113	10/7/2014	5th and Race, LLC	Fifth and Race Retail Dev	15	100	6/21/2016	2015	12/31/2029	Yes	CONTINUE
LEED CRA	358-2018	95x2019-149	2/28/2019	Vision Cincinnati, LLC	37 W. 7th Street - LEED CRA	15	100	8/19/2021	2020	12/31/2034	Yes	CONTINUE
CRA	206-2018	95x2019-177	9/11/2018	Cincinnati Brewery District Apartments, LLC	1906 Elm Street	12	100	6/17/2022	2020	12/31/2031	Yes	CONTINUE
LEED CRA	250-2012	25x2012-153	11/21/2012	Columbia Delta Apartments, LLC	Columbia Delta Apartments, LLC	15	100	12/15/2014	2015	12/31/2029	Yes	CONTINUE
LEED CRA	543-2019	05x2020-306	3/17/2020	Este Investors, LTD	Este Building LEED CRA	15	100	12/30/2022	2023	12/31/2037	Yes	CONTINUE
CRA	305-2018	95x2019-246	3/7/2019	Black Forest Holdings IV Ltd.	Sims-Lohman Expansion	15	100	12/4/2019	2019	12/31/2033	Yes	CONTINUE
LEED CRA	267-2020	15x2021-194	9/17/2020	2600 Apartments, LLC	2600 Short Vine CRA	15	100	12/22/2021	2022	12/31/2036	Yes	CONTINUE
CRA	180-2017	85x2018-187	12/29/2017	Kroger Limited Partnership I	Court & Walnut-Kroger Store	15	100	12/31/2019	2019	12/31/2033	Yes	CONTINUE
LEED CRA	328-2015	65x2016-119	10/30/2015	Broadway Square III, LLC	Broadway Square Phase III	12	100	1/24/2017	2017	12/31/2028	Yes	CONTINUE
LEED CRA	77-2016	65x2016-331	6/16/2016	Broadway Square II, LLC	Broadway Square Phase II	12	100	5/7/2018	2018	12/31/2030	Yes	CONTINUE
CRA	538-2019	05x2020-273	12/23/2019	Fountain Place, LLC	Fountain Place (TIF like a CRA)	30	100	9/27/2023	2023	12/31/2052	Yes	CONTINUE
CRA	378-2022	35x2023-189	2/15/2023	PL Race, LLC	Paramount Launch - Race Refrigeration Building	15	100	9/19/2024			Yes	CONTINUE
LEED CRA	176-2011	15x2011-149	8/30/2011	Daffin Investments Ohio, LLC	Youthland on Glenway Avenue	15	100	12/27/2012	2012	12/31/2026	Yes	CONTINUE

**2025 Tax Incentive Review Council
CRA Detailed Report
GENERAL-ALL CRAs**

Program Type	Council Ordinance Number	Contract Number	Contract Signature Date	Organization Legal Name	Project: Project Name	Term (yrs)	Rate	Certificate of Occupancy Achieved	Start Year	Reporting End Date	Compliant?	Current Year TIRC Disposition
CRA	322-2017	85x2018-184	1/5/2018	TLAAT9, LLC	Neyer Management	12	100	2/5/2018	2019	12/31/2030	Yes	CONTINUE
CRA	372-2020	15x2021-228	12/18/2020	BH New Arts, LP	The Arts Apartments at Music Hall	15	100	7/13/2023	2022	12/31/2036	Yes	CONTINUE
LEED CRA	142-2014	55x2015-066	8/4/2014	Ohio Theta House Corp of Sigma Phi Epsilon	Sigma Phi Epsilon Fraternity House	12	100	5/13/2015	2015	12/31/2026	No	CONTINUE
CRA	333-2018	95x2019-222	11/16/2018	University Townhomes, LLC	3561 Eden Avenue	12	100	10/8/2019	2021	12/31/2032	Yes	CONTINUE
CRA	60-2011	15x2011-064	4/12/2011	Electronic Ark, LLC	222 East 14th Street	12	100	2/16/2016	2014	12/31/2025	Yes	CONTINUE
LEED CRA	225-2021	25x2022-023	8/16/2021	Blair Lofts I, Ltd.	Blair Lofts I CRA	15	100	8/31/2023	2023	12/31/2037	Yes	CONTINUE
LEED CRA	139-2021	25x2022-016	8/6/2021	Melrose IHNGC Limited Partnership	Melrose Place CRA	15	100	1/20/2023	2023	12/31/2037	Yes	CONTINUE
CRA	3-2011	15x2011-032	12/31/2011	Jefferson Ventures, LLC	Jefferson Ventures	15	100	12/27/2011	2012	12/31/2026	Yes	CONTINUE
LEED CRA	204-2011	15x2011-128	7/22/2011	SV Apartments, LLC	SV Apartments	15	100	10/17/2012	2013	12/31/2027	Yes	CONTINUE
LEED CRA	150-2012	45x2014-102	12/10/2013	Crown Building, LLC	Crown Building, LLC	12	100	3/17/2014	2014	12/31/2025	Yes	CONTINUE
LEED CRA	136-2012	25x2012-099	6/13/2012	Stratford Court Apartments, LLC	Stratford Court Apartments	15	100	8/6/2014	2014	12/31/2028	Yes	CONTINUE
CRA	4-2012	25x007-2012	2/12/2012	Spring Grove Holdings, LLC	Mercer Supply Relocation	12	75	4/18/2018	2014	12/31/2025	Yes	CONTINUE
LEED CRA	350-2024	55x2025-213	12/2/2024	Hooper Cincy, LLC	Hooper Building Apartments	15	100				Yes	CONTINUE
LEED CRA	218-2021	25x2022-032	8/23/2021	LPH Thrives, LLC	LPH Thrives CRA	15	100	12/28/2023	2023	12/31/2038	Yes	CONTINUE
CRA	529-2019	15x2021-182	10/21/2020	1735 Vine, LLC	1735 Vine Street CRA	12	100	3/11/2024	2023	12/31/2034	Yes	CONTINUE
CRA	537-2019	15x2021-181	8/18/2020	Acanthus Properties V, LLC	1704 Elm Street CRA	12	100	6/29/2023	2023	12/31/2034	Yes	CONTINUE
LEED CRA	220-2015	65x2016-006	6/24/2015	3075 Vandercar SPDC, LLC	Office Relocation - Oakley Station	15	100	2/16/2017	2017	12/31/2031	Yes	CONTINUE
CRA	275-2021	25x2022-172	7/8/2021	Queen City 205, LLC	Textile Building (205 W. 4th Street) CRA	15	100	12/6/2023	2023	12/31/2037	Yes	CONTINUE
LEED CRA	162-2011	15x0010	5/24/2011	CBD Holdings	114-118 E 6th Street	12	100	9/9/2013	2014	12/31/2025	Yes	CONTINUE
CRA	164-2014	55x2015-117	10/2/2014	Buckeye Power Funding Company, LLC	The Banks Office Parcels	15	100	8/31/2016	2016	12/31/2030	Yes	CONTINUE
LEED CRA	178-2011	15x0008	6/9/2011	Medpace Inc.	300 Medpace Way - Bldg 3	15	100	8/15/2012	2012	12/31/2026	Yes	CONTINUE
LEED CRA	177-2011	15x0007	6/9/2011	Medpace Inc.	200 Medpace Way - Bldg 2	15	100	3/12/2013	2012	12/31/2026	Yes	CONTINUE
LEED CRA	306-2010	05x0013	9/7/2010	OVS Properties, LLC	Links Unlimited 1 CRA	15	100	12/14/2011	2012	12/31/2026	Yes	CONTINUE
LEED CRA	341-2010	05x0015	9/9/2010	Sky Lofts LLC	The Edge	12	100	2/10/2017	2016	12/31/2027	Yes	CONTINUE
LEED CRA	340-2009	95x0026	12/14/2009	Medpace Inc.	RBM Dev/ 100 Medpace Way	15	100	11/10/2010	2011	12/31/2025	Yes	CONTINUE
CRA	377-2022	35x2023-190	2/9/2023	PL Durner, LLC	Paramount Launch-Durner Building	15	100	12/23/2024			Yes	CONTINUE
CRA	0021-2019	95x2019-319	6/4/2019	Seto Ventures, LLC	Climb Time Gym	9	100	8/9/2019	2020	12/31/2028	Yes	CONTINUE
CRA	112-2019	95x2019-314	6/4/2019	4538 Camberwell, LLC	Apollo Home Relocation	12	100	4/15/2020	2020	12/31/2031	No	CONTINUE
LEED CRA	330-2020	15x2021-208	11/10/2020	2330 VP Apartments, LLC	Eden Enclaves	15	100				No	CONTINUE
LEED CRA	329-2015	65x2016-223	12/6/2024	Valentine Feghali	101 W. Elder Street	12	100	8/14/2017	2017	12/31/2028	Yes	CONTINUE
CRA	193-2019	05x2020-182	8/20/2019	OTR Housing Group, LLC	1513 Republic Street - Non-LEED CRA	15	100	5/6/2020	2020	12/31/2034	Yes	CONTINUE
LEED CRA	376-2022	35x2023-191	2/9/2023	Paramount Launch, LLC	Paramount Launch	15	100	1/29/2025	2024	12/31/2038	Yes	CONTINUE
CRA	126-2025	55x2015-214	1/9/2015	Rhinegeist	Rhinegeist Expansion	10	100	10/4/2016	2016	12/31/2030	Yes	CONTINUE
LEED CRA	486-2019	35x2023-187	1/23/2023	Ruebel, LLC	Chase West	13	100	2/21/2025			No	CONTINUE
CRA	187-2019	05x2020-190	8/26/2019	Mrs. Pig, LLC	Mrs. Pig (109 W Elder)	10	80	5/26/2021	2021	12/31/2030	Yes	CONTINUE
LEED CRA	38-2012	25x008-2012	3/19/2012	Usquare, LLC	CUF U-Square @ The Loop	15	100	7/22/2013	2013	12/31/2027	Yes	CONTINUE
CRA	373-2022	35x2023-188	1/30/2023	312 W Fourth Holdings LLC	312 W Fourth CRA	15	100	7/22/2024			Yes	CONTINUE
LEED CRA	100-2021	15x2021-260	7/12/2021	Robel 1, LLC	Robel 1 LLC	15	100	2/1/2023	2022	12/31/2036	No	CONTINUE
CRA	320-2016	75x2017-131	11/14/2016	Abington Race and Pleasant LLC	Abington, Race, & Pleasant Apts.	12	100	4/30/2018	2019	12/31/2030	Yes	CONTINUE
LEED CRA	526-2019	15x2021-196	9/25/2020	Bigelow Land, LLC	Bigelow	15	100	5/16/2024	2023	12/31/2037	Yes	CONTINUE
CRA	166-2014	55x2015-094	10/7/2014	South Block Properties, Ltd.	South Block Properties, LTD (3929 Spring Grove)	12	100	7/29/2015	2016	12/31/2027	Yes	CONTINUE
LEED CRA	364-2020	15x2021-224	12/30/2020	Graphite Oakley, LLC	Graphite Oakley	12	100				Yes	CONTINUE
LEED CRA	84-2021	25x2022-010	7/28/2021	100 E. McMicken, LLC	100 E. McMicken CRA	15	100				Yes	CONTINUE
LEED CRA	331-2020	15x2021-238	2/23/2021	Zeta House Corp of Delta Delta Delta	Tri Delta House	14	100	3/18/2022	2022	12/31/2035	Yes	CONTINUE
CRA	243-2018	95x2019-190	9/5/2018	Carrie's Place, LLC	Carrie's Place - Phase II	12	100	11/25/2019	2018	12/31/2031	Yes	CONTINUE
CRA	233-2014	55x2015-088	9/15/2014	1527 Madison, LLC	Refo of Bloomfield/Schon	12	100	9/18/2015	2016	12/31/2027	Yes	CONTINUE
CRA	145-2016	85x2018-049	7/21/2017	1415 Republic LLC	1415 Republic	12	100	11/9/2017	2019	12/31/2030	Yes	CONTINUE
CRA	0113-2017	85x2018-045	7/21/2017	1200 Vine, LLC	1505 Race	10	100	8/12/2021	2020	12/31/2029	Yes	CONTINUE
LEED CRA	143-2017	85x2018-053	8/2/2017	DREA-6 Exchange, LLC	126-128 E. 6th Street	12	100	3/4/2020	2020	12/31/2031	Yes	CONTINUE
CRA	0112-2017	85x2018-044	7/21/2017	1200 Vine, LLC	116 W 15th Street	12	100	1/27/2020	2020	12/31/2031	Yes	CONTINUE
LEED CRA	77-2017	75x2017-272	5/25/2017	1925 Vine, LLC	1925 Vine Street	12	100	3/28/2019	2020	12/31/2031	Yes	CONTINUE
CRA	139-2019	05x2020-146	6/12/2019	Price Hill Will	Masonic Lodge - Incline Arts & Events Center	12	100	7/30/2020	2021	12/31/2032	Yes	CONTINUE
LEED CRA	300-2016	75x2017-090	10/4/2016	Grandin Company LTD	223 W 12th St. / Strietmann Building	12	100	12/21/2017	2018	12/31/2029	Yes	CONTINUE
CRA	196-2019	05x2020-167	7/12/2019	1733 Elm St, LLC	1733 Elm Street	12	100	6/30/2022	2021	12/31/2032	Yes	CONTINUE

**2025 Tax Incentive Review Council
CRA Detailed Report
GENERAL-ALL CRAs**

Program Type	Council Ordinance Number	Contract Number	Contract Signature Date	Organization Legal Name	Project: Project Name	Term (yrs)	Rate	Certificate of Occupancy Achieved	Start Year	Reporting End Date	Compliant?	Current Year TIRC Disposition
CRA	62-2019	95x2019-338	8/6/2019	Nation Enterprise Worldwide, LLC	Nation Kitchen and Bar	12	100	9/9/2020	2021	12/31/2032	Yes	CONTINUE
CRA	59-2017	75x2017-248	4/11/2017	Nehemiah Manufacturing Company, LLC	Nehemiah Mfg. - Metro West Commerce Park	15	90	3/20/2019	2018	12/31/2032	Yes	CONTINUE
CRA	196-2017	85x2018-069	9/7/2017	Burke Inc.	Burke, Inc. - 500 W 7th Street	15	100	10/30/2019	2019	12/31/2033	Yes	CONTINUE
LEED CRA	70-2017	75x2017-258	4/26/2017	On the Rhine LLC	Urban Stead Cheese CRA	12	100	1/3/2018	2018	12/31/2029	Yes	CONTINUE
CRA	126-2017	75x2017-278	7/11/2017	TLAAT 7 LLC	Active Day Senior Care - CRA	12	100	12/6/2017	2018	12/31/2029	Yes	CONTINUE
LEED CRA	7-2017	85x2018-200	4/19/2018	Shihasi West 7, LLP	106 W. 7th Street	12	100	6/14/2021	2021	12/31/2032	Yes	CONTINUE
CRA	111-2017	85x2018-302	6/7/2018	Midnight Oil Company	1536, 1538, 1540 Race	12	84	3/14/2019	2019	12/31/2030	Yes	CONTINUE
CRA	195-2017	95x2019-225	11/20/2018	Exeter 6715 Steger, LLC	RBI Techsolve / RBI Solar - CRA	12	100	12/13/2018	2018	12/31/2029	Yes	CONTINUE
LEED CRA	375-2022	45x2024-180	10/30/2023	CRDV Findlay Market, LLC	COhatch Findlay Market	15	100	3/25/2024			Yes	CONTINUE
CRA	221-2023	35x2023-208	7/17/2023	NEST	4024 Hamilton Renovation	15	100				Yes	CONTINUE
LEED CRA	389-2018	95x2019-264	2/25/2019	UA5 LLC	Eden University	15	100	8/24/2021	2021	12/31/2035	Yes	CONTINUE
CRA	339-2015	65x2016-132	10/28/2015	South Block Phase IV, LLC	3936 Spring Grove	12	100	11/3/2016	2017	12/31/2028	Yes	CONTINUE
CRA	263-2019	05x2020-168	7/27/2019	1902 Studios, LLC	1902 Colerain - CRA	9	100	9/17/2020	2021	12/31/2029	No	CONTINUE
LEED CRA	169-2023	35x2023-201	6/5/2023	Lot 3 Local Oakley, LLC	Home2 Suites by Hilton, Oakley	11	100	12/19/2024			Yes	CONTINUE
CRA	363-2016	75x2017-162	12/13/2016	BAM Realty Group, LLC	8 East 4th Street	8	75	1/24/2018	2018	12/31/2025	No	CONTINUE
CRA	28-2024	55x2025-207	10/25/2024	Allez Bakery, LLC	Allez Bakery Expansion	15	100				Yes	CONTINUE
LEED CRA	168-2023	35x2023-199	6/5/2023	Fair Oaks Enterprises, Ltd	Marriott Fairfield Inn/Townplace Suites	11	100	10/18/2024			Yes	CONTINUE
LEED CRA	170-2023	35x2023-200	6/5/2023	Pleasant Cake, LLC	Pleasant Cake CRA	15	100				No	CONTINUE
CRA	236-2023	45x2024-164	7/17/2023	700 Chalfonte Holdings, LLC	700 Chalfonte Place	15	100				Yes	CONTINUE
CRA	316-2023	45x2024-176	9/29/2023	So Much Better, LLC	Finney Law Firm Building	8	100	4/29/2025			Yes	CONTINUE
CRA	0028-2024	55x2025-194	9/9/2024	Alexandra Senior Housing LP	Alexandra Apartments	15	100				Yes	CONTINUE
CRA	235-2023	45x2024-172	8/15/2023	West End Empire, LLC	2151 Colerain Ave	15	100	3/28/2024	2024	12/31/2038	Yes	CONTINUE
CRA	59-2021	15x2021-258	2/24/2021	119 E. McMicken, LLC	119 E. McMicken	15	100				Yes	CONTINUE
CRA	0307-2018	95x2019-312	5/10/2019	Kenkel Family Investment I, LLC	Tri-State Wholesale CRA	12	100	4/22/2020	2020	12/31/2031	Yes	CONTINUE
CRA	440-2019	05x2020-290	2/12/2020	Perseverance Residential, LLC	Perseverance Residential CRA	10	100	6/18/2021	2022	12/31/2036	Yes	CONTINUE
LEED CRA	0036-2017	75x2017-229	4/5/2017	Alce Dirt Holdings, LLC	1207 Elm	12	100	12/21/2017	2018	12/31/2029	Yes	CONTINUE
CRA	104-2021	25x2022-012	7/29/2021	116 E. McMicken, LLC	116 E. McMicken CRA	15	100				Yes	CONTINUE
CRA	199-2019	05x2020-185	8/10/2019	Links Unlimited	Links Unlimited Reto/Expansion	12	100	10/8/2020	2021	12/31/2032	Yes	CONTINUE
LEED CRA	146-2023	35x2023-202	6/8/2023	Findlay Parkside, LLC	Findlay Parkside	15	100				Yes	CONTINUE
LEED CRA	0330-2012	25x2012-146	11/1/2012	Alston Park Limited Partnership	Alston Park LEED CRA	12	100	4/24/2014	2014	12/31/2025	Yes	CONTINUE
CRA	105-2021	25x2022-008	7/26/2021	56 East, LLC	56 E. McMicken CRA	15	100	2/10/2025			Yes	CONTINUE
CRA	140-2021	15x2021-275	5/27/2021	MKRB1, LLC	MKRB1 LLC CRA	15	100	9/27/2023	2024	12/31/2038	No	CONTINUE
LEED CRA	220-2021	15x2021-291	6/17/2021	1410 Vine, LLC	Boss Cox Renovation	15	100	4/20/2022	2022	12/31/2036	Yes	CONTINUE
CRA	310-2014	55x2015-160	10/31/2014	Transept Property, LLC	1205 Elm St	10	100	3/9/2016	2016	12/31/2025	Yes	CONTINUE
LEED CRA	54-2016	65x2016-268	4/14/2016	CinFed Federal Credit Union	CinFed Credit Union - Office Building	15	100	3/28/2017	2017	12/31/2031	Yes	CONTINUE
LEED CRA	176-2014	55x2015-067	8/4/2014	Kroger Company	Oakley Kroger LEED-CRA	15	100	3/8/2016	2016	12/30/2030	Yes	CONTINUE
CRA	215-2014	55x2015-089	9/15/2014	1201 Walnut, LLC	1201 Walnut	12	100	10/6/2015	2015	12/31/2026	Yes	CONTINUE
LEED CRA	264-2019	15x2021-176	7/24/2020	423 Hoge Street, LLC	421 Hoge Street	11	100	10/3/2024	2022	12/31/2032	Yes	CONTINUE
LEED CRA	0096-2014	45x2014-251	6/9/2014	Gantry Apartments, LLC	1518 Knowlton Street (Gantry Phase Two)	15	100	3/30/2016	2014	12/31/2028	Yes	CONTINUE
CRA	200-2018	95x2019-242	7/31/2018	Race and Vine Offices, LLC	Race and Vine Offices	10	100	8/14/2020	2020	12/31/2030	Yes	CONTINUE
CRA	151-2016	75x2017-025	8/15/2016	Radcliffe Holdings, LLC	Q-Labs - 1950 Radcliff Drive	15	100	7/30/2018	2018	12/31/2032	No	CONTINUE
CRA	0027-2024	45x2024-193	2/15/2024	The Beta Nu of Beta Theta Pi Building Co	Beta House UC	8	100	12/6/2024			Yes	CONTINUE
LEED CRA	182-2012	25x023-2012	6/4/2012	Schiel	Schiel, LLC LEED CRA	15	100	9/17/2013	2014	12/31/2028	Yes	CONTINUE
CRA	384-2018	95x2019-248	1/18/2019	57 East, LLC	57 East	12	100	1/10/2020	2020	12/31/2031	Yes	CONTINUE
CRA	321-2017	85x2018-171	12/21/2017	OTR Housing Group, LLC	1531 Elm, 1533 Elm, 1533 Pleasant	8	100	3/22/2019	2019	12/31/2026	Yes	CONTINUE
CRA	364-2017	85x2018-231	2/28/2018	Columbia Flats, LLC	1301 Walnut St. Commercial	15	100	6/11/2020	2020	12/31/2034	Yes	CONTINUE
CRA	468-2019	05x2020-278	1/10/2020	1725 Elm Street, LLC	1725 Elm CRA	12	100	7/28/2023	2023	12/31/2034	Yes	CONTINUE
CRA	0366-2016	75x2017-186	1/27/2017	3044 Harrison Ave Holdings, LLC	West Side Brewing Commercial CRA	12	100	9/13/2017	2018	12/31/2029	Yes	CONTINUE
LEED CRA	61-2016	65x2016-285	5/3/2016	Oakley Hotel Enterprises LTD	Oakley Station - Homewood Suites Hotel	12	75	9/10/2018	2018	12/31/2029	Yes	CONTINUE
CRA	0303-2013	45x2014-084	11/12/2013	TINC, LLC	CRA - 1209 Jackson Street	8	100	4/23/2020	2021	12/31/2028	Yes	CONTINUE
LEED CRA	439-2019	05x2020-288	2/10/2020	Perseverance Commercial, LLC	Perseverance Commercial CRA	15	100	12/30/2022	2022	12/31/2036	Yes	CONTINUE
LEED CRA	0319-2013	45x2014-076	11/1/2013	Broadway Square I, LLC	Broadway Square, Phase I	12	100	11/26/2014	2014	12/31/2025	Yes	CONTINUE
LEED CRA	541-2019	05x2020-292	3/10/2020	Keyer Row, LLC	1221-1233 Main CRA	15	100	4/1/2022	2022	12/31/2036	Yes	CONTINUE
LEED CRA	24-2022	35x2023-185	1/10/2023	Peebles Apartments L.P.	Peebles Apartments	15	100	9/6/2024	2024	12/31/2038	Yes	CONTINUE

**2025 Tax Incentive Review Council
CRA Detailed Report
GENERAL-ALL CRAs**

Program Type	Council Ordinance Number	Contract Number	Contract Signature Date	Organization Legal Name	Project: Project Name	Term (yrs)	Rate	Certificate of Occupancy Achieved	Start Year	Reporting End Date	Compliant?	Current Year TIRC Disposition
LEED CRA	346-2018	95x2019-230	11/30/2018	Court Street Condos, LLC	Court Street Commons	15	100	2/9/2024			Yes	CONTINUE
LEED CRA	333-2024	55x2025-208	11/12/2024	2901 Glendora, LLC	2901 Glendora Avenue CRA	15	100				Yes	CONTINUE
LEED CRA	0252-2013	45x2014-034	8/27/2013	Losantiville Buildings, LLC	CRA - 3257 Gilbert Ave.	15	100	5/30/2014	2015	12/31/2029	Yes	CONTINUE
LEED CRA	0138-2013	45x2014-206	1/24/2014	Losantiville Evanston, LLC	Losantiville-Evanston Affordable Rental	12	100	6/6/2013	2015	12/31/2026	Yes	CONTINUE
LEED CRA	0138-2013	45x2014-207	4/29/2014	Losantiville Evanston, LLC	Losantiville-Evanston Affordable Rental	12	100	6/6/2013	2015	12/31/2026	Yes	CONTINUE
LEED CRA	136-2013	35x2013-170	7/1/2013	233 Gilman, LLC	CRA - 233 Gilman Ave	12	100	2/20/2015	2015	12/31/2026	Yes	CONTINUE
LEED CRA	348-2014	55x2015-313	12/17/2014	ACG Merchants, LLC	32 W 6th St - Newberry Lofts	12	100	2/28/2017	2017	12/31/2028	Yes	CONTINUE
LEED CRA	233-2016	75x2017-002	7/8/2016	BAM Realty Group, LLC	3094 Madison LEED-CRA	15	75	7/7/2017	2018	12/31/2032	No	CONTINUE
CRA	527-2019	05x2020-289	2/19/2020	Linwood Real Estate Holdings, LLC	3152 Linnwood CRA	8	100	6/29/2021	2023	12/31/2030	Yes	CONTINUE
CRA	465-2021	25x2022-223	3/25/2022	The Farmers Hotel LLC	The Farmers Hotel	12	100				Yes	CONTINUE
CRA	381-2022	45x2024-171	8/23/2023	Annie Lofts, LLC	The Annie	15	100	6/10/2024	2024	12/31/2038	Yes	CONTINUE
CRA	129-2017	85x2018-115	10/24/2017	Paramount Redevelopment LLC	Gateway at McMillan	12	100	1/31/2020	2020	12/31/2031	Yes	CONTINUE
CRA	179-2017	85x2018-186	1/2/2018	Court & Walnut, LLC	Court & Walnut-Residential and Parking	15	100	12/31/2019	2019	12/31/2033	Yes	CONTINUE
LEED CRA	129-2010	05x2010-259	5/14/2010	Gamma Xi 21, Inc.	Delta Tau Delta Fraternity House	15	100	12/31/2010	2011	12/31/2025	Yes	CONTINUE
CRA	140-2018	85x2018-313	7/9/2018	Oakley Child Care III, LLC	Oakley Child Care III, LLC	9	100	6/20/2019	2019	12/31/2027	Yes	CONTINUE
CRA	146-2018	85x2018-315	7/10/2018	Ranger Community Group, LLC	1035 Dayton	12	100	12/22/2020	2021	12/31/2032	Yes	CONTINUE
CRA	530-2019	05x2020-285	2/12/2020	Madison and Stewart, LLC	Madison and Stewart CRA	12	100	2/14/2022	2022	12/31/2033	Yes	CONTINUE
LEED CRA	295-2012	25x038-102	9/19/2012	SREE Hotels	Enquirer Building Redevelopment	12	100	4/22/2015	2015	12/31/2026	Yes	CONTINUE
LEED CRA	28-2024	55x2025-150	10/30/2024	Lincoln & Gilbert Family II, LLC	Lincoln & Gilbert Family II	15	100				Yes	CONTINUE
LEED CRA	299-2017	85x2018-198	1/30/2018	Paramount Square, LLC	Paramount Square	15	100	3/6/2019	2019	12/31/2033	Yes	CONTINUE
CRA	123-2023	35x2023-197	5/12/2023	1007 Dayton, LLC	1007 Dayton Street CRA	15	100	2/22/2024	2024	12/31/2038	Yes	CONTINUE
LEED CRA	329-2015	65x2016-222	2/10/2010	1826 Race, LLC	1826 Race Redevelopment	12	100	5/29/2018	2019	12/31/2030	Yes	CONTINUE
CRA	87-2016	65x2016-281	4/27/2016	1200 Vine, LLC	Race Street Commercial Condos	15	100	4/13/2017	2018	12/31/2032	Yes	CONTINUE
LEED CRA	401-2015	65x2016-187	1/27/2016	Andante Housing, LLC	51 E Clifton Ave	12	100	3/6/2018	2018	12/31/2029	Yes	CONTINUE
CRA	51-2016	65x2016-247	3/17/2016	Xanadu Ventures, LLC	1121 Walnut	12	100	3/23/2017	2017	12/31/2028	Yes	CONTINUE
LEED CRA	37-2016	65x2016-272	4/15/2016	Oakley FC II, LLC	The Boulevard at Oakley Station Phase II	15	100	10/25/2017	2017	12/31/2031	Yes	CONTINUE
LEED CRA	293-2013	45x2014-108	12/24/2013	Broadway Development 2001, LTD	Seventh & Broadway Tower	15	100	6/24/2015	2015	12/31/2029	Yes	CONTINUE
CRA	363-2024	55x2025-218	12/20/2024	607 Main Holdings, LLC	607 Main Street	15	100				Yes	CONTINUE
CRA	90-2023	35x2023-196	5/18/2023	Moerlein Properties, LLC	Gateway Lofts Cincinnati	12	100				Yes	CONTINUE
CRA	224-2014	45x2014-029A	9/30/2013	Cincinnati Development I, LLC	580 Walnut Street/ @580 2nd Amendment	12	100	2/10/2017	2016	12/31/2027	No	CONTINUE
LEED CRA	93-2018	95x2019-168	8/6/2018	Cincinnati Scholar House LP	Cincinnati Scholar House	15	100	4/28/2020	2020	12/31/2034	Yes	CONTINUE
LEED CRA	35-2015	55x2015-288	3/20/2015	VP4, LLC	VP4, LLC	15	100	8/19/2016	2016	12/31/2030	Yes	CONTINUE
CRA	230-2013	45x2014-154	2/20/2014	Radius Acquisition, LLC	The Banks Phase II - Residential	15	100	9/21/2016	2016	12/31/2030	Yes	CONTINUE
CRA	221-2015	65x2016-089	10/5/2015	8th & Sycamore LLC & NAP Sycamore LLC	8th and Sycamore	15	100	2/27/2018	2017	12/31/2031	Yes	CONTINUE
LEED CRA	329-2015	65x2016-223	2/10/2016	Market Square I, LLC	Market Square I	12	100	8/14/2017	2017	12/31/2031	Yes	CONTINUE
LEED CRA	101-2015	55x2015-324	5/19/2015	3117 Southside Realty LLC	Southside Realty-Industrial	15	90	4/14/2016	2016	12/31/2030	Yes	CONTINUE
CRA	309-2021	25x2022-057	11/1/2021	Bleh Property Holdings, LLC	Avril Bleh Meat Market	10	100	12/7/2022	2023	12/31/2032	Yes	CONTINUE
LEED CRA	225-2013	55x2015-072	8/8/2014	Cintrifuse Innovation Hub, LLC	Cintrifuse	12	100	2/8/2016	2016	12/31/2027	Yes	CONTINUE
CRA	99-2018	85x2018-314	7/9/2018	793 E McMillan, LLC	Comfort Station	15	100	7/26/2019	2020	12/31/2034	Yes	CONTINUE
CRA	132-2017	75x2017-275	6/23/2017	Deeper Roots Holdings	Deeper Roots CRA	12	100	11/22/2017	2018	12/31/2029	Yes	CONTINUE
LEED CRA	360-2018	95x2019-244	12/17/2018	Building #1, LLC	100 E. Clifton, 101 & 105 Peete Renovation	12	100	11/30/2021	2020	12/31/2033	Yes	CONTINUE
LEED CRA	130-2013	45x2014-006	7/25/2013	Bartlett Building LTD	Bartlett - Renaissance Hotel	12	100	10/31/2014	2014	3/1/2025	Yes	CONTINUE
CRA	140-2022	35x2023-178	11/17/2022	EK Brown Properties, LLC	810 Plum Street	12	100	2/1/2024	2024	12/31/2035	Yes	CONTINUE
CRA	517-2019	05x2020-340	8/27/2020	Cincinnati Bulk Terminals LLC	CBT Intermodal	15	100	2/14/2025			Yes	CONTINUE
LEED CRA	254-2014	55x2015-345	12/17/2014	McMillan Apartments, LLC	McMillan Apartments, LLC	15	100	10/3/2016	2016	12/31/2030	Yes	CONTINUE
LEED CRA	224-2015	65x2016-056	6/24/2005	Towne Properties, Inc.	Holy Cross Chapel Conversion	12	100	11/23/2016	2018	12/31/2029	Yes	CONTINUE
LEED CRA	352-2014	55x2015-219	1/22/2015	Trevarren Flats I LLC	Trevarren Flats	12	100	2/19/2016	2016	12/31/2027	Yes	CONTINUE
CRA	70-2015	55x2015-303	7/22/2015	Metcut Research Inc.	Metcut Expansion - Project Oak Forest	12	100	3/22/2017	2017	12/31/2028	Yes	CONTINUE
CRA	181-2012	35x011-2013	5/31/2012	Mercer Commons OTR, LLC	Mercer Commons Garage CRA	12	100	9/9/2013	2014	12/31/2025	Yes	CONTINUE
CRA	139-2017	85x2018-048	7/21/2017	Allston Place LLC	4016 Allston Place Commercial CRA	12	66.7	7/20/2018	2019	12/31/2030	Yes	CONTINUE
CRA	042-2019	95x2019-268	2/19/2019	1540 Elm LLC	1540 Elm CRA	8	100	11/6/2019	2020	12/31/2027	No	CONTINUE
CRA	394-2019	05x2020-227	10/31/2019	8K Development Company, LLC	1714 Vine CRA	12	100	2/11/2021	2021	12/31/2032	Yes	CONTINUE
LEED CRA	379-2022	35x2023-186	1/19/2023	Cary Capital, LLC	Project Hope	15	100	7/15/2024			No	CONTINUE
CRA	0024-2018	85x2018-252	3/20/2018	1200 Vine, LLC	1501 Vine Street	12	100	2/11/2020	2017	12/31/2028	Yes	CONTINUE

**2025 Tax Incentive Review Council
CRA Detailed Report
GENERAL-ALL CRAs**

Program Type	Council Ordinance Number	Contract Number	Contract Signature Date	Organization Legal Name	Project: Project Name	Term (yrs)	Rate	Certificate of Occupancy Achieved	Start Year	Reporting End Date	Compliant?	Current Year TIRC Disposition
CRA	175-2014	55x2015-064	6/25/2014	South Block Properties, Ltd.	3930 Spring Grove	12	100	10/24/2013	2014	12/31/2025	Yes	CONTINUE
CRA	0399-2016	75x2017-178	1/23/2017	KAAPS 7364, LLC	Roselawn Center Renovation	12	100	8/7/2019	2018	12/31/2029	Yes	CONTINUE
LEED CRA	253-2017	85x2018-106	10/20/2017	233 Gilman, LLC	225 Gilman	12	100	3/14/2021	2022	12/31/2033	Yes	CONTINUE
LEED CRA	194-2017	85x2018-079	9/19/2017	Stratford Court II, LLC	Stratford Apartments II	15	100	11/18/2019	2019	12/31/2033	Yes	CONTINUE
CRA	193-2017	85x2018-043	7/2/2017	1526 Blair Avenue, LLC	1526 Blair Ave	12	100	5/16/2018	2019	12/31/2030	Yes	CONTINUE
LEED CRA	298-2017	85x2018-197	1/23/2018	Paramount Square Commissary, LLC	Paramount Square Commissary	15	100	4/16/2020	2020	12/31/2034	Yes	CONTINUE
CRA	28-2024	55x2025-217	12/9/2024	Warsaw Creative II, LLC	Warsaw Creative Campus Phase 1B	15	100				Yes	CONTINUE
LEED CRA	232-2016	75x2017-021	8/1/2016	Wellington APT LLC	111 Wellington Place	15	100	3/28/2019	2019	12/31/2033	Yes	CONTINUE
CRA	281-2019	05x2020-222	10/22/2019	Solica Construction	722 E McMillan	12	100	1/31/2020	2021	12/31/2032	Yes	CONTINUE
LEED CRA	224-2017	85x2018-122	10/27/2017	The Community Builders	Avondale Town Center - LIHTC Project	15	100	8/6/2019	2019	12/31/2033	Yes	CONTINUE
LEED CRA	105-2020	15x2021-294	6/28/2021	Apple Street Senior LLC	Apple Street Senior CRA	15	100	2/7/2023	2023	12/31/2037	Yes	CONTINUE
CRA	108-2024	45x2024-202	5/7/2024	Cincinnati Curated, LLC	34 West Court Street	15	100				Yes	CONTINUE
LEED CRA	150-2019	05x2020-211	10/17/2019	Findlay Center, LLC	Findlay Center	15	100	12/21/2020	2019	12/31/2035	Yes	CONTINUE
CRA	262-2016	75x2017-014	7/27/2016	Woods Real Estate Investments, LLC	Woods Real Estate Investments, LLC	12	100	6/8/2018	2017	12/31/2028	No	CONTINUE
LEED CRA	0132-2014	55x2015-054	7/3/2014	Oakley Housing Partners, LLC	Oakley Housing Partners	15	100	1/16/2016	2016	12/31/2030	Yes	CONTINUE
CRA	120-2018	85x2018-308	6/26/2018	To Life, Ltd.	Project Red Phase B and C	15	100	10/9/2020	2019	12/31/2034	Yes	CONTINUE
CRA	139-2018	95x2019-171	8/2/2018	Santana Properties, LLC	611 Main - Mazunte 2	12	100	7/24/2019	2020	12/31/2031	Yes	CONTINUE
LEED CRA	256-2013	45x2014-070	11/4/2013	Black Iron Capital LLC	Schwartz Building Renovation - 906 Main St	12	100	1/13/2015	2015	12/31/2026	Yes	CONTINUE
CRA	317-2018	95x2019-141	11/9/2018	OTR Market Properties, LLC	1635 Race	9	95	5/13/2021	2023	12/31/2031	Yes	CONTINUE
CRA	470-2019	05x2020-322	5/14/2020	1814 Central, LLC	OTR Stillhouse	10	100	8/31/2023	2022	12/31/2031	No	CONTINUE
CRA	39-2016	65x2016-255	3/2/2016	GBG Strategies, LLC	12th & Main Area Office Development	12	100	10/5/2018	2017	12/31/2028	Yes	CONTINUE
CRA	24-2018	85x2018-243	3/7/2018	Dutton South LLC	McAndrews Glass	12	100	7/15/2018	2019	12/31/2030	Yes	CONTINUE
CRA	222-2021	25x2021-021	6/16/2021	60 East, LLC	60 East McMicken CRA	12	100	3/21/2023	2023	12/31/2034	Yes	CONTINUE
CRA	267-2021	15x2021-298	6/29/2021	Curtis Street Investments, LLC	Curtis Street Redevelopment	15	100	6/1/2022	2022	12/31/2036	Yes	CONTINUE
CRA	240-2021	45x2024-170	8/2/2023	Moerlein Mansion, LLC	Moerlein Mansion	12	100	7/19/2024			Yes	CONTINUE
CRA	28-2024	55x2025-205	10/18/2024	BSG2, LLC	BSG2 Renovation	15	100				Yes	CONTINUE
CRA	188-2021	25x2022-025	8/20/2021	Pendleton Housing Partners, LP	Pendleton III Apartments CRA	15	100	2/8/2023	2022	12/31/2037	Yes	CONTINUE
CRA	367-2016	75x2017-168	12/22/2016	1200 Vine, LLC	131 W 15th Street	12	100	12/6/2017	2019	12/31/2030	Yes	CONTINUE
LEED CRA	109-2014	55x2015-105	10/7/2014	Elm Street Ventures, LLC	Elm Street Ventures, LLC	12	100	12/30/2015	2015	12/31/2026	Yes	CONTINUE
LEED CRA	0020-2015	55x2015-273	3/12/2015	Sands Senior Apartments, LLC	CRA - Sands Senior Apartments	12	100	6/1/2017	2017	12/31/2028	Yes	CONTINUE
CRA	83-2016	65x2016-286	5/5/2016	Roehr Insurance Agency	Butterbean Properties - Roehr Insurance Relo	12	100	7/21/2016	2017	12/31/2028	Yes	CONTINUE
CRA	237-2023	45x2024-177	10/4/2023	8K Glenway, LLC	WPH Glenway Properties - Phase I	10	100	2/11/2025			Yes	CONTINUE
LEED CRA	291-2024	55x2025-195	10/1/2024	Supreme Bright Cincinnati	Fourth and Walnut Center	15	100				Yes	CONTINUE
LEED CRA	396-2019	05x2020-232	11/10/2019	12 E Court Street, LLC	12 E. Court CRA	15	100	9/29/2022	2023	12/31/2037	Yes	CONTINUE
LEED CRA	79-2015	55x2015-310	5/6/2015	Artichoke Properties, LLC	Redevelopment of 1824 Elm Street	12	100	7/8/2016	2016	12/31/2027	Yes	CONTINUE
LEED CRA	59-2016	65x2016-269	4/15/2016	Shining Lotus Rentals LLC	1527 Elm	12	100	2/1/2017	2017	12/31/2028	Yes	CONTINUE
CRA	223-2021	25x2022-003	7/15/2021	Broadway Square IV, LLC	Broadway Square IV CRA Agreement	15	100	12/19/2022	2023	12/31/2038	Yes	CONTINUE
CRA	477-2021	25x2022-248	5/25/2022	726 E McMillan, LLC	726 McMillan	12	100				Yes	CONTINUE
CRA	431-2019	05x2020-256	12/4/2019	Keidel Supply Company Inc.	Keidel Supply Company, Inc. Relocation	12	100	4/29/2020	2020	12/31/2031	No	CONTINUE
CRA	348-2015	65x2016-227	2/16/2015	100 Findlay, LLC	100 Findlay	8	100	12/22/2023	2024	12/31/2031	Yes	CONTINUE
CRA	0402-2016	75x2017-187	2/1/2017	1200 Vine, LLC	1233 Walnut	12	100	7/2/2019	2018	12/31/2029	Yes	CONTINUE
CRA	134-2021	15x2021-254	5/6/2021	CH Keymark LLC	The Furniture Store	15	100	3/14/2023	2023	12/31/2037	Yes	CONTINUE
CRA	111-2021	15x2021-262	4/26/2021	17E-Fifteen LLC	17 E Fifteen St	8	100	12/2/2022	2022	12/31/2029	No	CONTINUE
CRA	59-2019	95x2019-148	3/1/2019	1629 Citadel LLC	2346 Boone CRA	8	100	12/13/2022	2023	12/31/2030	No	CONTINUE
CRA	292-2020	15x2021-280	6/10/2021	Court and Vine Holdings, LLC	915 Vine Street CRA	12	100	3/31/2022	2022	12/31/2033	Yes	CONTINUE
CRA	234-2016	75x2017-020	8/1/2016	3MG Properties LTD	1607 Main	12	100	7/26/2019	2020	12/31/2031	Yes	CONTINUE
CRA	31-2019	95x2019-277	3/18/2019	Wooster Development, Ltd.	Prus Construction Expansion	12	100	9/1/2020	2020	12/31/2031	Yes	CONTINUE
LEED CRA	346-2013	45x2014-110	12/17/2013	VP3 LLC	VP3 New Multifamily LEED CRA	15	100	8/6/2015	2015	12/31/2029	Yes	CONTINUE
LEED CRA	487-2019	05x2020-317	4/20/2020	Gateway Lofts Park Avenue, LLC	Park Avenue Square	15	100				Yes	CONTINUE
CRA	13-2016	85x2018-126	11/1/2017	Motz Properties LLC	3229 Riverside Dr - CRA	12	100	5/15/2018	2018	12/31/2029	Yes	CONTINUE
LEED CRA	200-2010	05x2010-263	7/20/2010	65 West LLC	65 West-LEED CRA	15	100	5/7/2013	2012	12/31/2026	Yes	CONTINUE
CRA	63-2012	25x2020-2012	5/10/2012	4138 Hamilton Avenue, LLC	Caracole Relocation (CRA)	12	100	9/5/2013	2014	12/31/2025	Yes	CONTINUE
CRA	522-2019	05x2020-332	7/2/2020	Willkommen Holding, LLC	Willkommen REHAB	15	100	1/7/2022	2021	12/31/2036	Yes	CONTINUE
LEED CRA	371-2009	05x2010-082	1/29/2010	Forest Square Apartments LP	Forest Square Senior Apartments LEED-CRA	15	100	12/28/2011	2011	12/31/2025	Yes	CONTINUE

2025 Tax Incentive Review Council
CRA Detailed Report
GENERAL-ALL CRAs

Program Type	Council Ordinance Number	Contract Number	Contract Signature Date	Organization Legal Name	Project: Project Name	Term (yrs)	Rate	Certificate of Occupancy Achieved	Start Year	Reporting End Date	Compliant?	Current Year TIRC Disposition
LEED CRA	103-2012	25x045-2012A	11/7/2012	Oakley FC, LLC	Oakley Station Apartments (LEED-CRA)	15	100	1/17/2014	2014	12/31/2028	Yes	CONTINUE
LEED CRA	203-2011	15x2011-127	6/15/2011	Hallmark Student Housing Cincinnati, LLC	University Edge Cincinnati I LEED-CRA	15	100	8/19/2013	2013	12/31/2027	Yes	CONTINUE
LEED CRA	523-2018	05x2020-333	6/29/2020	Willkommen Holding, LLC	Willkommen NEW	15	100	5/31/2022	2022	12/31/2037	Yes	CONTINUE
CRA	294-2020	15x2021-279	6/4/2021	Court and Vine Holdings, LLC	31 E Court CRA	12	100	1/16/2024	2023	12/31/2034	Yes	CONTINUE
CRA	291-2020	15x2021-281	6/4/2021	Court and Vine Holdings, LLC	7-11 E Court Street CRA	12	100	1/18/2024	2022	12/31/2033	Yes	CONTINUE
LEED CRA	332-2020	45x2024-200	4/30/2024	602 Main Street, LLC	The Gwynne Building	15	100				Yes	CONTINUE
CRA	222-2022	35x2023-168	8/18/2022	August Flats, LLC	August Flats (1701-1705 Race)	12	100	7/27/2023	2024	12/31/2035	Yes	CONTINUE
CRA	222-2022	35x2023-167	8/18/2022	1401 Main, LLC	2022 OTR Mixed-income Housing	12	100	7/27/2023	2023	12/31/2034	Yes	CONTINUE
CRA	295-2017	85x2018-301	6/11/2018	Uptown 5, LLC	341 & 343 Calhoun	10	100	5/24/2019	2019	12/31/2028	Yes	CONTINUE
CRA	141-2022	35x2023-164	7/11/2022	123 E. McMicken Avenue, LLC	The Volkshaus	15	100	3/6/2024	2024	12/31/2038	Yes	CONTINUE
LEED CRA	469-2019	05x2020-254	1/2/2020	Sycamore Diner, LLC	Sugar n' Spice LEED CRA	15	100	8/10/2020	2021	12/31/2035	No	CONTINUE
CRA	467-2019	05x2020-269	12/31/2019	509 E12 ST, LLC	509 E12 ST CRA	12	100	9/7/2023	2023	12/31/2034	Yes	CONTINUE
LEED CRA	0272-2017	15x2021-220	12/7/2020	SS Mamnoh, LLC	Madisonville Smart Storage	15	100	1/29/2019	2019	12/31/2033	Yes	CONTINUE
LEED CRA	0114-2017	85x2018-051	7/27/2017	Jobs Cafe, LLC	Market Square II	12	100	2/12/2019	2019	12/31/2030	Yes	CONTINUE
LEED CRA	255-2017	85x2018-097	10/11/2017	The Deacon Propco, LLC	Straight Street Collegiate Apartments	15	100	2/15/2020	2019	12/31/2033	Yes	CONTINUE
LEED CRA	117-2016	65x2016-323	6/9/2016	Marlowe Court Limited Partnership	Marlowe Court	15	100	12/29/2017	2018	12/31/2032	Yes	CONTINUE
CRA	0349-2013	45x2014-114	12/23/2013	Eurostampa North America, Inc.	Eurostampa Expansion	12	100	5/1/2015	2015	12/31/2026	Yes	CONTINUE
CRA	293-2017	85x2018-114	10/20/2017	Morgan Apartments LLC	Morgan Apartments	12	100	6/21/2019	2019	12/31/2031	Yes	CONTINUE
LEED CRA	128-2017	85x2018-175	12/22/2017	Bond Hill Roselawn Senior Housing LP	Roselawn Senior Apartments	15	100	8/6/2019	2019	12/31/2033	Yes	CONTINUE
LEED CRA	24-2022	35x2023-182	12/20/2022	Lincoln & Gilbert Family, LLC	Lincoln & Gilbert Family	15	100	9/13/2024	2024	12/31/2038	Yes	CONTINUE
CRA	314-2021	25x2022-182	12/9/2021	KeyMark QALICB LLC	Mergard/Ruthellen	15	100	2/22/2024	2023	12/31/2037	Yes	CONTINUE
CRA	28-2024	55x2025-188	8/21/2024	South Block Properties, Ltd.	Hanfield House	15	100				Yes	CONTINUE
LEED CRA	22-2022	45x2024-178	10/9/2023	Vandalia Point, LLC	Vandalia Point	15	100				Yes	CONTINUE
CRA	230-2014	55x2015-114	10/7/2014	Urban Legacy VIII, LLC	18 W. 13th St	10	100	4/24/2015	2015	12/31/2024	Yes	EXPIRED
CRA	282-2015	65x2016-090	9/2/2015	Cutter Historic Apartments, LLC	Cutter Historic Apartments	8	100	11/3/2016	2017	12/31/2024	Yes	EXPIRED
CRA	144-2016	75x2017-261	4/28/2017	Document Destruction	MPC Management - Document Destruction Exp	8	100	12/8/2016	2017	12/31/2024	Yes	EXPIRED
CRA	231-2014	55x2015-115	10/7/2014	Urban Legacy VIII, LLC	1403 Vine St	10	100	12/2/2014	2015	12/31/2024	Yes	EXPIRED
CRA	0250-2015	65x2016-013	8/4/2015	Abigail Flats, LLC	512 E 12th Street	8	100	6/9/2016	2017	12/31/2024	No	EXPIRED
CRA	232-2014	55x2015-215	1/28/2015	Urban Legacy VIII, LLC	1428, 1430, and 1438 Race St	10	100	12/31/2015	2015	12/31/2024	Yes	EXPIRED
CRA	237-2014	55x2015-116	10/7/2014	Ale House Landlord LLC	Taft Ale House Brewery	10	100	4/1/2015	2015	12/31/2024	Yes	EXPIRED
LEED CRA	72-2011	15x2011-063	4/8/2011	Elberon Senior Apartments	Elberon	12	100	5/4/2012	2013	12/31/2024	Yes	EXPIRED
CRA	316-2011	15x2011-165	11/10/2011	OTR Predevelopment LLC	Color Building CRA	12	100	4/4/2013	2013	12/31/2024	Yes	EXPIRED
CRA	19-2012	25x2012-057	2/21/2012	St. Paul Village II Limited Partnership	Saint Paul Village II	15	100	4/12/2013	2013	12/31/2024	Yes	EXPIRED
LEED CRA	163-2011	15x0011	5/24/2011	CBD Holdings	122 E 6th Street	12	100	2/7/2013	2013	12/31/2024	Yes	EXPIRED
CRA	270-2016	05x2020-184	8/26/2019	Grandin Company LTD	1600 Central Parkway	8	100	8/12/2016	2017	12/31/2024	Yes	EXPIRED
CRA	141-2014	55x2015-85	9/12/2014	Kirby Lofts, LLC	Kirby Lofts	8	100	8/8/2016	2017	12/31/2024	Yes	EXPIRED
CRA	338-2015	65x2016-228	2/16/2015	Hagen Properties, LLC	1833 Vine Street	8	100	1/5/2017	2017	12/31/2024	Yes	EXPIRED
CRA	250-2014	75x2017-029	8/17/2016	Urban Legacy VIII, LLC	15 W. 14th St	10	100	3/19/2015	2015	12/31/2024	Yes	EXPIRED
CRA	342-2014	55x2015-216	1/9/2015	BarbAurora, LLC	BarbAurora, LLC	8	100	2/27/2017	2017	12/31/2024	Yes	EXPIRED
LEED CRA	0007-2012	25x0002	1/12/2012	Union on Taft, LLC	Taft Offices, LLC - LEED-CRA	12	100	9/11/2012	2013	12/31/2024	Yes	EXPIRED
LEED CRA	373-2008	85x0190	11/1/2008	Towne Properties, Inc.	DeSales Apartments II CRA	15	100	10/28/2010	2010	12/31/2024	Yes	EXPIRED
CRA	341-2008	85x0133	10/27/2008	Masi Realty LLC	Malton Art Gallery CRA	15	100	1/12/2011	2010	12/31/2024	Yes	EXPIRED
CRA	304-2014	55x2015-165	11/13/2014	Avondale Housing LP	Avondale Revitalization Phase 1B	8	100	8/26/2016	2017	12/31/2024	Yes	EXPIRED
CRA	306-2013	55x2015-125	7/24/2012	Mountain Cincinnati, LLC	Rough Brothers Expansion - Land Sale/CRA	10	85	1/16/2015	2015	12/31/2024	Yes	EXPIRED
CRA	116-2016	65x2016-336	7/13/2016	Daffin Investments Ohio, LLC	28-32 W. Court St. CRA	8	100	6/22/2017	2017	12/31/2024	Yes	EXPIRED
CRA	0332-2015	65x2016-118	10/14/2015	OTR A.D.O.P.T.	1702 Central Parkway	8	100	9/14/2016	2017	12/31/2024	Yes	EXPIRED
CRA	119-2016	65x2016-291	5/11/2016	Borgman Properties, LLC	Borgman Properties CRA	8	100	6/7/2016	2017	12/31/2024	Yes	EXPIRED
CRA	0002-2017	75x2017-179	1/27/2017	Post Office Place LLC	Post Office Place LLC - CRA	8	100	2/21/2018	2017	12/31/2024	Yes	EXPIRED
LEED CRA	296-2011	15x2011-164	11/8/2011	5011 Kenwood, LLC	Camargo Capital Renovation	12	100	3/4/2013	2013	12/31/2024	No	EXPIRED

**2025 Tax Incentive Review Council
CRA Detailed Reports
NON-COMPLETIONS**

This list includes CRA Agreements that are not compliant as a result of delayed project completion.

Contract Number	Current Year TIRC Disposition	Compliant?	Organization Legal Name	Project Name	Construction End Date (Estimated)	Projected Investment	Status	Reported Completion Delays (from 2024 Annual Reports)
15x2021-208	CONTINUE	No	2330 VP Apartments, LLC	Eden Enclaves	12/31/2024	\$2,100,000	Pending Completion App	We have been delayed with quiet a few punch list items from our IBI Inspections and Fire Alarm Testing.
35x2023-200	CONTINUE	No	Pleasant Cake, LLC	Pleasant Cake CRA	12/31/2024	\$3,158,393	Pending Completion App	Construction delays primarily related to getting the elevator fully installed and running.
15x2021-258	CONTINUE	No	119 E. McMicken, LLC	119 E. McMicken	10/31/2024	\$822,500	Pending Completion App	
05x2020-309	MODIFY	No	Northcrown Property, LLC	1614 Walnut Street LEED CRA	3/31/2023	\$1,340,000	Pending extension amendment	The project has been halted due to financial constraints. The property is on the market to be sold and we are currently negotiating an extension with the lender on the loan to allow us to complete the project. A new GC has been found, but the loan extension agreement must be completed before the project can begin.
25x2022-009	MODIFY	No	64 E. McMicken, LLC	64 E. McMicken CRA	4/1/2023	\$919,178	Pending extension and assignment	Due to multiple delays and financial constraints we sold the property in January 2025.
35x2023-192	MODIFY	No	WDC, LLC	14th and Walnut Historic	12/31/2024	\$3,790,500	Pending extension amendment	We have had some complications with this renovation project which have caused us to request a couple of extensions from SHPO on our State Historic Tax Credit award, mainly centered around the General Contractor that was used for this project. We used a third-party GC on this job and they were performing substandard work from a quality and timing perspective. After continued troubles, Urban Sites construction took over management of this project and we are working through finishing the last two buildings in this project. Amendment being filed with Michael Banish.
05x2020-277	MODIFY	No	313 West 5th, LLC	313 W 5th CRA	12/31/2024	\$1,359,492	Pending extension and assignment	We are having trouble getting financing
35x2023-198	MODIFY	No	MCA Center, LLC	Mercantile Redevelopment	12/31/2024	\$52,700,523	Pending Completion Application	Our initial anticipated completion date in our agreement was December 31, 2024 - we experienced numerous delays throughout the course of the project that included extended permitting timelines, adjustments to our overall use program in response to current market conditions, adding the demolition of the skywalk on behalf of the City, and unforeseen conditions uncovered during construction in the two historic buildings. Despite these delays, we achieved TCO for the vast majority of the project by the date in our agreement and had residents moving into the building. The areas that remained to be completed were primarily amenities and the units affected by the skywalk demolition.
95x2019-304	MODIFY	No	423 East 13th Street, LLC	423 E. 13th Street	3/31/2021	\$1,090,000	Pending start of project and extension	
25x2022-064	MODIFY	No	Oakley Yards Land, LLC	Oakley Yard Senior Living Development	6/1/2024	\$35,000,000	Project has not started.	have not started construction
25x2022-063	MODIFY	No	Oakley Yards Land, LLC	Oakley Yard Multi-family Development	12/31/2023	\$54,000,000	Project has not started.	construction has not started
05x2020-279	MODIFY	No	E.M.A. Freeman, LLC	Freeman Apartments	9/30/2023	\$600,000	Pending 2024 Annual Report Pending amendment to extend deadline and remove LEED	
05x2020-271	MODIFY	No	Southern Ohio Holding Organization, LLC	222-226 Mohawk CRA	12/31/2024	\$1,054,000	Pending 2024 Annual Report Pending project start and extension	
85x2018-078	TERMINATE	No	Kauffman Vine LLC	1725 Vine Street	12/31/2023	\$2,669,150	Pending Response to Default Notice Delayed construction start Loan requirements not met	
95x2019-251	TERMINATE	No	Cincy Downtown Lodging Associates, LLC	299 E. Sixth Street	6/30/2020	\$10,400,000	Termination on hold Default Notice sent Pending project start, then Extension	It is compliant with the Amendment application
15x2021-187	TERMINATE	No	830 Main Street, LLC	830 Main Street	9/30/2023	\$7,325,000	Pending Response to Default Notice Pending 2024 Annual Report	
05x2020-276	TERMINATE	No	6558 Gracely, LLC	Gracely Event Centre CRA	11/30/2021	\$235,000	Pending 2024 Annual Fee Pending 2024 Annual Report Pending Termination Notice Pending 2023 Annual Fee Pending 2023 Annual Report Pending assignment and extension	

**2023 Tax Incentive Review Council
CRA Detailed Reports
JOBS**

This list includes Agreements where the Job Creation Period ended in 2024 or earlier and either jobs or payroll were non-compliant where job commitments were five jobs (created or retained) or more and job compliance rate was less than 75%.

Contract Number	Current Year TIRC Disposition	Compliant?	Organization Legal Name	Project Name	End Date-Job Creation Period	Total Contracted Jobs	Total Jobs-2024	Jobs Compliance Rate	Contracted New Payroll-Permanent	Contracted Retained Payroll	Total Contracted Payroll	Total Payroll-2024	Payroll Compliance Rate	Status (from Annual Reports and Notes)
75x2017-077	CONTINUE	Yes	Kroger Company	Kroger Culinary Training & Education Center	3/1/2021	21	15	71%	\$1,280,000	\$0	\$1,280,000	\$1,048,859	82%	Evolving needs of the Culinary Center since pandemic. Increased head count in 2024.
65x2016-323	CONTINUE	Yes	Marlowe Court Limited Partnership	Marlowe Court	3/1/2020	14	10	71%	\$539,280	\$0	\$539,280	\$518,906	96%	
95x2019-338	CONTINUE	Yes	Nation Enterprise Worldwide, LLC	Nation Kitchen and Bar CRA application - Westwood	3/1/2023	25	16	65%	\$500,000	\$0	\$500,000	\$719,216	144%	Total of 48 employees, but mostly part-time. Industry realities have impacted labor costs.
85x2018-231	CONTINUE	Yes	Columbia Flats, LLC	1301 Walnut St. Commercial	3/1/2023	24	15	64%	\$852,384	\$0	\$852,384	\$580,218	68%	Tenancy not at 100%. Hoping to lease up in 2025.
85x2018-048	CONTINUE	Yes	Allston Place LLC	4016 Allston Place Commercial CRA	3/1/2021	23	14	61%	\$720,000	\$420,000	\$1,140,000	\$1,200,000	105%	
15x0011	TERMINATE	Yes	CBD Holdings	122 E 6th Street	3/1/2016	35	21	60%	\$500,000	\$0	\$500,000	\$1,149,556	230%	
75x2017-278	CONTINUE	Yes	TLAAT 7 LLC	Active Day Senior Care - CRA	3/1/2020	35	18	51%	\$500,000	\$0	\$500,000	\$568,000	114%	
05x2020-184	TERMINATE	Yes	Grandin Company LTD	1600 Central Parkway	3/1/2019	60	30	50%	\$3,000,000	\$0	\$3,000,000	\$2,550,000	85%	Leased solely by one business that has multiple locations downtown. They had targeted more onsite employment, but with Covid the onsite employment never materialized. They are currently contemplating bringing more people back in from work-from-home opportunities.
95x2019-227	TERMINATE	No	2347 Reading Road, LLC	2347 Reading Road, LLC	3/1/2024	22	10	46%	\$690,000	\$0	\$690,000	\$505,217	73%	Property not being used as a hotel as originally projected. Back to hotel use in July 2025.
75x2017-090	CONTINUE	Yes	Grandin Company LTD	223 W 12th St. / Strietmann Building Office Renovation	3/1/2020	500	202	40%	\$30,000,000	\$0	\$30,000,000	\$18,920,046	63%	Covid saw a large reduction in onsite employment. Including 1 company that leased an entire floor, but has yet to occupy the space after 3 years.
55x2015-253	CONTINUE	Yes	SOLI Interests LLC	1405 Clay	3/1/2019	5	2	40%	\$60,000	\$0	\$60,000	\$60,000	100%	
55x2015-251	CONTINUE	Yes	Gaslight Gardens LLC	Gaslight Whitfield, Ltd	3/1/2019	5	2	40%	\$170,000	\$0	\$170,000	\$124,000	73%	FTE reflects 7 staff that operate all of the company's residential properties. Much of the other work is contracted out.
55x2015-090	CONTINUE	Yes	SOLI Interests LLC	1200 and 1208 Main St	3/1/2019	10	4	40%	\$125,000	\$0	\$125,000	\$100,000	80%	Only two active tenants in these four commercial spaces. Company is actively working to get the spaces occupied again.
85x2018-302	CONTINUE	Yes	Midnight Oil Company	1536, 1538, 1540 Race	3/1/2022	13	5	38%	\$780,000	\$0	\$780,000	\$190,001	24%	Bar/restaurant needs are impacted by the industry.
85x2018-307	CONTINUE	Yes	US Bank	U.S. Bank - CRA/ICTC	3/1/2023	2,610	841	32%	\$19,200,000	\$160,683,000	\$179,883,000	\$70,145,000	39%	Following the sale of the property in Q1, 2024 US Bank reduced its occupied space in the building by approximately 177,000 SF. A significant number of employees were assigned to workspaces in other buildings in the region. Chilli Holdings LLC, as the new owner has initiated efforts to remodel and reposition the property as a 'Class A' office asset.
65x2016-132	CONTINUE	Yes	South Block Phase IV, LLC	3936 Spring Grove	3/1/2019	19	6	32%	\$285,000	\$0	\$285,000	\$175,000	61%	Covid and the closure of the LF next door (which also cooked food for Second Place) means those levels won't be reached again. Without serving food the volume of business cannot support that level of staffing. But the new company coming into the LF space has a higher volume of salaries as you can see for the report for 3930.
15x2021-220	CONTINUE	Yes	SS Mammoth, LLC	Madisonville Smart Storage	3/1/2022	5	2	30%	\$108,800	\$0	\$108,800	\$49,485	45%	Our storage facilities across the U.S. typically only have a maximum of two on-site, full-time employees—a Property Manager and an Assistant Property Manager. We also have Area Managers and Regional Managers that travel between multiple locations. For this location, we are currently looking to hire a full time Assistant Property Manager at a salary slightly less than the salary amount. We currently have a part time assistant property manager while we source candidates.
95x2019-171	CONTINUE	Yes	Santana Properties, LLC	611 Main - Mazunte 2	3/1/2022	30	9	30%	\$500,000	\$0	\$500,000	\$176,041	35%	The primary business for the building is a Mexican restaurant, Mazunte Centro. Sales, and thereby labor, have continued to be lower than initial projections due to the COVID-19 pandemic which shifted many downtown office workers to more at-home work. In addition, restaurant sales have seen declines post-panic due to decreases in consumer spending and savings. However, we believe the increased nearby development may help increase future sales and labor expenses moving forward.
45x2014-103	CONTINUE	Yes	Abigail Apartments Limited Partnership	Abigail Apartments LEED - CRA	3/1/2016	6	2	29%	\$0	\$0	\$0	\$101,335	#DIV/0!	All agreed upon increases were to be in temporary/construction payroll.
65x2016-223	CONTINUE	Yes	Valentine Feghali	101 W. Elder Street	3/1/2020	7	2	29%	\$135,000	\$0	\$135,000	\$50,000	37%	There is a commercial store on the first floor requiring employees. The original application was made by the Model Group
75x2017-029	TERMINATE	Yes	Urban Legacy VIII, LLC	15 W. 14th St	3/1/2018	26	7	25%	\$1,090,000	\$0	\$1,090,000	\$7	0%	Project was partially vacant in 2024. Once leased, this space is expected to generate 10-15 additional FTEs.
05x2020-222	CONTINUE	Yes	Solica Construction	722 E McMillan	3/1/2023	15	3	20%	\$461,000	\$0	\$461,000	\$100,000	22%	Job commitments reflect both temporary and permanent jobs. There is only one retail entity in this building.
85x2018-049	CONTINUE	Yes	1415 Republic LLC	1415 Republic	3/1/2020	25	5	20%	\$0	\$1,750,000	\$1,750,000	\$300,000	17%	This building was originally converted to be an office building supporting 15-20 FTE workers. The office tenant went insolvent in 2021. The new tenant starting in 2022 is using the space for a different use that requires less FTEs to support. The owner's goal was to keep the space functional for the neighborhood and the lower FTE tenant was the best fit. The new space is used for events that bring up to ~100 people to the neighborhood at any given time so has great ancillary benefits to the surrounding businesses.
55x2015-215	TERMINATE	Yes	Urban Legacy VIII, LLC	1428, 1430, and 1438 Race St	3/1/2018	20	3	14%	\$750,000	\$0	\$750,000	\$84,224	11%	Project was partially vacant in 2024. Once leased, these spaces are expected to generate 20-25 additional FTEs.
35x2013-170	CONTINUE	Yes	233 Gilman, LLC	CRA - 233 Gilman Ave	3/1/2018	21	2	10%	\$300,000	\$30,000	\$330,000	\$77,535	23%	Apartment building only requires 2 employees; other job commitments were related to the construction.
55x2015-094	CONTINUE	Yes	South Block Properties, Ltd.	South Block Properties, LTD (3929 Spring Grove)	3/1/2018	8	1	6%	\$240,000	\$0	\$240,000	\$30,000	13%	The company relocated to another Ohio location and the space has not been leased as of report date.
85x2018-314	CONTINUE	Yes	793 E McMillan, LLC	Comfort Station	3/1/2022	14	0	0%	\$300,000	\$0	\$300,000	\$0	0%	We had to evict the tenant last year in August due to nonpayment of rent. The tenant is uncooperative and we are unable to obtain 2024 employment numbers. We are in lease negotiations with a new tenant to open summer 2025.
75x2017-033	CONTINUE	No	Empower Real Estate, LLC	Empower Office- 11-25 E. 14th CRA	3/1/2020	50	0	0%	\$2,750,000	\$0	\$2,750,000	\$0	0%	I cannot accurately fill out this report as I have discussed with Michael Banish and the team since I sold the business on December 14, 2022. In 2024, I know that Empower only had 12 or so employees in Cincinnati at the OTR HQ. Their lease officially ended 12/31/24. The JCTC was settled out with them. I still have one tenant in the building w/ approx 40 FTEs. I am looking to fill the remainder of the building with tenants.
65x2016-054	CONTINUE	Yes	Sterling Medical Corporation	Sterling Medical LEED CRA - 2650 Burnet Ave	3/1/2019	6	0	0%	\$240,000	\$0	\$240,000	\$0	0%	All employees are working from home.
05x2020-256	CONTINUE	No	Keidel Supply Company Inc.	Keidel Supply Company, Inc. Relocation	3/1/2023	11	0	0%	\$550,000	\$0	\$550,000	\$0	0%	Pending 2024 Annual Report
05x2020-254	CONTINUE	No	Sycamore Diner, LLC	Sugar n' Spice LEED CRA	3/1/2023	24	0	0%	\$563,560	\$0	\$563,560	\$0	0%	Pending 2024 Annual Report
05x2019-314	CONTINUE	No	4538 Camberwell, LLC	Apollo Home Relocation	3/1/2023	100	0	0%	\$900,000	\$4,800,000	\$5,700,000	\$0	0%	Pending 2024 Annual Report
65x2016-080	CONTINUE	No	Avondale Community Council	Avondale Connection - Business and Community Center	3/1/2021	14	0	0%	\$415,000	\$0	\$415,000	\$0	0%	Pending 2024 Annual Report
75x2017-162	CONTINUE	No	BAM Realty Group, LLC	8 East 4th Street	3/1/2021	50	0	0%	\$930,000	\$0	\$930,000	\$0	0%	Pending 2024 Annual Report
75x2017-073	MODIFY	No	Wulfek Family Partnership, LLC	Jet Machine Expansion	3/1/2021	170	0	0%	\$3,106,200	\$6,182,000	\$9,288,200	\$0	0%	Pending 2024 Annual Report
45x2014-029A	CONTINUE	No	Cincinnati Development I, LLC	580 Walnut Street/ @580 2nd Amendment	3/1/2020	6	0	0%	\$215,000	\$0	\$215,000	\$0	0%	Pending 2024 Annual Report
65x2016-229	TERMINATE	No	Lyjaad LLC	Clifton Market - CRA Tax Abatement	3/1/2020	35	0	0%	\$1,114,000	\$0	\$1,114,000	\$0	0%	Pending Termination Notice Pending 2024 Annual Report Pending Default Notice Response
65x2016-223	CONTINUE	Yes	Market Square I, LLC	Market Square I	3/1/2020	118	0	0%	\$4,402,757	\$0	\$4,402,757	\$0	0%	
55x2015-066	CONTINUE	No	Ohio Theta House Corporation of Sigma Phi Epsilon	Sigma Phi Epsilon Fraternity House Addition & Alterations	3/1/2018	5	0	0%	\$20,000	\$0	\$20,000	\$0	0%	Pending 2024 Annual Report Pending 2023 Annual Report

**Tax Incentive Review Council
CRA Detailed Reports
REPORTS AND FEES**

The Agreements listed below include those that have outstanding reports and/or fees.

Contract Number	Current Year TIRC Disposition	Compliant?	Organization Legal Name	Project Name	Annual Report Received	Current Year Annual Fee	Fee Payment Date	Annual Fee Paid	Status of Report and Fee
35x2023-197	CONTINUE	Yes	1007 Dayton, LLC	1007 Dayton Street CRA	3/4/2025	\$500.00			Pending 2024 Annual Fee
25x2022-010	CONTINUE	Yes	100 E. McMicken, LLC	100 E. McMicken CRA	3/15/2025	\$500.00			Pending 2024 Annual Fee
25x2022-012	CONTINUE	No	116 E. McMicken, LLC	116 E. McMicken CRA	3/15/2025	\$500.00			Pending 2024 Annual Fee
15x2021-258	CONTINUE	No	119 E. McMicken, LLC	119 E. McMicken	3/15/2025	\$500.00			Pending 2024 Annual Fee Pending Completion App
85x2018-054	CONTINUE	Yes	1228 McMillan, LLC	1228 E. McMillan (Williams YMCA)	3/13/2025	\$695.47			Pending 2024 Annual Fee
85x2018-049	CONTINUE	Yes	1415 Republic LLC	1415 Republic	1/7/2025	\$500.00			Pending 2024 Annual Fee
95x2019-268	CONTINUE	No	1540 Elm LLC	1540 Elm CRA		\$500.00			Pending 2024 Annual Report
95x2019-148	CONTINUE	No	1629 Citadel LLC	2346 Boone CRA		\$500.00	4/4/2025	\$500.00	Pending 2024 Annual Report
05x2020-278	CONTINUE	Yes	1725 Elm Street, LLC	1725 Elm CRA	1/9/2025	\$500.00			Pending 2024 Annual Fee
15x2021-262	CONTINUE	No	17E-Fifteen LLC	17 E Fifteen St		\$500.00			Pending 2024 Annual Report
05x2020-322	CONTINUE	No	1814 Central, LLC	OTR Stillhouse	5/27/2025	\$500.00			Pending 2024 Annual Fee Pending 2023 Annual Fee
05x2020-168	CONTINUE	No	1902 Studios, LLC	1902 Colerain - CRA		\$500.00	3/4/2025	\$500.00	Pending 2024 Annual Report Pending executed VTICA
15x2021-208	CONTINUE	No	2330 VP Apartments, LLC	Eden Enclaves	3/14/2025	\$500.00			Pending 2024 Annual Fee Pending Completion App
35x2023-184	CONTINUE	Yes	2378 Park Owner, LLC	Park Avenue Apartments	3/10/2025	\$500.00			Pending 2024 Annual Fee
65x2016-006	CONTINUE	Yes	3075 Vandercar SPDC, LLC	Office Relocation - Oakley Station	3/5/2025	\$2,500.00			Pending 2024 Annual Fee
75x2017-020	CONTINUE	Yes	3MG Properties LTD	1607 Main	2/21/2025	\$500.00			Pending 2024 Annual Fee
25x2020-2012	CONTINUE	Yes	4138 Hamilton Avenue, LLC	Caracole Relocation (CRA)	3/13/2025	\$500.00			Pending 2024 Annual Fee
95x2019-314	CONTINUE	No	4538 Camberwell, LLC	Apollo Home Relocation		\$500.00			Pending 2024 Annual Report
15x2011-164	TERMINATE	No	5011 Kenwood, LLC	Camargo Capital Renovation	3/20/2025	\$500.00			Pending 2024 Annual Fee Pending 2023 Annual Fee
25x2022-008	CONTINUE	Yes	56 East, LLC	56 E. McMicken CRA	2/11/2025	\$500.00			Pending 2024 Annual Fee
25x2022-259	CONTINUE	Yes	6121-23 Madison Rd Opportunity Fund, LLC	The Mannino Building	3/6/2025	\$500.00			Pending 2024 Annual Fee
25x2022-009	MODIFY	No	64 E. McMicken, LLC	64 E. McMicken CRA	5/13/2025	\$500.00			Pending 2024 Annual Fee
05x2020-276	TERMINATE	No	6558 Gracely, LLC	Gracely Event Centre CRA		\$500.00			Pending 2024 Annual Fee Pending 2024 Annual Report Pending Termination Notice Pending 2023 Annual Fee Pending 2023 Annual Report Pending assignment and extension
25x2022-248	CONTINUE	Yes	726 E McMillan, LLC	726 McMillan	1/8/2025	\$500.00			Pending 2024 Annual Fee
85x2018-314	CONTINUE	Yes	793 E McMillan, LLC	Comfort Station	3/13/2025	\$500.00			Pending 2024 Annual Fee
15x2021-187	TERMINATE	No	830 Main Street, LLC	830 Main Street		\$500.00			Pending Response to Default Notice Pending 2024 Annual Report Pending 2024 Annual Fee
45x2024-177	CONTINUE	Yes	8K Glenway, LLC	WPH Glenway Properties - Phase I	3/4/2025	\$500.00			Pending 2024 Annual Fee
65x2016-013	TERMINATE	No	Abigail Flats, LLC	512 E 12th Street	2/27/2025	\$500.00			Pending 2024 Annual Fee Pending Default Notice Pending response Pending assignment
75x2017-151	CONTINUE	Yes	ARP Commercial, LLC	Abington, Race, & Pleasant	3/14/2025	\$500.00			Pending 2024 Annual Fee
65x2016-080	CONTINUE	No	Avondale Community Council	Avondale Connection		\$500.00	2/10/2025	\$1,000.00	Pending 2024 Annual Report
75x2017-162	CONTINUE	No	BAM Realty Group, LLC	8 East 4th Street		\$500.00	5/28/2025	\$500.00	Pending 2024 Annual Report
75x2017-002	CONTINUE	No	BAM Realty Group, LLC	3094 Madison LEED-CRA		\$500.00	5/28/2025	\$500.00	Pending 2024 Annual Report
25x2022-057	CONTINUE	Yes	Bleh Property Holdings, LLC	Avril Bleh Meat Market	3/9/2025	\$500.00			Pending 2024 Annual Fee

**Tax Incentive Review Council
CRA Detailed Reports
REPORTS AND FEES**

45x2014-076	CONTINUE	Yes	Broadway Square I, LLC	Broadway Square, Phase I	4/28/2025	\$710.32		Pending 2024 Annual Fee
65x2016-331	CONTINUE	Yes	Broadway Square II, LLC	Broadway Square Phase II	3/6/2025	\$650.09		Pending 2024 Annual Fee
45x2014-104	CONTINUE	Yes	BSG2, LLC	BSG2, LLC (24 E 15th)	2/6/2025	\$500.00		Pending 2024 Annual Fee
55x2025-205	CONTINUE	Yes	BSG2, LLC	BSG2 Renovation	3/10/2025	\$500.00		Pending 2024 Annual Fee
35x2023-186	CONTINUE	No	Cary Capital, LLC	Project Hope		\$500.00		Pending 2024 Annual Fee Pending 2024 Annual Report
15x2021-254	CONTINUE	Yes	CH Keymark LLC	The Furniture Store	3/14/2025	\$500.00		Pending 2024 Annual Fee
45x2014-029A	CONTINUE	No	Cincinnati Development I, LLC	580 Walnut Street		\$2,500.00		Pending 2024 Annual Report Pending 2024 Annual Fee
25x2022-044	TERMINATE	No	CLC 300 Main Street, LLC	Pure Romance LEED CRA	3/20/2025	\$500.00		Pending Completion App Pending 2024 Annual Fee Pending 2023 Annual Fee Pending extension amendment
45x2014-102	CONTINUE	Yes	Crown Building, LLC	Crown Building, LLC	3/11/2025	\$500.00		Pending 2024 Annual Fee
65x2016-090	TERMINATE	Yes	Cutter Historic Apartments, LLC	Cutter Historic Apartments	3/4/2025	\$500.00		Pending 2024 Annual Fee
75x2017-275	CONTINUE	Yes	Deeper Roots Holdings	Deeper Roots CRA	1/7/2025	\$500.00		Pending 2024 Annual Fee
85x2018-183	CONTINUE	Yes	DeVotie Hall Association	DeVotie Hall Renovation and Addition	3/11/2025	\$500.00		Pending 2024 Annual Fee
05x2020-279	MODIFY	No	E.M.A. Freeman, LLC	Freeman Apartments		\$500.00		Pending 2024 Annual Fee Pending 2024 Annual Report Pending amendment to extend deadline and remove LEED
95x2019-249	CONTINUE	Yes	EWB 2806 LLC	EWB 2806 LLC	2/6/2025	\$500.00		Pending 2024 Annual Fee
75x2017-181	CONTINUE	Yes	Film Center, LLC	Film Center	2/6/2025	\$500.00		Pending 2024 Annual Fee
05x2020-317	CONTINUE	Yes	Gateway Lofts Park Avenue, LLC	Park Avenue Square	1/7/2025	\$500.00		Pending 2024 Annual Fee
65x2016-255	CONTINUE	Yes	GBG Strategies, LLC	12th & Main Area Office Development	2/6/2025	\$917.32		Pending 2024 Annual Fee
15x2011-127	CONTINUE	Yes	Hallmark Student Housing Cincinnati, LLC	University Edge Cincinnati I LEED-CRA	2/3/2025	\$2,500.00		Pending 2024 Annual Fee
25x2012-136	CONTINUE	Yes	Hallmark Student Housing Cincinnati II, LLC	University Edge Cincinnati II, LEED CRA	2/3/2025	\$1,809.12		Pending 2024 Annual Fee
05x2020-194	CONTINUE	Yes	Jackson Investors 2019, LLC	1225-1227 Jackson Street	2/6/2025	\$500.00		Pending 2024 Annual Fee
15x2011-032	CONTINUE	Yes	Jefferson Ventures, LLC	Jefferson Ventures	2/14/2025	\$737.34		Pending 2024 Annual Fee
85x2018-051	CONTINUE	Yes	Jobs Cafe, LLC	Market Square II	3/6/2025	\$1,154.65		Pending 2024 Annual Fee
05x2020-256	CONTINUE	No	Keidel Supply Company Inc.	Keidel Supply Company, Inc. Relocation		\$500.00	4/25/2025	\$500.00 Pending 2024 Annual Report
25x2022-182	CONTINUE	Yes	KeyMark QALICB LLC	Mergard/Ruthellen	3/14/2025	\$500.00		Pending 2024 Annual Fee
05x2020-295	TERMINATE	No	Liberty Modern, LLC	JB Schmitt Garage CRA		\$500.00		Pending 2024 Annual Fee Pending 2024 Annual Report Pending 2023 Annual Fee Pending 2023 Annual Report
65x2016-229	TERMINATE	No	Lyjaad LLC	Clifton Market - CRA Tax Abatement		\$500.00		Pending 2024 Annual Fee Pending Termination Notice Pending 2024 Annual Report Pending Default Notice Response Pending CPS PILOTS 2022 and 2023
65x2016-223	CONTINUE	Yes	Market Square I, LLC	Market Square I	3/6/2025	\$747.51		Pending 2024 Annual Fee
15x2021-275	CONTINUE	No	MKRB1, LLC	MKRB1 LLC CRA		\$500.00	2/18/2025	\$500.00 Pending 2024 Annual Report
15x2021-249	TERMINATE	No	NHC - Flat Iron, LLC	Flat Iron Building Renovation		\$500.00		Pending 2024 Annual Report Pending 2024 Annual Fee Pending 2023 Annual Fee
05x2020-309	MODIFY	No	Northcrown Property, LLC	1614 Walnut Street LEED CRA	3/15/2025	\$500.00		Pending 2024 Annual Fee Pending extension amendment
55x2015-066	CONTINUE	No	Ohio Theta House Corporation of Sigma Phi Epsilon	Sigma Phi Epsilon Fraternity House		\$500.00	3/14/2025	\$500.00 Pending 2024 Annual Report Pending 2023 Annual Report
65x2016-118	TERMINATE	Yes	OTR A.D.O.P.T.	1702 Central Parkway	3/10/2025	\$500.00		Pending 2024 Annual Fee
65x2016-304	CONTINUE	Yes	Pape Brothers Molding Company, LLC	1737 Elm St	3/11/2025	\$500.00		Pending 2024 Annual Fee

**Tax Incentive Review Council
CRA Detailed Reports
REPORTS AND FEES**

95x2019-146	CONTINUE	Yes	Paramount Redevelopment LLC	731 E McMillan Renovation	1/8/2025	\$500.00			Pending 2024 Annual Fee
85x2018-115	CONTINUE	Yes	Paramount Redevelopment LLC	Gateway at McMillan	1/8/2025	\$500.00			Pending 2024 Annual Fee
75x2017-025	CONTINUE	No	Radcliffe Holdings, LLC	Q-Labs - 1950 Radcliff Drive	4/18/2025	\$1,399.30			Pending 2024 Annual Fee Pending 2023 Annual Fee
15x2021-260	CONTINUE	No	Robel 1, LLC	Robel 1 LLC		\$500.00	2/18/2025	\$500.00	Pending 2024 Annual Report
35x2023-187	CONTINUE	No	Ruebel, LLC	Chase West	3/4/2025	\$500.00			Pending 2024 Annual Fee Pending 2023 Annual Fee Pending LEED
55x2015-273	CONTINUE	Yes	Sands Senior Apartments, LLC	CRA - Sands Senior Apartments	4/17/2025	\$500.00			Pending 2024 Annual Fee
05x2020-222	CONTINUE	Yes	Solica Construction	722 E McMillan	1/8/2025	\$500.00			Pending 2024 Annual Fee
55x2015-253	CONTINUE	Yes	SOLI Interests LLC	1405 Clay	2/6/2025	\$500.00			Pending 2024 Annual Fee
55x2015-090	CONTINUE	Yes	SOLI Interests LLC	1200 and 1208 Main St	2/6/2025	\$500.00			Pending 2024 Annual Fee
65x2016-256	CONTINUE	Yes	SOLI Interests LLC	527 E. 13th	2/6/2025	\$500.00			Pending 2024 Annual Fee
05x2020-271	MODIFY	No	Southern Ohio Holding Organization, LLC	222-226 Mohawk CRA		\$500.00	2/14/2025	\$1,000.00	Pending 2024 Annual Report Pending project start and extension
25x007-2012	CONTINUE	Yes	Spring Grove Holdings, LLC	Mercer Supply Relocation	3/28/2025	\$500.00			Pending 2024 Annual Fee
15x2021-220	CONTINUE	Yes	SS Mamnoh, LLC	Madisonville Smart Storage	3/7/2025	\$2,113.23			Pending 2024 Annual Fee
25x2012-099	CONTINUE	Yes	Stratford Court Apartments, LLC	Stratford Court Apartments	2/25/2025	\$585.10			Pending 2024 Annual Fee
85x2018-079	CONTINUE	Yes	Stratford Court II, LLC	Stratford Apartments II	2/25/2025	\$1,271.71			Pending 2024 Annual Fee
05x2020-254	CONTINUE	No	Sycamore Diner, LLC	Sugar n' Spice LEED CRA		\$500.00			Pending 2024 Annual Fee Pending 2024 Annual Report
85x2018-097	CONTINUE	Yes	The Deacon Propco, LLC	Straight Street Collegiate Apartments	1/14/2025	\$2,500.00			Pending 2024 Annual Fee
25x2022-223	CONTINUE	Yes	The Farmers Hotel LLC	The Farmers Hotel	1/13/2025	\$500.00			Pending 2024 Annual Fee
45x2024-181	CONTINUE	No	The Port of Greater Cincinnati Development Authority	West End Affordable Rental Hsg	1/7/2025	\$500.00			Pending extension amendment Pending 2024 Annual Fee Pending 2023 Annual Fee
95x2019-149	CONTINUE	Yes	Vision Cincinnati, LLC	37 W. 7th Street - LEED CRA	3/4/2025	\$1,452.86			Pending 2024 Annual Fee
45x2024-172	CONTINUE	Yes	West End Empire, LLC	2151 Colerain Ave	1/7/2025	\$500.00			Pending 2024 Annual Fee
05x2020-332	CONTINUE	Yes	Willkommen Holding, LLC	Willkommen REHAB	3/14/2025	\$1,170.89			Pending 2024 Annual Fee
05x2020-333	CONTINUE	Yes	Willkommen Holding, LLC	Willkommen NEW	3/14/2025	\$1,931.16			Pending 2024 Annual Fee
75x2017-014	CONTINUE	No	Woods Real Estate Investments, LLC	Woods Real Estate Investments, LLC	3/6/2025	\$500.00			Pending 2024 Annual Fee
75x2017-073	MODIFY	No	Wulfeck Family Partnership, LLC	Jet Machine Expansion		\$1,476.39			Pending 2024 Annual Fee Pending 2024 Annual Report
15x2021-238	CONTINUE	Yes	Zeta House Corporation of Delta Delta Delta	Tri Delta House	3/11/2025	\$579.17			Pending 2024 Annual Fee

Date: August 6, 2025

202501533

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

Subject: ORDINANCE – ACCEPTING AND CONFIRMING DEDICATION OF THE A PORTION
OF NORTH BEND ROAD, COLERAIN AVENUE, AND SHEPHERD ROAD

Attached is an ordinance captioned as follows:

DEDICATING, ACCEPTING, AND CONFIRMING the dedication to public use of an approximately 0.6991-acre tract of real property as a portion of North Bend Road, Colerain Avenue, and Shepherd Road, public rights-of-way in the Mt. Airy neighborhood of Cincinnati.

The City of Cincinnati has dedicated to public use approximately 0.6991-acre tract of real property in the Mt. Airy neighborhood as a portion of the North Bend Road, Colerain Avenue, and Shepherd Road public right-of-way.

The Office of the City Engineer has examined the Dedication Plat as to its technical features and found it to be correct.

The City Planning Commission approved the Dedication Plat at its meeting on August 4, 2024.

The Administration recommends passage of the attached ordinance.

Attachment I – Dedication Plat

Attachment II – Legal Description

cc: Greg Long, Interim Director, Transportation and Engineering

DEDICATING, ACCEPTING, AND CONFIRMING the dedication to public use of an approximately 0.6991-acre tract of real property as a portion of North Bend Road, Colerain Avenue, and Shepherd Road, public rights-of-way in the Mt. Airy neighborhood of Cincinnati.

WHEREAS, the City of Cincinnati (the “City”) holds title to an approximately 0.6991-acre tract of real property to be dedicated to public use (“Dedication Property”) as a portion of North Bend Road, Colerain Avenue, and Shepherd Road as public right-of-way by a plat attached to this ordinance as Attachment A and incorporated herein by reference (“Dedication Plat”); and

WHEREAS, the City endeavors to broaden the rights-of-way to allow for the standard ten feet of width between the face of the curb and the property line (the “Project”), in the Colerain and Shepherd Recreation Area (the “Recreation Area”) and along Colerain Avenue, Shepherd Road, and North Bend Road which border the Recreation Area, and the City has determined that it is necessary to dedicate the Dedication Property to facilitate the Project; and

WHEREAS, the City is supportive of the Project in order to maintain consistency in the planning, design, and implementation of a safe and sustainable transportation system which the City will achieve from the Project; and

WHEREAS, the office of the City Engineer has examined and checked the Dedication Plat as to its technical features and found it to be correct; and

WHEREAS, the City Planning Commission approved the Dedication Plat and the dedication of the additional portion of Colerain Avenue, Shepherd Road, and North Bend Road to public use as public right-of-way at its meeting on October 4, 2024; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the City’s Department of Transportation and Engineering, recommends that Council accept and confirm the dedication of the Dedication Property as a portion of the North Bend Road, Colerain Avenue, and Shepherd Road public rights-of-way; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the dedication to public use of an approximately 0.6991-acre tract of real property in the Mt. Airy neighborhood as a portion of the North Bend Road, Colerain Avenue, and Shepherd Road public rights-of-way, as depicted on the plat attached to this ordinance as Attachment A and incorporated herein by reference (“Dedication Plat”) and described on the legal

description attached to this ordinance as Attachment B (“Legal Description”) and incorporated herein by reference, is hereby accepted and confirmed.

Section 2. That the proper City officials are hereby authorized to take all necessary and proper actions to carry out the terms of this ordinance, including without limitation the execution of all any and all ancillary agreements, deeds, plats, or other real estate documents, as deemed necessary or appropriate by the City Manager to broaden the rights-of-way to allow for the standard ten feet of width between the face of the curb and the property line along Colerain Avenue, Shepherd Road, and North Bend Road which border the Colerain and Shepherd Recreation Area.

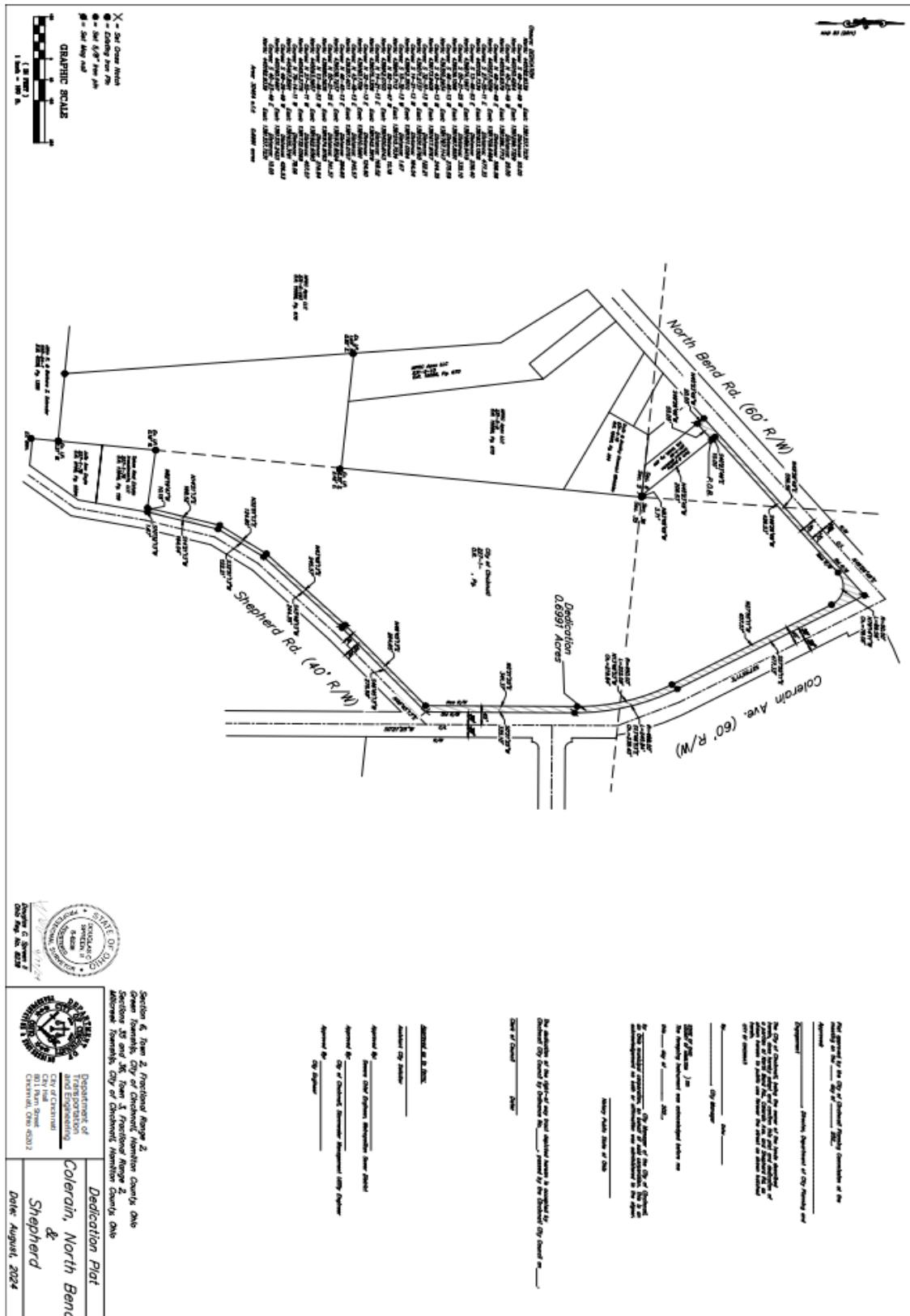
Section 3. That the City Solicitor shall cause an authenticated copy of this ordinance to be filed with the Hamilton County, Ohio Auditor’s Office and recorded in the Hamilton County, Ohio Recorder’s Office.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2025

Aftab Pureval, Mayor

Passed: _____, 2025
Clerk



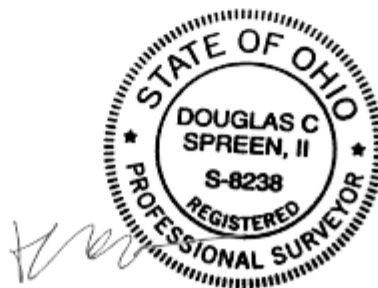
ATTACHMENT B
Legal Description

Situate in Section 6, Town 2, Fractional Range 2, Green Township, City of Cincinnati, Hamilton County, Ohio and also Sections 35&36, Town 3, Fractional Range 2, Millcreek Township, Hamilton County, Ohio and being part of the tracts conveyed to the City of Cincinnati in D.B. 4058 P. 674, D.B. 1389 P. 236, D.B. 1391 P. 306, D.B. 1376 P. 600 and D.B. 1385 P. 297 and being more particularly described as follows:

Commencing at an existing iron pin found at the southwest corner said Section 36; Thence with the south line of said Section 6, North 83°48'49" West, 3.71 feet to a set Mag nail; Thence with the northerly lines of a tract conveyed to Truth & Destiny Covenant Ministries in O.R. 12426 P. 204, North 40°23'49" West, 206.53 feet to the a set 5/8" iron pin at the Point of Beginning, being in the new right-of-way of North Bend Road;

Thence along the new right-of-way of North Bend Road, South 49°26'49" West, 50.00 feet to set Mag nail; Thence North 40°23'49" West, 20.00 feet to a set 5/8" iron pin in the south line of North Bend Road, 60' R/W; Thence with the south line of said North Bend Road, North 49°26'49" East, 556.56 feet to a set Mag nail; Thence with the westerly line of Colerain Avenue, 60' R/W the following three courses: South 27°55'11" East, 477.33 feet to a set 5/8" iron pin; Thence on a curve to the right having a radius of 488.00 feet, a chord bearing South 13°46'53" East, 238.40 feet, 240.84 feet as measured along said curve to a set Mag nail; Thence South 00°21'25" West, 335.10 feet to a set cross notch; Thence with the north line of Shepherd Road, 40' R/W, the following five courses, South 46°45'13" West, 275.59 feet to a set Mag nail; Thence South 43°48'13" West, 244.35 feet to a set 5/8" iron pin; Thence South 32°51'13" West, 122.21 feet to a set 5/8" iron pin; Thence South 14°21'13" West, 164.04 feet to a set 5/8" iron pin; Thence South 10°32'13" West, 1.67 feet to a set 5/8" iron pin; Thence with the north line of a tract conveyed to Tahoe Real Estate Investments, LLC in O.R. 13846 P. 159, North 82°19'47" West, 10.18 feet to a set 5/8" iron pin; Thence along the new right-of-way of Shepherd Road the

following four courses: North 14°21'13" East, 168.52 feet to a set 5/8" iron pin; Thence North 32°51'13" East, 124.80 feet to a set 5/8" iron pin; Thence North 43°48'13" East, 245.57 feet to a set Mag nail; Thence North 46°45'13" East, 264.65 feet to a set 5/8" iron pin in the west line of the new right-of-way of Colerain Avenue; Thence with the new right-of-way of Colerain Avenue the following four courses: North 00°21'25" East, 341.37 feet to a set 5/8" iron pin; Thence on a curve to the left having a radius of 450.00 feet, chord of said curve bears North 13°46'53" West, 219.84 feet, 222.08 feet as measured along said curve to a set 5/8" iron pin; Thence North 27°55'11" West, 407.07 feet to a set 5/8" iron pin; Thence on a curve to the left having a radius of 50.00 feet, chord of said curve bears North 79°14'11" West, 78.06 feet, 89.56 feet as measured along said curve to a set 5/8" iron pin in the new south right-of-way of North Bend Road; Thence with the new south right-of-way of North Bend Road, South 49°26'49" West, 426.53 feet to a set 5/8" iron pin; Thence with the new south right-of-way of North Bend Road, South 40°23'49" East, 10.00 feet to the Point of Beginning. Containing 0.6991 acres of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



August 6, 2025

To: Mayor and Members of City Council

202501560

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – SOPEC Membership

Attached is an Emergency Ordinance captioned:

AUTHORIZING the scheduling of two public hearings to consider approving the Plan of Operation and Governance for the Southeast Ohio Public Energy Council and enabling the City to act jointly with other municipalities, townships, counties, and other political subdivisions to maximize the potential benefits of electricity procurement through group purchasing efforts in a retail electric aggregation program.

This ordinance authorizes the scheduling of two public hearings for review of the governance rules for member organizations that opt to join the Southeast Ohio Public Energy Council (SOPEC). If the City chooses to become a member of SOPEC, the City and energy account holders within the City of Cincinnati will gain new access to competitive energy pricing options.

Cc: Oliver Kroner, Director, Office of Environment & Sustainability *OK*

EMERGENCY

KKF

- 2025

AUTHORIZING the scheduling of two public hearings to consider approving the Plan of Operation and Governance for the Southeast Ohio Public Energy Council and enabling the City to act jointly with other municipalities, townships, counties, and other political subdivisions to maximize the potential benefits of electricity procurement through group purchasing efforts in a retail electric aggregation program.

WHEREAS, on August 3, 2011, Council passed Ordinance No. 270-2011, authorizing a ballot initiative to implement an opt-out electric aggregation program (“Electric Service Aggregation Program”); and

WHEREAS, Cincinnati voters passed the ballot initiative to implement an Electric Service Aggregation Program, authorizing the City Manager to exercise the authority granted by voters jointly with other political subdivisions of the State of Ohio and to execute and deliver any necessary agreements with such other political subdivisions to establish an Electric Service Aggregation Program; and

WHEREAS, the City successfully implemented its own Electric Service Aggregation Program, saving the City’s electric customers a substantial amount of money on their electric bills; and

WHEREAS, the Southeast Ohio Public Energy Council (“SOPEC”) was created to enable multiple political subdivisions in Ohio to form larger pools of customers to achieve an even greater savings for electricity for the City’s electric customers through group purchasing; and

WHEREAS, prior to joining SOPEC, political subdivisions are required to hold two public hearings on the Plan of Operation and Governance (the “Plan”) for the SOPEC Electric Service Aggregation Program; and

WHEREAS, Council finds it is in the best interest of the City and its residents to hold two public hearings necessary to allow the City to join SOPEC in order to save residents and businesses in the City even more on their electric bills; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council shall hold at least two public hearings on the Plan of Operation and Governance (the “Plan”) for the Southeast Ohio Public Energy Council (“SOPEC”) Electric Service Aggregation Program substantially in the form as attached and on file for inspection with the Clerk. Notice of the hearings shall be published once a week for two consecutive weeks in a

newspaper of general circulation in the City. The notice shall summarize the Plan and state the date, time, and location of each hearing.

Section 2. That, as provided by Ohio Revised Code 4928.20, no plan adopted by Council shall aggregate any retail electric customer in the City that is not a mercantile customer under state law unless the City in advance clearly discloses to the person whose retail electric service is to be so aggregated that the person will be enrolled automatically in the Electric Service Aggregation Program and will remain so enrolled unless the person affirmatively elects by a stated procedure not to be so enrolled. The disclosure shall state prominently the rates, charges, and other terms and conditions of enrollment. The stated procedure shall allow any person enrolled in the Electric Service Aggregation Program the opportunity to opt out of the program once every three years, without paying a switching fee. Any such person that opts out of the Electric Service Aggregation Program pursuant to the stated procedure shall default to the electric distribution utility providing distribution service for the person's retail electric service load, until the person chooses an alternative supplier.

Section 3. 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 the immediate need to hold the public hearings necessary to allow the City to join SOPEC, in order to achieve greater savings for the City's electric customers as soon as possible.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

Date: September 4, 2025

To: Vice Mayor Jan-Michele Lemon Kearney
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Emergency Ordinance - Avondale Town Center 2025 Transfer and Appropriation**

2025 01612

Transmitted herewith is an emergency ordinance captioned as follows:

AUTHORIZING the transfer of and return to source of \$500,000 from various capital or permanent improvement program project accounts to close out or decrease certain existing capital or permanent improvement program project accounts, according to Schedule A of the attached Schedule of Transfer; **AUTHORIZING** the transfer and appropriation of \$250,000 from the unappropriated surplus of Income Tax Permanent Improvement Fund 758 to a certain capital improvement program project account to provide resources for a certain capital improvement program project account, according to Schedule B of the attached Schedule of Transfer; **AUTHORIZING** the transfer and appropriation of \$250,000 from the unappropriated surplus of the General Fund to General Fund Department of Community and Economic Development non-personnel operating budget account no. 050x164x7400 to provide resources for the Grow Avondale Businesses Initiative public-private partnership to support Avondale Town Center; and **DECLARING** expenditures from General Fund Department of Community and Economic Development non-personnel operating budget account no. 050x164x7400 for the Grow Avondale Businesses Initiative public-private partnership to be for a public purpose.

EESW/KKF(dbr)
Attachment
4932-0195-3119

Date: September 4, 2025

To: Vice Mayor Jan-Michele Lemon Kearney
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Emergency Ordinance - Avondale Town Center 2025 Transfer and Appropriation**

2025 01612

Transmitted herewith is an emergency ordinance captioned as follows:

AUTHORIZING the transfer of and return to source of \$500,000 from various capital or permanent improvement program project accounts to close out or decrease certain existing capital or permanent improvement program project accounts, according to Schedule A of the attached Schedule of Transfer; **AUTHORIZING** the transfer and appropriation of \$250,000 from the unappropriated surplus of Income Tax Permanent Improvement Fund 758 to a certain capital improvement program project account to provide resources for a certain capital improvement program project account, according to Schedule B of the attached Schedule of Transfer; **AUTHORIZING** the transfer and appropriation of \$250,000 from the unappropriated surplus of the General Fund to General Fund Department of Community and Economic Development non-personnel operating budget account no. 050x164x7400 to provide resources for the Grow Avondale Businesses Initiative public-private partnership to support Avondale Town Center; and **DECLARING** expenditures from General Fund Department of Community and Economic Development non-personnel operating budget account no. 050x164x7400 for the Grow Avondale Businesses Initiative public-private partnership to be for a public purpose.

EESW/KKF(dbr)
Attachment
4932-0195-3119

Schedule A.

That the amounts set forth hereinafter are hereby returned to source in the amount of \$500,000.00 to the individual funds listed hereinafter:

DEPT. DIVISION	PROJECT OR FUND TO BE TRANSFERRED FROM NUMBER: DESCRIPTION		PROJECT OR FUND TO BE TRANSFERRED TO NUMBER: DESCRIPTION		TOTAL BUDGETED COST ALL FUNDS		AMOUNT TO BE APPROPRIATED OR TRANSFERRED
					PRIOR	REVISED	
ETS 091	240913	Telephone System Upgrades	050	General Fund	603,357.40	353,357.40	250,000.00
Comm. & Econ. Development 164	251630 (PERM)	Country Meat Market Place - GFCO	758	Income Tax Permanent Improvement Fund	250,000.00	0.00	250,000.00

Schedule B.

That the amounts set forth hereinafter totaling \$250,000.00 are hereby transferred and appropriated to the individual project account for the improvements listed hereinafter:

DEPT. DIVISION	PROJECT OR FUND TO BE TRANSFERRED FROM NUMBER: DESCRIPTION		PROJECT OR FUND TO BE TRANSFERRED TO NUMBER: DESCRIPTION		TOTAL BUDGETED COST ALL FUNDS		AMOUNT TO BE APPROPRIATED OR TRANSFERRED
					PRIOR	REVISED	
ETS 091	758	Income Tax Permanent Improvement Fund	240913	Telephone System Upgrades	353,357.40	603,357.40	250,000.00

September 2, 2025

To: Members of the Budget and Finance Committee
202501594
From: Sheryl M. M. Long, City Manager
Subject: Emergency Ordinance – DOTE: Highway Safety Improvement Program (HSIP) Grant for HAM Cincinnati Crossings

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898,” to provide resources for safety improvements at the following seven locations: the Calhoun St. and Clifton Ave. intersection; the crossing on Calhoun St. at address 265; the Calhoun St. and Ohio Ave. intersection; the McMillan St. and Wheeler St. intersection; the McMillan St. and Moerlein Ave. intersection; the McMillan St. and Scioto Ln. intersection; and the Madison Rd. and Anderson Pl. intersection; **AUTHORIZING** the City Manager to apply for, accept, and appropriate an Ohio Department of Transportation (“ODOT”) Highway Safety Improvement Program (“HSIP”) grant of up to \$1,552,500 to the newly established capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898”; **AUTHORIZING** the Director of Finance to deposit the grant resources into capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898”; **AUTHORIZING** the City Manager to enter into a Local Public Agency agreement with ODOT to complete the PID 121898 project and **AUTHORIZING** the City Manager to do all things necessary to cooperate with the Director of ODOT to complete the PID 121898 project.

Approval of this Emergency Ordinance authorizes the City Manager to apply for, accept, and appropriate an ODOT grant of up to \$1,552,500 to newly established capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898,” to provide resources for safety improvements at the following seven locations: the Calhoun St. and Clifton Ave. intersection, the crossing on Calhoun St. at address 265, the Calhoun St. and Ohio Ave. intersection, the McMillan St. and Wheeler St. intersection, the McMillan St. and Moerlein Ave. intersection, the McMillan St. and Scioto Ln. intersection, and the Madison Rd. and Anderson Pl. intersection, all to provide resources for pedestrian safety improvements.

This Emergency Ordinance also authorizes the City Manager to enter into a Local Public Agency (LPA) agreement with ODOT to complete the PID 121898 project. ODOT has already awarded the City grant funding for each of the seven project applications for a combined total of up to \$1,552,500. For the seven project applications, ODOT requested that the funding be consolidated into a single Local Public Agency agreement.

Acceptance of this grant requires matching resources of up to \$172,500, which will be provided from resources available in various existing capital improvement program project accounts. There are no new FTEs/full time equivalents associated with this grant.

Implementing pedestrian safety measures is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 127-137 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to accept grant resources and meet established project deadlines.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachment



EMERGENCY

KKF

- 2025

ESTABLISHING new capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898,” to provide resources for safety improvements at the following seven locations: the Calhoun St. and Clifton Ave. intersection; the crossing on Calhoun St. at address 265; the Calhoun St. and Ohio Ave. intersection; the McMillan St. and Wheeler St. intersection; the McMillan St. and Moerlein Ave. intersection; the McMillan St. and Scioto Ln. intersection; and the Madison Rd. and Anderson Pl. intersection; **AUTHORIZING** the City Manager to apply for, accept, and appropriate an Ohio Department of Transportation (“ODOT”) Highway Safety Improvement Program (“HSIP”) grant of up to \$1,552,500 to the newly established capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898”; **AUTHORIZING** the Director of Finance to deposit the grant resources into capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898”; **AUTHORIZING** the City Manager to enter into a Local Public Agency agreement with ODOT to complete the PID 121898 project and **AUTHORIZING** the City Manager to do all things necessary to cooperate with the Director of ODOT to complete the PID 121898 project.

WHEREAS, there is a grant available from the Ohio Department of Transportation’s (“ODOT”) Highway Safety Improvement Program (“HSIP”); and

WHEREAS, ODOT has already awarded the City grant funding for each of the seven project applications, for a combined total of up to \$1,552,500, but no grant funds will be accepted without approval by Council; and

WHEREAS, ODOT has also requested that the funding be consolidated into a single Local Public Agency agreement; and

WHEREAS, acceptance of this grant requires matching resources of up to \$172,500, which will be provided from various existing capital improvement program project accounts; and

WHEREAS, there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, implementing pedestrian safety measures is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 127-137 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Director of Finance is authorized to establish new capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898,” to provide resources for safety improvements at the following seven locations: the Calhoun St. and

Clifton Ave. intersection; the crossing on Calhoun St. at address 265; the Calhoun St. and Ohio Ave. intersection; the McMillan St. and Wheeler St. intersection; the McMillan St. and Moerlein Ave. intersection; the McMillan St. and Scioto Ln. intersection; and the Madison Rd. and Anderson Pl. intersection.

Section 2. That the City Manager is authorized to apply for, accept, and appropriate a Highway Safety Improvement Program (“HSIP”) Systemic Safety grant awarded by the Ohio Department of Transportation (“ODOT”) of up to \$1,552,500 to the newly established capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898”.

Section 3. That the Director of Finance is authorized to deposit the grant resources into capital improvement program project account no. 980x232x262317, “HAM Cincinnati Crossings Grant PID 121898”.

Section 4. That the City Manager is authorized to enter into a Local Public Agency agreement with ODOT to complete the PID 121898 projects.

Section 5. That the City Manager is authorized to do all things necessary to cooperate with the Director of ODOT to complete the PID 121898 projects.

Section 6. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grants and Sections 1 through 5.

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 the immediate need to accept grant resources and meet established project deadlines.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

September 2, 2025

To: Members of the Budget and Finance Committee 202501595

From: Sheryl M. M. Long, City Manager

Subject: **Emergency Ordinance – DOTE: Highway Safety Improvement Program (HSIP) Grant for the Reading Road & Summit Road Intersection**

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753,” to make improvements and enhance pedestrian safety at the intersection of Reading Road and Summit Road in the Roselawn neighborhood (the “PID 119753 project”); **AUTHORIZING** the City Manager to accept and appropriate a Highway Safety Improvement Program Systemic Safety grant awarded by the Ohio Department of Transportation (“ODOT”) of up to \$1,080,000 to newly established capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753”; **AUTHORIZING** the Director of Finance to deposit the grant resources into new capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753”; and **AUTHORIZING** the City Manager to do all things necessary to cooperate with the Director of ODOT to complete the PID 119753 project.

Approval of this Emergency Ordinance authorizes the City Manager to accept and appropriate a Highway Safety Improvement Program Systemic Safety grant awarded by the Ohio Department of Transportation of up to \$1,080,000 to newly established capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753,” to make improvements and enhance pedestrian safety at the intersection of Reading Road and Summit Road in the Roselawn neighborhood.

On March 12, 2025, the City Council approved Ordinance No. 0052-2025, which authorized the City Manager to apply for Highway Safety Improvement Program Systemic Safety grants awarded by ODOT of up to \$2,000,000 to provide resources for pedestrian safety improvements. ODOT subsequently awarded the City a HSIP Systemic Safety grant of up to \$1,080,000 for enhancing pedestrian safety at the intersection of Reading Road and Summit Road in the Roselawn neighborhood.

This grant requires a ten percent local match of up to \$120,000, which is anticipated to be provided from existing capital improvement program project accounts nos. 980x232x232334, “Pedestrian Safety Improvements - GF” and 980x232x242305, “Safety Improvements”. There are no new FTEs/full time equivalents associated with this grant.

Implementing pedestrian safety measures is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood

livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 127-138 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to accept grant resources and meet established project deadlines.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachment



EMERGENCY

IMD

- 2025

ESTABLISHING new capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753,” to make improvements and enhance pedestrian safety at the intersection of Reading Road and Summit Road in the Roselawn neighborhood (the “PID 119753 project); **AUTHORIZING** the City Manager to accept and appropriate a Highway Safety Improvement Program Systemic Safety grant awarded by the Ohio Department of Transportation (“ODOT”) of up to \$1,080,000 to newly established capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753”; **AUTHORIZING** the Director of Finance to deposit the grant resources into new capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753”; and **AUTHORIZING** the City Manager to do all things necessary to cooperate with the Director of ODOT to complete the PID 119753 project.

WHEREAS, the Ohio Department of Transportation (“ODOT”) Highway Safety Improvement Program (“HSIP”) offers various grant opportunities to support projects that improve roadway safety throughout the state; and

WHEREAS, on March 12, 2025, Council passed Ordinance No. 52-2025, authorizing the City Manager to apply for up to \$2,000,000 in HSIP Systemic Safety grants from ODOT to fund pedestrian safety improvements; and

WHEREAS, ODOT awarded the City an HSIP Systemic Safety grant of up to \$1,080,000 to enhance pedestrian safety at the intersection of Reading Road and Summit Road in the Roselawn neighborhood; and

WHEREAS, acceptance of the HSIP Systemic Safety grant requires a ten percent local match of approximately \$120,000, which is anticipated to be provided from existing capital improvement program project account nos. 980x232x232334, “Pedestrian Safety Improvements - GF” and 980x232x242305, “Safety Improvements”; and

WHEREAS, there are no new FTEs/full time equivalents associated with acceptance of the HSIP Systemic Safety grant; and

WHEREAS, implementing pedestrian safety measures is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 127-138 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Director of Finance is authorized to establish new capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753,”

to make improvements and enhance pedestrian safety at the intersection of Reading Road and Summit Road in the Roselawn neighborhood (the “PID 119753 project”).

Section 2. That the City Manager is authorized to accept and appropriate a Highway Safety Improvement Program Systemic Safety grant awarded by the Ohio Department of Transportation (“ODOT”) of up to \$1,080,000 to newly established capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753.”

Section 3. That the Director of Finance is authorized to deposit the grant resources into new capital improvement program project account no. 980x232x262319, “Reading and Summit Safety Grant PID 119753.”

Section 4. That the City Manager is authorized to do all things necessary to cooperate with the Director of ODOT to complete the PID 119753 project.

Section 5. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 through 4.

Section 6. 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 the immediate need to accept grant resources and meet established project deadlines.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

September 2, 2025

To: Members of the Budget and Finance Committee

202501603

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – Police: FY 2025 Port Security Grant Program

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant from the U.S. Department of Homeland Security, Federal Emergency Management Agency, FY 2025 Port Security Grant Program (ALN 97.056) of up to \$102,500, consisting of \$35,000 to support the Cincinnati Police Department's Port of Cincinnati Ohio River Surveillance Camera Network, and up to \$67,500 to support the Cincinnati Fire Department's Explosive Ordnance Disposal Robot for marine vessels; and **AUTHORIZING** the Director of Finance to deposit the grant funds for the Police Department into Law Enforcement Grant Fund revenue account no. 368x8553, project account no. 25PORT, and the grant funds for the Fire Department into Fire Grant Fund revenue account no. 472x8542.

This Ordinance authorizes the City Manager to apply for, accept, and appropriate a grant from the U.S. Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), FY 2025 Port Security Grant Program (ALN 97.056) totaling \$102,500 of which up to \$35,000 would support the Cincinnati Police Department's Port of Cincinnati Ohio River Surveillance Camera Network, and up to \$67,500 would support the Cincinnati Fire Department's Explosive Ordnance Disposal Robot for marine vessels. This Emergency Ordinance also authorizes the Director of Finance to deposit the grant funds for the Police Department into Law Enforcement Grant Fund revenue account no. 368x8553, project account no. 25PORT, and the grant funds for the Fire Department into Fire Grant Fund revenue account no. 472x8542.

There are no new FTEs/full time equivalents associated with this grant. The grant requires a local match of 25% of the total project cost, or up to \$34,167. The CPD Police Information Technology Management and Systems (ITMS) section will provide an in-kind match of staff time valued at \$11,667 for the Port of Cincinnati Ohio River Surveillance Camera Network. CFD will provide up to \$22,500 from General Fund non-personnel operating budget account no. 050x271x7300 as their match.

The grant application deadline was August 15, 2025, and the City has already applied for the grant, but no grant funds will be accepted without approval by the City Council.

Accepting grant resources for port security is in accordance with the "Live" goal to "[c]reate a more livable community" as described on pages 156-162 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to ensure the timely acceptance of grant funds.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachment

EMERGENCY

KKF

-2025

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant from the U.S. Department of Homeland Security, Federal Emergency Management Agency, FY 2025 Port Security Grant Program (ALN 97.056) of up to \$102,500, consisting of \$35,000 to support the Cincinnati Police Department's Port of Cincinnati Ohio River Surveillance Camera Network, and up to \$67,500 to support the Cincinnati Fire Department's Explosive Ordnance Disposal Robot for marine vessels; and **AUTHORIZING** the Director of Finance to deposit the grant funds for the Police Department into Law Enforcement Grant Fund revenue account no. 368x8553, project account no. 25PORT, and the grant funds for the Fire Department into Fire Grant Fund revenue account no. 472x8542.

WHEREAS, a grant of up to \$102,500 is available from the U.S. Department of Homeland Security, Federal Emergency Management Agency, FY 2025 Port Security Grant Program (ALN 97.056) to fund the Cincinnati Police Department's ("CPD") Port of Cincinnati Ohio River Surveillance Camera Network, and the Cincinnati Fire Department's ("CFD") Explosive Ordnance Disposal Robot for marine vessels; and

WHEREAS, the grant requires matching funds of 25 percent of the total project cost, or up to \$34,167; and

WHEREAS, CPD's Information Technology Management and Systems section will provide an in-kind match of staff time valued at up to \$11,667 for the Port of Cincinnati Ohio River Surveillance Camera Network, and CFD will provide up to \$22,500 of matching funds from General Fund non-personnel operating budget account no. 050x271x7300; and

WHEREAS, there are no additional FTEs/full time equivalents associated with the grant; and

WHEREAS, because the grant application deadline was August 15, 2025, the City has already applied for the grant, but no grant funds will be accepted without approval by Council; and

WHEREAS, providing resources for port security is in accordance with the "Live" goal to "[c]reate a more livable community" as described on pages 156-162 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to apply for, accept, and appropriate a grant from the United States Department of Homeland Security, Federal Emergency Management

Agency, FY 2025 Port Security Grant Program (ALN 97.056) of up to \$102,500, consisting of \$35,000 to support the Cincinnati Police Department's Port of Cincinnati Ohio River Surveillance Camera Network, and up to \$67,500 to support the Cincinnati Fire Department's Explosive Ordnance Disposal Robot for marine vessels.

Section 2. That the Director of Finance is authorized to deposit the grant funds for the Police Department into Law Enforcement Grant Fund revenue account no. 368x8553, project account no. 25PORT, and the grant funds for the Fire Department into Fire Grant Fund revenue account no. 472x8542.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 and 2.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of 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 the immediate need to ensure the timely acceptance of grant funds.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

September 2, 2025

To: Members of the Budget and Finance Committee 202501602

From: Sheryl M. M. Long, City Manager

Subject: **Emergency Ordinance – Police: Moral Obligation Payment to Hamilton County Sheriff's Office (HCSO)**

Attached is an Emergency Ordinance captioned:

AUTHORIZING the payment of \$396,325.78 from the Cincinnati Police Department General Fund non-personnel operating budget account no. 050x226x3500x7299 as a moral obligation to Hamilton County for outstanding charges related to the processing of warrants in FY 2025.

This Emergency Ordinance authorizes the payment of \$396,325.78 from Cincinnati Police Department General Fund non-personnel operating budget account no. 050x226x3500x7299 as a moral obligation to Hamilton County for outstanding charges related to the processing of warrants in FY 2025. Existing funds are available to make this payment.

The City partners with the Hamilton County Sheriff's Office (HCSO) to operate a consolidated unit known as Central Warrants, which is responsible for processing both new and existing warrants within the City and throughout Hamilton County. The City contracted with HCSO to consolidate operation of the Central Warrants unit in November 1988, resulting in greater efficiency in processing warrants. The City's portion of the costs associated with operating the Central Warrants unit is invoiced to the City monthly by the HCSO.

The City did not receive the April 2025 invoice from HCSO until July 2025, which caused the Cincinnati Police Department to miss critical deadlines to ensure funds were encumbered in FY 2025 for services rendered during that fiscal year. The City has worked with the HCSO to strengthen billing procedures and ensure that future invoices from the Central Warrants unit are submitted in a timely manner.

The reason for the emergency is the immediate need to pay Hamilton County for the outstanding charges for the services rendered.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachment

EMERGENCY

IMD

- 2025

AUTHORIZING the payment of \$396,325.78 from the Cincinnati Police Department General Fund non-personnel operating budget account no. 050x226x3500x7299 as a moral obligation to Hamilton County for outstanding charges related to the processing of warrants in FY 2025.

WHEREAS, the City partners with the Hamilton County Sheriff's Office ("HCSO") to operate a consolidated unit known as Central Warrants, which is responsible for processing both new and existing warrants within Cincinnati and throughout Hamilton County; and

WHEREAS, the City contracted with HCSO to consolidate the operation of the Central Warrants unit in November 1988, resulting in greater efficiency in processing warrants; and

WHEREAS, the City's portion of the costs associated with operating the Central Warrants unit is invoiced to the City monthly by HCSO; and

WHEREAS, the City did not receive the April 2025 invoice from HCSO until July 2025, which caused the Cincinnati Police Department to miss critical deadlines to ensure funds were encumbered in FY 2025 for services rendered during that fiscal year; and

WHEREAS, the April 2025 invoice requested payment of \$396,325.78 for services that were in fact provided to the City during that month; and

WHEREAS, the City has worked with HCSO to strengthen billing procedures and ensure that future invoices from the Central Warrants unit are submitted in a timely manner; and

WHEREAS, sufficient resources are available in Cincinnati Police Department General Fund non-personnel operating budget account no. 050x226x3500x7299 to pay for the services provided by HCSO in April 2025; and

WHEREAS, Council desires to pay \$396,325.78 to Hamilton County for the services provided by HCSO in April 2025; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Director of Finance is authorized to pay \$396,325.78 from the Cincinnati Police Department General Fund non-personnel operating budget account no. 050x226x3500x7299 as a moral obligation to Hamilton County for outstanding charges related to the processing of warrants in FY 2025.

Section 2. That the proper City officials are authorized to do all things necessary and proper to carry out the provisions of Section 1.

Section 3. 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 the immediate need to pay Hamilton County for the outstanding charges for the services rendered.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

September 2, 2025

To: Members of the Budget and Finance Committee

From: Sheryl M. M. Long, City Manager

202501599

Subject: Emergency Ordinance – ETS: Then and Now Payment to the Ohio State Highway Patrol (OSHP)

EXECUTIVE SUMMARY

The County Law Enforcement Applied Regionally (CLEAR) program serves all law enforcement agencies within Hamilton County. CLEAR is administered by the City of Cincinnati as part of the Department of Enterprise Technology Solutions (ETS).

One of the primary functions of CLEAR is to provide access to the Law Enforcement Automated Data System (LEADS) statewide criminal records database for use by over fifty Hamilton County law enforcement agencies and sub-agencies.

The LEADS database is maintained, and access is coordinated by the Ohio State Highway Patrol (OSHP). CLEAR contracts with the OSHP for this service.

There is an outstanding invoice from June 2021 which went unpaid during the pandemic. This legislative item will allow for a payment of \$17,350 to be made for the June 2021 invoice for access to the LEADS database. The payment will be made from the ETS CLEAR Fund as a then and now payment.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

September 2, 2025

To: Members of the Budget and Finance Committee

From: Sheryl M. M. Long, City Manager

Subject: **Emergency Ordinance – ETS: Then and Now Payment to the Ohio State Highway Patrol (OSHP)**

Attached is an Emergency Ordinance captioned:

AUTHORIZING a payment of \$17,350 from County Law Enforcement Applied Regionally (CLEAR) Fund non-personnel operating budget account no. 457x093x7100x7417 to the Ohio State Highway Patrol for access to the Law Enforcement Automated Data System (LEADS) statewide criminal records database for over fifty Hamilton County law enforcement agencies and sub-agencies for the period of June 1, 2021, through June 30, 2021, pursuant to the attached then and now certificate from the Director of Finance.

Approval of this Emergency Ordinance will authorize the payment of \$17,350.00 from County Law Enforcement Applied Regionally (CLEAR) Fund non-personnel operating budget account no. 457x093x7100x7417 to the Ohio State Highway Patrol for outstanding charges for access to the Law Enforcement Automated Data System (LEADS) statewide criminal records database for over fifty Hamilton County law enforcement agencies and sub-agencies for the period of June 1, 2021, through June 30, 2021, pursuant to the attached then and now certificate from the Director of Finance.

Hamilton County law enforcement agencies and sub-agencies, including the Cincinnati Police Department, access Ohio's Law Enforcement Automated Data System (LEADS) criminal records database through a longstanding contract with the Ohio State Highway Patrol, which maintains and coordinates access to the database.

The Ohio State Highway Patrol provided services for all of 2021, including the period of June 1, 2021, through June 30, 2021, pursuant to a duly executed contract. The City received an invoice for the services provided in June when many staff members were working remotely due to the COVID-19 pandemic, but it was not paid due to the instability of transitioning to remote work.

Pursuant to Ohio Revised Code (ORC) Section 5705.41(D)(1), the Director of Finance has issued a Then and Now Certificate, verifying that a sufficient sum was appropriated and in the City Treasury for the purpose of paying such charges under the contract at the time the services were provided and the quote was issued and at the time this certificate was issued.

The reason for the emergency is the immediate need to make payment to the Ohio State Highway Patrol in a timely manner for services rendered.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachments

EMERGENCY

MSS

- 2025

AUTHORIZING a payment of \$17,350 from County Law Enforcement Applied Regionally (CLEAR) Fund non-personnel operating budget account no. 457x093x7100x7417 to the Ohio State Highway Patrol for access to the Law Enforcement Automated Data System (LEADS) statewide criminal records database for over fifty Hamilton County law enforcement agencies and sub-agencies from June 1, 2021, through June 30, 2021, pursuant to the attached then and now certificate from the Director of Finance.

WHEREAS, Hamilton County law enforcement agencies and sub-agencies, including the Cincinnati Police Department, access Ohio's Law Enforcement Automated Data System ("LEADS") criminal records database through a longstanding contract with the Ohio State Highway Patrol, which maintains and coordinates access to the database; and

WHEREAS, the City pays for these services on behalf of the consortium of law enforcement agencies known as County Law Enforcement Applied Regionally (CLEAR); and

WHEREAS, the Ohio State Highway Patrol provided services for all of 2021, including from June 1, 2021, through June 30, 2021; and

WHEREAS, the City received an invoice for the services provided in June 2021, when many staff members were working remotely during the COVID-19 pandemic, and the invoice was inadvertently not paid due to the instability of transitioning to remote work; and

WHEREAS, the Ohio State Highway Patrol recently conducted an audit and reissued the invoice; and

WHEREAS, due to the unique circumstances that caused this error, its repetition is not foreseen; and

WHEREAS, although funds were encumbered to pay this invoice in 2021, they have since been unencumbered due to the passage of time; and

WHEREAS, pursuant to R.C. Section 5705.41(D)(1), the Director of Finance has issued a certificate, attached to this ordinance, verifying that a sufficient sum was appropriated and in the City Treasury for the purpose of paying the charges under the contract both at the time the contract began and at the time the attached certificate was issued; and

WHEREAS, Council desires to pay \$17,350 to the Ohio State Highway Patrol for the outstanding charges related to LEADS access from June 1, 2021, through June 30, 2021; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Director of Finance is authorized to pay \$17,350 from County Law Enforcement Applied Regionally (CLEAR) Fund non-personnel operating budget account no. 457x093x7100x7417 to the Ohio State Highway Patrol for outstanding charges related to access to the Law Enforcement Automated Data System (LEADS) criminal records database for over fifty Hamilton County law enforcement agencies and sub-agencies from June 1, 2021, through June 30, 2021.

Section 2. That the proper City officials are authorized to do all things necessary and proper to carry out the provisions of Section 1.

Section 3. 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 the immediate need to make payment to the Ohio State Highway Patrol in a timely manner for services rendered.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

CITY OF CINCINNATI
DIRECTOR OF FINANCE
THEN AND NOW CERTIFICATE

I, Steve Webb, Director of Finance for the City of Cincinnati, state the following:

WHEREAS, the City entered into a contract with the Ohio State Highway Patrol, beginning on December 10, 1975, for access to the Law Enforcement Automated Data System (“LEADS”) for the Cincinnati Police Department and more than fifty Hamilton County law enforcement agencies and sub-agencies known as County Law Enforcement Applied Regionally (CLEAR); and

WHEREAS, the City has continuously renewed and paid for services under this contract since its inception; and

WHEREAS, the Ohio State Highway Patrol provided access to LEADS for all of 2021, including the period of June 1, 2021, through June 30, 2021, but the City neglected to pay an invoice sent for those services because of the transition to remote work during the COVID-19 pandemic; and

WHEREAS, the Ohio State Highway Patrol recently conducted an audit and reissued the invoice to the City; and

WHEREAS, the Ohio State Highway Patrol therefore has not been compensated for the services it provided in the month of June 2021 pursuant to the contract in an amount of \$17,350;

NOW, THEREFORE,

1. As of June 1, 2021, and as of the date this certificate was executed, I hereby verify that the City Treasury held a sufficient sum that was appropriated and available to pay for services rendered under the City’s contract with the Ohio State Highway Patrol. This verification is conditioned upon and subject to Council’s approval of an ordinance authorizing the drawing of a warrant in payment of amount due to the Ohio State Highway Patrol during this time period.

Signed,



Steve Webb, Director of Finance
City of Cincinnati

Date: 8/26/25

202501614

Date: September 4, 2025

To: Mayor Aftab Pureval, Vice Mayor Jane-Michele Lemon Kearney, President Pro Tem Victoria Parks, and Councilmembers Anna Albi, Jeff Cramerding, Mark Jeffreys, Scotty Johnson, Evan Nolan, Meeka D. Owens. and Seth Walsh

From: Emily Smart Woerner, City Solicitor *EESW*

Subject: **Emergency Ordinance - Repealing Ordinance No. 97-2025 - Hyde Park Zoning**

Transmitted herewith is an emergency ordinance captioned as follows:

REPEALING Ordinance No. 97-2025, passed by Council on April 23, 2025, which amended the official zoning map of the City of Cincinnati to rezone the real property located at 2719 Erie Avenue in the Hyde Park neighborhood from the CN-P-B, "Commercial Neighborhood Pedestrian – Neighborhood Business District," zoning district to Planned Development District No. 103.

EESW/CNS(dbr)
Attachment
4917-6355-6181

EMERGENCY

City of Cincinnati

CNS

EESW

An Ordinance No. _____

- 2025

REPEALING Ordinance No. 97-2025, passed by Council on April 23, 2025, which amended the official zoning map of the City of Cincinnati to rezone the real property located at 2719 Erie Avenue in the Hyde Park neighborhood from the CN-P-B, “Commercial Neighborhood Pedestrian – Neighborhood Business District,” zoning district to Planned Development District No. 103.

WHEREAS, on April 23, 2025, Council passed Ordinance No. 97-2025, amending the official zoning map of the City to rezone the real property located at 2719 Erie Avenue in the Hyde Park neighborhood from the CN-P-B, “Commercial Neighborhood Pedestrian – Neighborhood Business District,” zoning district to Planned Development District No. 103; and

WHEREAS, on May 1, 2025, the Clerk of Council received a certified copy of a referendum petition for Ordinance No. 97-2025 (the “Petition”) filed by a petition committee pursuant to Article II, Section 8(A)(3) of the Charter of the City of Cincinnati (the “Charter”); and

WHEREAS, on May 2, 2025, the City Solicitor completed review of the Petition, as required by Article II, Section 8(A)(4) of the Charter, and determined the Petition met the requirements as to form provided by the Charter and promptly notified the petitioners of this determination; and

WHEREAS, on May 23, 2025, the Clerk of Council received and filed the Petition and all related part-petitions, pursuant to Article II, Section 8(B)(1) of the Charter, and transported the Petition, including all related part-petitions, to the Hamilton County Board of Elections; and

WHEREAS, on June 2, 2025, the Hamilton County Board of Elections notified the Clerk of Council that the Petition contained 13,434 valid signatures; and

WHEREAS, the number of electors of the City who voted in the November 2022 election is 92,505, and ten percent of that total number of electors is 9,251; and

WHEREAS, pursuant to Article II, Section 8(G)(1) of the Charter, a proposed referendum petition may be submitted to Council if the petition contains the signatures of registered electors of the City in a number equal to or greater than ten percent of the total vote for governor at the most recent general election; and

WHEREAS, on June 2, 2025, pursuant to Article II, Section 8(C)(2) of the Charter, the City Solicitor notified the Mayor and Council, on behalf of the Clerk of Council, that the Hamilton County Board of Elections’ report confirmed a sufficient number of valid signatures on the Petition; and

WHEREAS, pursuant to Article II, Section 8(G)(3) of the Charter, if the Clerk of Council notifies the Mayor, Council, and the City Solicitor that the Hamilton County Board of Elections has determined a referendum petition has a sufficient number of signatures, Council shall determine whether the petition is otherwise sufficient as authorized by the Charter and Ohio law; and

WHEREAS, pursuant to Article II, Sections 8(G)(3)(a) and (b) of the Charter, if Council finds a filed referendum petition is otherwise sufficient, beyond the requisite number of signatures, Council must either vote to repeal the subject ordinance or pass an ordinance to submit the proposed referendum to the electors of the City at the next regular municipal election or at a special election; and

WHEREAS, Council finds that the Petition is sufficient as authorized by the Charter and Ohio law; and

WHEREAS, Council desires to repeal Ordinance No. 97-2025, pursuant to Article II, Sections 8(G)(3)(a) of the Charter, rather than submit the proposed referendum to the electors of the City; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Ordinance No. 97-2025, passed by Council on April 23, 2025, is repealed in its entirety.

Section 2. 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 the need to expediently facilitate the redevelopment of the real property located at 2719 Erie Avenue in the Hyde Park neighborhood.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

August 6, 2025

To: Mayor and Members of Council 202501372
 From: Sheryl M. Long, City Manager
 Subject: **Creation of Policy for City Employees who are Living Donors**

Reference Document # 202500031

On January 23, 2025, the Public Safety and Governance Committee referred the following for a report:

MOTION, submitted by Vice Mayor Kearney, **WE MOVE** that the administration of the City of Cincinnati to provide a report within ninety (90) days on creating a policy for city employees who are living donors of organs (*e.g.*, a kidney or parts of a liver), or bone marrow to receive full pay for time off needed to prepare for and complete the transplant process, and to recover from the medical procedure. UC Health and the Center for Closing the Health Gap recommend such a policy in order to encourage more living donors. (BALANCE OF MOTION ON FILE IN THE CLERK'S OFFICE)

The following report addresses policies and practices regarding leave for living organ and bone marrow donation across various jurisdictions, with a focus on identifying common standards, variations in benefits, and potential models for the City of Cincinnati. The report outlines paid and unpaid leave provisions in select cities and states, average recovery times by donation type, prevalence of donor transplants, and estimated costs associated with several leave policy proposals. This information is intended to provide a framework for evaluating feasible leave options for City Council's consideration.

SUMMARY OF OTHER JURISDICTIONS LIVING ORGAN AND BONE MARROW DONATION LEAVE POLICIES

This summary outlines Organ and Bone Marrow Donation leave policies across multiple governmental agencies. The policies vary by municipality, offering different levels of support to donors in terms of paid and unpaid leave, eligibility requirements, and procedural provisions.

Agencies offering paid donor leave:

- **U.S. Office of Personnel Management**
 Provides options for paid leave for organ donation and bone marrow donation.
 - Leave Provisions:
 - An employee also may use up to 30 days of paid leave each calendar year to serve as an organ donor.

- An employee may use up to 7 days of paid leave each calendar year to serve as a bone-marrow donor.

- **State of Ohio**

Provides options for paid leave for organ donation and bone marrow donation.

Requirements:

- Employees who desire to use Donor Leave must apply in writing ten working days prior to the procedure or as soon as possible after the employee is informed of the date of the procedure.
- Employees must indicate Donor Leave and specify the type of donation (kidney, liver, or marrow).
- Effective Date and Triggering Event: Eligibility for taking Donor Leave shall begin on the date of the procedure.

Leave Provisions:

- Eligible employees shall receive up to two-hundred-forty (240) hours of paid leave each calendar year to cover absences for the employee's donation of any portion of an adult liver or kidney.
- Eligible employees shall receive up to fifty-six (56) hours of paid leave each calendar year for bone marrow donations.

- **Columbus, Ohio**

Provides options for paid leave for organ donation and bone marrow donation.

Leave Provisions:

- Eligible employees shall receive up to two-hundred-forty (240) hours of paid leave each calendar year to cover absences for the employee's donation of any portion of an adult liver or kidney.
- Eligible employees shall receive up to fifty-six (56) hours of paid leave each calendar year for bone marrow donations.

- **Toledo, Ohio**

Provides options for paid leave for organ donation and bone marrow donation.

Requirements:

- Medical documentation must be submitted to Human Resources for approval.
- Paid leave runs concurrently with applicable FMLA provisions.

Leave Provisions:

- Organ Donation: Up to 240 hours (30 workdays) of paid leave per calendar year.
- Bone Marrow Donation: Up to 56 hours (7 workdays) of paid leave per calendar year.

- **Lexington, Kentucky**

Provides options for paid leave for organ donation and bone marrow donation.

Requirements:

- An employee must be a full-time classified or unclassified worker, excluding seasonal workers.
- Medical verification is required before approval and upon completion of the procedures.

- FMLA leave must be used concurrently with donor leave.

Leave Provisions:

- Organ Donation: Up to 240 hours (30 workdays) of paid leave.
- Bone Marrow Donation: Up to 40 hours (5 workdays) of paid leave.

Agencies offering unpaid donor leave:

- **Chesapeake, Virginia**

Provides options for unpaid leave for organ donation and bone marrow donation.

Requirements:

- An employee must have at least 12 months of service and 1,250 hours worked in the previous year.
- Medical documentation verifying donor status and medical necessity is required.

Leave Provisions:

- Organ Donation: Up to 60 business days of unpaid leave per 12-month period.
- Bone Marrow Donation: Up to 30 business days of unpaid leave per 12-month period.

- **Milwaukee, Wisconsin**

Provides options for unpaid leave for organ donation and bone marrow donation.

Requirements:

- Employees must have worked for at least 52 consecutive weeks and at least 1,000 hours during that period.
- Leave is limited to the period necessary for the donation procedure and recovery.
- Employees may substitute paid or unpaid leave provided by the employer.
- Employees must provide written verification of their intent to donate.
- Employer may require certification from a healthcare provider regarding the donation and recovery period.

Leave Provisions:

- Organ Donation: Up to 6 weeks of unpaid leave in a 12-month period.
- Bone Marrow Donation: Up to 6 weeks of unpaid leave in a 12-month period.

Offers a Donor Leave Program that allows employees to donate accrued time-off to colleagues in need. Employees can donate vacation hours, compensatory hours, and holidays in whole-hour increments, but sick leave hours cannot be donated.

AVERAGE TIME AWAY FROM WORK FOR RECOVERY

Kidney Donation

On average, someone who donates a kidney can expect to be out of work for 2 to 6 weeks, depending on their job type and overall health.

- Desk Jobs or Remote Work: Recovery is usually quicker, around 2 to 4 weeks.
- Physically Demanding Jobs: If the job involves heavy lifting or strenuous activity, recovery may take 4 to 6 weeks.

Liver Donation

If someone donates a portion of their liver, the recovery time varies, but typically:

- Hospital Stay: 5–7 days after surgery.
- Initial Recovery: 6–8 weeks to resume normal daily activities.
- Full Recovery: 3–6 months for the liver to regenerate fully.
- Strenuous activities and heavy lifting should generally be avoided for about 3 months. Most donors can return to work within 6–8 weeks, depending on the nature of their job.

Bone Marrow Donation

The recovery time after donating bone marrow depends on the donation method:

1. Peripheral Blood Stem Cell (PBSC) Donation – Most common method (about 90% of cases).
 - a. Recovery time: A few days to a week
 - b. Side effects: Some donors feel flu-like symptoms or fatigue from the medication used to stimulate stem cell production but can often return to work within a couple of days.
2. Bone Marrow Donation (Surgical Procedure) – Less common, done under anesthesia.
 - a. Recovery time: 1 to 2 weeks
 - b. Side effects: Soreness at the collection site (hip bone), fatigue, and possible bruising. Some donors need a few extra days to a week before resuming normal activities.
 - c. Many donors return to work within a week, but full recovery varies by individual. If the job is physically demanding, a longer recovery period may be needed.

PREVELANCE OF DONOR TRANSPLANTS NATIONWIDE & BY CITY OF CINCINNATI EMPLOYEES

General Statistics:

- On average, around 20,000 to 25,000 people donate an organ each year in the United States. This includes both living donors (who donate a kidney or part of their liver) and deceased donors (who can provide multiple organs like kidneys, liver, heart, lungs, pancreas, and intestines).
- Kidney is the number one transplanted organ in the US.

City Statistics:

Below is a summary of the number of City of Cincinnati employee donations for kidney, liver, and bone marrow over the past 2 years.

- 2023
 - Kidney Donor: 1
 - Liver Donor: 0
 - Bone Marrow Donor: 1
- 2024
 - Kidney Donor: 2
 - Liver Donor: 0
 - Bone Marrow Donor: 0

LIVING ORGAN AND BONE MARROW DONATION LEAVE PROPOSALS & ESTIMATED COSTS

While the cost of providing paid donor leave will vary based on the donor's classification, rate of pay, and the type of donation, below are estimates based on donation type, amount of allotted leave, and hourly rate.

Proposal 1:

This proposal is based on average recovery time and mirrors the current leave policies of the U.S. Office of Personnel Management, State of Ohio, City of Columbus and City of Toledo.

Proposed Amount of Additional Leave (by donation type):

Organ Donation

- 240 hours (30 workdays)

Bone Marrow Donation

- 56 hours (7 workdays)

Estimated Cost per Employee (by classification and hourly rate):

Classification	Hourly Rate (based on the top end of the classification salary)	Average cost for organ donation (240 hours)	Average cost for bone marrow donation (56 hours)
Administrative Specialist	\$43.30	\$10,392.00	\$2,424.80
Truck Driver	\$26.56	\$6,374.40	\$1,487.36
Electrical Maintenance Worker 3	\$35.27	\$8,464.80	\$1,975.12
Police Officer	\$44.32	\$10,636.80	\$2,481.92
Fire Fighter	\$43.15	\$10,356.00	\$2,416.40
Deputy Director	\$75.53	\$18,127.20	\$4,229.68

In addition to the above estimates, there are additional factors that may increase the overall cost of donation leave, including but not limited to:

- Utilization of overtime coverage in the employee's absence
- Utilization of temporary transfer pay, working out of classification pay, or above-grade pay to cover the employee's absence
- The need to temporarily backfill the employee's absence via temporary promotion

Proposal 2:

This proposal provides a benefit that is currently greater than most other municipalities across the state and country.

Proposed Amount of Additional Leave (by donation type):

Organ Donation

- 80 hours (10 workdays)

Bone Marrow Donation

- 24 hours (3 workdays)

Estimated Cost per Employee (by classification and hourly rate):

Classification	Hourly Rate (based on the top end of the classification salary)	Average cost for organ donation (80 hours)	Average cost for bone marrow donation (24 hours)
Administrative Specialist	\$43.30	\$3,464.00	\$1,039.20
Truck Driver	\$26.56	\$2,124.80	\$637.44
Electrical Maintenance Worker 3	\$35.27	\$2,821.60	\$846.48
Police Officer	\$44.32	\$3,545.60	\$1,063.68
Fire Fighter	\$43.15	\$3,452.00	\$1,035.60
Deputy Director	\$75.53	\$6,042.40	\$1,812.72

In addition to the above estimates, there are additional factors that may increase the overall cost of donation leave, including but not limited to:

- Utilization of overtime coverage in the employee's absence
- Utilization of temporary transfer pay, working out of classification pay, or above-grade pay to cover the employee's absence
- The need to temporarily backfill the employee's absence via temporary promotion

Proposal 3:

Employees wishing to donate an organ or bone marrow may utilize existing city benefits, which are outlined below.

Estimated Cost per Employee: No additional cost.

CURRENT CITY BENEFITS THAT MAY BE UTILIZED FOR ORGAN AND BONE MARROW DONATION

- Paid Leave Balances
 - Sick Leave
 - City employees accrue 4-hours of sick leave per pay period
 - Vacation Leave
 - Accrual amounts vary based on seniority and salary division
 - Accrual Range: 3.4 hours – 9.0 hours per pay period
 - Other Leave Balances (varies by salary division and bargaining unit):
 - Compensatory time
 - Flex time (CODE and Non-represented only)
 - Holiday leave (FOP and IAFF only)
- Advanced Vacation Purchase
 - Some employees may purchase vacation hours each year. The amount that can be purchased and whether this benefit is available varies by salary division and bargaining unit.
- Donated Time
 - Employees that exhaust all of their own paid leave balances may receive donated leave time from other City employees in certain circumstances. The

amount and type of leave that can be donated varies by salary division and bargaining unit.

- Usage of FMLA Leave
 - It is the policy of the City to provide up to 12 weeks of family and medical leave during any 12-month period to eligible employees in accordance with the provisions of the Family and Medical Leave Act of 1993 (FMLA). If an eligible employee does not have any paid leave balances, they are entitled to utilize unpaid leave.

CONCLUSION

Living organ and bone marrow donation is a life-saving act that reflects the highest ideals of public service. While only a small number of City of Cincinnati employees have pursued donation in recent years, jurisdictional comparisons show a growing trend toward offering paid leave for donors, particularly for kidney and liver donations that require extended recovery time.

This report outlines three potential approaches for donor leave, each with different implications for cost, support, and implementation. Proposal 1 offers the most robust benefit, providing up to 240 hours of paid leave for organ donation and 56 hours for bone marrow donation. This level of leave aligns with federal and state standards and allows for full recovery time in most cases. However, it also represents the highest potential cost, particularly in positions that may require overtime coverage or backfilling during an employee's absence. While precise citywide cost projections are difficult to estimate due to the low number of historical donations, the per-employee cost for organ donation under this model could range from approximately \$6,000 to over \$18,000 per employee, depending on classification and hourly rate. Actual costs would vary based on the number of employees who utilize the benefit and the operational impacts in each department.

Proposal 2 offers a more moderate option, providing 80 hours of leave for organ donation and 24 hours for bone marrow donation. While this level of leave may not fully cover recovery for more invasive procedures, it offers a tangible benefit with reduced financial exposure. The per-employee cost under this model would be roughly one-third of Proposal 1's estimate.

Proposal 3 maintains the status quo, in which employees can use accrued leave or donated time but receive no dedicated benefit for donation. This option carries no new cost to the City.

These three proposals, each offering a different level of support and fiscal impact, are presented for your consideration. At this time, there are no available resources to support either proposal. If this is a priority for City Council, additional resources will need to be identified and allocated to move forward.

cc: Latisha Hazel, Director, Human Resources

September 3, 2025

To: Members of the Public Safety and Governance Committee

From: Sheryl M. M. Long, City Manager

Subject: **Emergency Ordinance – Establishing Classifications and Salary Ranges for Dietetic Technician (B Version)**

Attached is an Emergency Ordinance captioned:

MODIFYING the provisions of Chapter 307, “Classified Compensation Schedules,” of the Cincinnati Municipal Code by **ORDAINING** new Section 279 of Division 1 to establish the classification title and salary range schedule for the new employment classification of Dietetic Technician.

The Human Resources Director has approved the request for this ordinance to establish the classification of Dietetic Technician and salary range. The recommended salary range is based upon a market study to identify current scopes of work and future career paths for the classification structure. The Human Resources Department conducted a market analysis to evaluate the classification and compensation for the Dietetic Technician position. The classification is necessary to ensure the retention of staff in this specialized area of work.

The Administration recommends passage of this Emergency Ordinance.

cc: Latisha Hazell, Human Resources Director

EMERGENCY

MSS/B

-2025

MODIFYING the provisions of Chapter 307, “Classified Compensation Schedules,” of the Cincinnati Municipal Code by **ORDAINING** new Section 279 of Division 1 to establish the classification title and salary range schedule for the new employment classification of Dietetic Technician.

WHEREAS, the City’s Human Resources Department, in consultation with the Cincinnati Health Department, has determined that it is necessary to establish a new Dietetic Technician classification to recruit and retain quality employees; and

WHEREAS, the new classification and salary range are necessary to ensure consistency in the knowledge, skills, and abilities required to carry out the duties and tasks prescribed for the position; and

WHEREAS, creation of the Dietetic Technician classification and salary range provides an opportunity to increase organizational effectiveness while maintaining a standard of excellence and a clear pathway for continued growth and career progression for employees; and

WHEREAS, the Human Resources Department has done its due diligence and conducted appropriate internal comparisons to ensure that the new classification and salary range are consistent with the scope of services and the level of responsibility of this new position, considering factors throughout the evaluation process including the scope of responsibility, judgment, independent action, and accountability associated with the classification; and

WHEREAS, the new classification and salary range for this position is based on a market analysis and internal cost of living adjustment comparison as approved by Council; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That new Section 279 of Division 1 of Chapter 307, “Classified Compensation Schedules,” of the Cincinnati Municipal Code is ordained as follows:

Section	Classification	Minimum Annual Salary	Maximum Annual Salary	Division
279	Dietetic Technician	\$56,026.18	\$59,185.06	D1

Section 2. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Section 1.

Section 3. 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 the immediate need to establish the classification title and salary range schedule of Dietetic Technician to recruit and retain qualified employees.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

September 3, 2025

To: Members of the Public Safety and Governance Committee 202501598
From: Sheryl M. M. Long, City Manager
Subject: **Emergency Ordinance – Establishing Classifications and Salary Ranges for Utilities Construction Inspector 1 & 2 (B Version)**

Attached is an Emergency Ordinance captioned:

MODIFYING the provisions of Chapter 307, “Classified Compensation Schedules,” of the Cincinnati Municipal Code by **ORDAINING** new Sections 478 and 479 to establish the classification titles and salary range schedules for the new employment classifications of Utilities Construction Inspector 1 and Utilities Construction Inspector 2.

The Human Resources Director has approved the request for this ordinance to establish the classifications of Utilities Construction Inspector 1 & 2 and new salary ranges. The recommended salary ranges are based upon a market study to identify current scopes of work and future career paths for the classification’s structures. The Human Resources Department conducted a market analysis to evaluate the classifications and salary ranges for the Utilities Construction Inspector 1 & 2 positions. The classifications are necessary to ensure the retention of staff in this specialized area of work.

The Administration recommends passage of this Emergency Ordinance.

cc: Latisha Hazell, Human Resources Director

EMERGENCY

MSS/B

-2025

MODIFYING the provisions of Chapter 307, “Classified Compensation Schedules,” of the Cincinnati Municipal Code by **ORDAINING** new Sections 478 and 479 of Division 1 to establish the classification titles and salary range schedules for the new employment classifications of Utilities Construction Inspector 1 and Utilities Construction Inspector 2.

WHEREAS, the City’s Human Resources Department, in consultation with the Metropolitan Sewer District and Greater Cincinnati Water Works, has determined that it is necessary to establish new Utilities Construction Inspector 1 and Utilities Construction Inspector 2 classifications to recruit and retain quality employees; and

WHEREAS, the new classifications and salary ranges are necessary to ensure consistency in the knowledge, skills, and abilities required to carry out the duties and tasks prescribed for the positions; and

WHEREAS, creation of the Utilities Construction Inspector 1 and Utility Construction Inspector 2 classifications and salary ranges provides an opportunity to increase organizational effectiveness while maintaining a standard of excellence and a clear pathway for continued growth and career progression for employees; and

WHEREAS, the Human Resources Department has done its due diligence and conducted appropriate internal comparisons to ensure that the new classifications and salary ranges are consistent with the scope of services and the level of responsibility of these new positions, considering factors throughout the evaluation process including the scope of responsibility, judgment, independent action, and accountability associated with the classifications; and

WHEREAS, the new classifications and salary ranges for these positions are based on a market analysis and internal cost of living adjustment comparison as approved by Council; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That new Sections 478 and 479 of Division 1 of Chapter 307, “Classified Compensation Schedules,” of the Cincinnati Municipal Code are ordained as follows:

Section	Classification	Minimum Annual Salary	Maximum Annual Salary	Division
478	Utility Construction Inspector 1	\$69,418.34	\$79,043.89	D1
479	Utility Construction Inspector 2	\$76,885.05	\$84,765.78	D1

Section 2. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Section 1.

Section 3. 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 the immediate need to establish the classification titles and salary range schedules of Utility Construction Inspector 1 and Utility Construction Inspector 2 to recruit and retain qualified employees.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

September 3, 2025

To: Members of the Public Safety and Governance Committee
From: Sheryl M. M. Long, City Manager
Subject: **Emergency Ordinance – Establishing Classified Compensation Schedules for Water Works Maintenance Worker 2 (B Version)**

202501601

Attached is an Emergency Ordinance captioned:

MODIFYING the provisions of Chapter 307, “Classified Compensation Schedules,” of the Cincinnati Municipal Code by **ORDAINING** new Section 766 of Division 1 to establish the classification title and salary range schedule for the new employment classification of Water Works Maintenance Worker 2.

The Human Resources Director has approved the request for this ordinance to establish the classification of Water Works Maintenance Worker 2 and salary range. The recommended salary range is based upon a market study to identify current scopes of work and future career paths for the classification structure. The Human Resources Department conducted a market analysis to evaluate the classification and compensation for the Water Works Maintenance Worker 2 position. The classification is necessary to ensure the retention of staff in this specialized area of work.

The Administration recommends passage of this Emergency Ordinance.

cc: Latisha Hazell, Human Resources Director

EMERGENCY

JWF/B

- 2025

MODIFYING the provisions of Chapter 307, “Classified Compensation Schedules,” of the Cincinnati Municipal Code by **ORDAINING** new Section 766 of Division 1 to establish the classification title and salary range schedule for the new employment classification of Water Works Maintenance Worker 2.

WHEREAS, the Human Resources Department, in consultation with Greater Cincinnati Water Works, has determined that it is necessary to establish a new Water Works Maintenance Worker 2 classification to recruit and retain quality employees; and

WHEREAS, the new classification and salary range are necessary to ensure consistency in the knowledge, skills, and abilities required to carry out the duties and tasks prescribed for the position; and

WHEREAS, creation of the Water Works Maintenance Worker 2 classification and salary range provides an opportunity to increase effectiveness while maintaining a standard of excellence and a clear pathway for continued growth and career progression for employees; and

WHEREAS, the Human Resources Department has done its due diligence and conducted appropriate internal comparisons to ensure that the new classification and salary range are consistent with the scope of services and the level of responsibility of this new position, considering factors throughout the evaluation process including the scope of responsibility, judgment, independent action, and accountability associated with the classification; and

WHEREAS, the new classification and salary range for this position is based on a market analysis and internal cost of living adjustment comparison as approved by Council; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That new Section 766 of Division 1 of Chapter 307, “Classified Compensation Schedules,” of the Cincinnati Municipal Code is ordained as follows:

Section	Classification	Minimum Annual Salary	Maximum Annual Salary	Division
766	Water Works Maintenance Worker 2	\$62,944.54	\$66,731.93	D1

Section 2. That the proper City officials are authorized to do all things necessary to carry out the provisions of Section 1.

Section 3. 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 the immediate need to establish the new classification title and salary range schedule of Water Works Maintenance Worker 2 to recruit and retain qualified employees.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk