


May 27, 2025

To: Members of the Budget and Finance Committee

From: Sheryl M.M. Long, City Manager 

202501084

Subject: Emergency Ordinance – Approving and Authorizing CRA Tax Exemption Agreement with KAM Investing, LLC and O'Rourke Wrecking Company

Attached is an Emergency Ordinance captioned:

APPROVING, AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Kam Investing, LLC and O'Rourke Wrecking Company, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 660 Lunken Park Drive in the Linwood neighborhood of Cincinnati, in connection with the remodeling and expansion of an existing building into approximately 22,178 square feet of commercial space, consisting of a new headquarters building for O'Rourke Wrecking Company, at a total construction cost of approximately \$4,274,000.

STATEMENT

OFFICE/COMMERCIAL: The addition of this office space will help contribute to Cincinnati's economic stability by opening up more potential for future job opportunities through company expansion.

BACKGROUND/CURRENT CONDITIONS

660 Lunken Park Drive is currently home to the headquarters of the O'Rourke Wrecking Company. The company has operated out of this property for several decades, and their administrative staff are currently working out of a functionally obsolete office building. To help streamline and expand company operations, modernize their office space, and attract new talent, O'Rourke is looking to renovate and expand their existing office building.

The company originally sought to undertake this expansion in mid-2024. However, because their property is located in a FEMA Special Flood Hazard Area, the expansion project is subject to more stringent building code requirements. Adjusting building plans to ensure compliance with the code and obtaining proper building plan approvals has added both time and cost to this project.

Because of added time and cost, O'Rourke has also been considering this office project at other locations outside of Cincinnati. By providing a tax abatement, the City can secure O'Rourke's investment and will ensure that the company continues to grow in Cincinnati.

DEVELOPER INFORMATION

O'Rourke Wrecking Company is a family-owned business that has been in operation for over 60 years in the City of Cincinnati. They specialize in demolition and environmental services for clients throughout North America and are heavily involved in projects throughout the Greater Cincinnati region. KAM Investing, LLC is a property holding entity that is owned and controlled by the ownership of O'Rourke Wrecking Company. KAM Investing, LLC leases the 660 Lunken Park Drive property to O'Rourke Wrecking Company.

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