



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda - Final

### Housing & Growth

*Chairperson Mark Jeffreys*  
*Vice Chair Anna Albi*  
*Councilmember Jeff Cramerding*  
*Councilmember Ryan James*  
*Councilmember Evan Nolan*  
*Councilmember Meeka Owens*  
*Councilmember Seth Walsh*

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Wednesday, May 27, 2026

1:00 PM

Council Chambers, Room 300

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### AGENDA

1. [202601637](#) **MOTION**, submitted by Vice Mayor Kearney, **WE MOVE** that the Administration serve as a mediator and facilitator between the Bond Hill Community Council and LDG in the development of a Community Benefits Agreement (CBA), and report back to Council within 30 days regarding the status of those efforts. (BALANCE ON FILE IN THE CLERK'S OFFICE) (STATEMENT ATTACHED)  
  
**Sponsors:** Kearney  
**Attachments:** [Motion](#)
  
2. [202601617](#) **ORDINANCE (EMERGENCY)**, submitted by Councilmember Walsh, from Emily Smart Woerner, City Solicitor, **DECLARING** that East 13th Street from Reading Road to Pendleton Street in the Pendleton neighborhood shall hereby receive the honorary, secondary name of "Marvin G. Butts Way" in honor of Marvin G. Butts, III and in recognition of his contributions to the Cincinnati community and the business community in Pendleton.  
  
**Sponsors:** Walsh  
**Attachments:** [Ordinance](#)  
[Transmittal](#)
  
3. [202601530](#) **REPORT**, dated 5/13/2026, submitted Sheryl M. M. Long, City Manager, regarding LEED tax abatements. (Reference Document # 202600150)  
  
**Sponsors:** City Manager  
**Attachments:** [Report](#)

### ADJOURNMENT



202601637

**Jan-Michele Lemon Kearney**  
*Vice Mayor*

May 15, 2026

## MOTION

**WE MOVE** that the Administration serve as a mediator and facilitator between the Bond Hill Community Council and LDG in the development of a Community Benefits Agreement (CBA), and report back to Council within 30 days regarding the status of those efforts.

**WE FURTHER MOVE** that the Administration report back on the potential establishment of a Community Benefits Agreement Advisory Committee, modeled after the approach used in Columbus, Ohio. Such committee would review proposed projects and make recommendations regarding when Community Benefits Agreements should be utilized.

## STATEMENT

We are requesting that the Administration help facilitate negotiations in a manner consistent with the role it played in the West End during the FC Cincinnati Community Benefits process.

Because City Council has authorized LDG to proceed with development in Bond Hill, this motion seeks to help ensure that the community receives meaningful benefits from the proposed \$37–\$45 million project.

  
Vice Mayor Jan-Michele Lemon Kearney

EMERGENCY

**City of Cincinnati**

JRS

EESW

**An Ordinance No. \_\_\_\_\_**

- 2026

**DECLARING** that East 13<sup>th</sup> Street from Reading Road to Pendleton Street in the Pendleton neighborhood shall hereby receive the honorary, secondary name of “Marvin G. Butts Way” in honor of Marvin G. Butts, III and in recognition of his contributions to the Cincinnati community and the business community in Pendleton.

WHEREAS, Marvin G. Butts, III is a longtime Cincinnati resident and deeply involved in the Cincinnati community and the Pendleton neighbourhood; and

WHEREAS, Mr. Butts is the President of Air Marvin’s Limousine Service, Mr. Bubbles Detailing, Tall & Skinny management, MGB Records, and The Butts Family Foundation, celebrating thirty years in business and all of which are located at 512 East 13<sup>th</sup> Street; and

WHEREAS, in 2006, Mr. Butts founded The Butts Family Foundation, which focuses on cancer awareness and strengthening families. The Butts Family Foundation is dedicated to educating families about warning signs of cancer and preventative action. The foundation is a tribute to his mother who lost her battle with cancer when Mr. Butts was sixteen years old. Later Mr. Butts would lose six sisters, four brothers, and his best friend to their battles with cancer as well; and

WHEREAS, in 2013, Mr. Butts became an advocate for Hospice of Cincinnati; and

WHEREAS, in 2016, Mr. Butts was asked to join Real Mean Wear Pink/Making Strides Against Breast Cancer by the American Cancer Society; and

WHEREAS, in 2023, The Butts Family Foundation formed Bridge the Gap and collaborated with the City to support graduating high school seniors. This effort raised more than \$65,000 to ensure 489 Cincinnati Public School Students would graduate with no student fees, allowing them to access their diplomas and transcripts; and

WHEREAS, Mr. Butts is a member of the executive board of Lighthouse Youth Services, Board of Cincinnati College Preparatory Academy, Hamilton County Sheriff’s Community Advisory Board, and Mr. Butts was also a former member of the Casino Neighborhoods Working Group and the Bridging Broadway and Pendleton Community Council; and

WHEREAS, Mr. Butts for the past 29 years has held an annual fundraiser that feeds thousands of local families on the Thanksgiving holiday and provides children in our community with toys for the Christmas holiday; and

WHEREAS, Mr. Butts is a youth mentor for at-risk youth recommended to him by Hamilton County Judges; and

WHEREAS, Mr. Butts offers free protection and escort services to court for victims of domestic violence; and

WHEREAS, Mr. Butts hosts “Pendleton Night at the Movies” in which he sponsors a movie night at his business in which the neighborhood families are invited to a cookout where family friendly movies are shown; and

WHEREAS, because of his dedication and philanthropic efforts, Marvin G. Butts, III has received many awards and accolades including an Applause Magazine Imagemaker Award Honoree, a WIZF Unsung Hero Honoree, a Lighthouse Youth Services Beacon of Light Humanitarian Award Honoree, a Governor of the State of Ohio Jefferson Award Honoree, a 9 News Hometown Hero Honoree, a Cincinnati Enquirer Hometown Hero Honoree, A WCPO Hometown Hero Honoree, and a Fox 19 Success Story Honoree, and additionally, Mr. Butts was honored by the Downtown Council, Inc. and the Greater Cincinnati Chamber of Commerce for public service and his work with teens and young adults; and

WHEREAS, Marvin G. Butts, III has made a lasting impact to the Cincinnati community and to the City of Cincinnati’s citizens, and his contributions and philanthropic efforts and his impact on the Cincinnati community will long be remembered; now, therefore,

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

Section 1. That East 13<sup>th</sup> Street from Reading Road to Pendleton Street in the Pendleton neighborhood shall hereby receive the honorary, secondary name of “Marvin G. Butts Way” in honor of Marvin G. Butts, III and in recognition of his contributions and dedication to the City of Cincinnati and the Pendleton neighborhood.

Section 2. That the appropriate City officials are hereby authorized to do all things necessary and proper to implement the provisions of Section 1 herein, including the generation and installation of appropriate secondary street signage, which shall designate East 13<sup>th</sup> Street from Reading Road to Pendleton Street in the Pendleton neighborhood as “Marvin G. Butts Way” in accordance with the Department of Transportation and Engineering’s procedures relating to street designation and related signage.

Section 3. That a copy of this ordinance be sent to Marvin G. Butts, III via the office of Councilmember Seth Walsh.

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 allow the Department of Transportation and Engineering to move forward with the administrative requirements related to the honorary naming of streets to provide for the ceremony and dedication of the honorary street name at the earliest possible time.

Passed: \_\_\_\_\_, 2026

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Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk



Interdepartmental Correspondence Sheet

202601617

Date: May 20, 2026

**To:** Councilmember Seth Walsh  
**From:** Emily Smart Woerner, City Solicitor *EESW*  
**Subject:** **Emergency Ordinance - Honorary Street Renaming – Marvin G. Butts Way**

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Transmitted herewith is an emergency ordinance captioned as follows:

**DECLARING** that East 13<sup>th</sup> Street from Reading Road to Pendleton Street in the Pendleton neighborhood shall hereby receive the honorary, secondary name of “Marvin G. Butts Way” in honor of Marvin G. Butts, III and in recognition of his contributions to the Cincinnati community and the business community in Pendleton.

EESW/JRS(dbr)  
Attachment  
4904-5454-3272

May 13, 2026

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202601530

Subject: **LEED Tax Abatements**

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### **REFERENCE DOCUMENT # 202600150**

City Council's Housing & Growth Committee referred the following motion for review and report:

**WE MOVE** that the City Administration prepare a report by March 1st, 2026 updating the Council on all active LEED Tax Abatements. **FURTHER WE MOVE** that the Administration provide statistics on the amount of LEED tax abatements that have been amended or canceled since passage of the original ordinance in 2007 (Ord. 446-2007) and since the 2023 revision (Ord. 106-2023).

#### **Overview of LEED Tax Abatements**

The City of Cincinnati incorporates Leadership in Energy and Environmental Design (LEED) Silver, Gold, or Platinum standards into certain Community Reinvestment Area (CRA) Agreements offering tax abatement to promote sustainable development and environmentally responsible construction practices.

Total Active CRA Agreements: 353

- Active CRA Agreements without LEED Requirements: 197
- Active CRA Agreements with LEED Requirements: 156
- Active CRA Agreements with LEED, Registered with Auditor: 133
- Active CRA Agreements with LEED that have completed construction, but not yet submitted LEED certification: 4
- Active CRA's with LEED Pending Completion Applications: 13
- Active CRAs with LEED Completed, Pending Auditor Registration: 6

#### **Terminations and Amendments**

##### **Terminations**

Non-compliant property owners are subject to have their CRA Agreement terminated, resulting in a loss of the associated tax abatement. However, CRA Agreements are not solely terminated for non-compliance. Terminations may occur when projects do not advance as anticipated, experience financing changes, or property owners elect not to proceed under the original terms of the CRA Agreement. In these cases, terminating the CRA Agreement allows the City to replace the original agreement with a new incentive structure that better aligns with the project's updated scope or feasibility.

Most terminations of CRA Agreements were unrelated to the LEED requirements and were instead driven by broader project or development factors. A total of 11 CRA Agreements with LEED requirements have been terminated. Of these, one was terminated specifically due to LEED non-compliance:

- Barbaurora, LLC – CRA Agreement executed in 2013 and terminated in 2016 due to inability to meet LEED requirements. The project was subsequently restructured under a new CRA agreement without LEED standards, which was in effect from 2017 through 2024.

### **Amendments**

Minor modifications to a CRA Agreement may be made between the City and the property owner in lieu of a termination. There have been limited instances where LEED requirements required amendments to CRA Agreements, including:

- E.M.A. Freeman, LLC – CRA Agreement amended to remove LEED requirements.
- Traction Partners, LLC – CRA Agreement amended to remove LEED requirements due to financing challenges, project delays, and changes in applicable LEED standards that affected feasibility.

### **Process for Amendments and Oversight**

Amendments are formal modifications to the original terms of the agreement and are typically initiated by the property owner, often in response to project feasibility challenges such as increased construction costs, financing constraints, changes in project scope, or evolving LEED standards over time. Amendments to CRA Agreements, including those involving LEED requirements, follow a structured and deliberate process. Upon receiving an amendment request, the Administration conducts a thorough review to evaluate the financial viability of the project, the impact of the proposed change, and continued alignment with the original public benefit.

Minor modifications may be approved administratively; however, any request to remove LEED requirements is considered a substantive change and requires City Council approval. Decisions to remove LEED requirements are made on a case-by-case basis, recognizing that adjustments are sometimes necessary to ensure projects can move forward while still delivering meaningful community benefit.

In addition to internal review, CRA Agreements are subject to ongoing oversight from the Tax Incentive Review Council, which annually monitors and evaluates tax abatements and may recommend terminations of noncompliant CRA Agreements. Further, the property owner's tax abatement will not activate until the City's Housing Officer has (1) verified that the project was completed pursuant to the terms of the CRA Agreement, including having received the applicable LEED certification from the U.S. Green Building Council, and (2) submits to the Hamilton County Auditor an exemption application with the applicable LEED certification. This verification process ensures property owners meet their LEED commitments before they realize any tax abatement benefits.

cc: Markiea L. Carter, Director of the Department of Opportunity and Resident Services