

AUTHORIZING the City Manager to execute a Lease with Corryville Community Development Corporation, an Ohio not for profit corporation, pursuant to which the City will lease for a term of five years, with three optional renewal terms of an additional five years each, the City owned properties located at 10 W Charlton Street and 12 W Corry Street, both in the Corryville neighborhood of Cincinnati.

WHEREAS, the City of Cincinnati owns certain real properties located at 10 W Charlton Street and 12 W Corry Street, Cincinnati, Ohio, as more particularly described and depicted in Attachment A hereto (the “Property”), which Property is under the management of the Cincinnati Department of Community and Economic Development (“DCED”); and

WHEREAS, Corryville Community Development Corporation, an Ohio not for profit corporation, (“Lessee”) desires to lease the Property in order to maintain and improve the Property for the purpose of maintaining and operating public parking lots for the use of the general public in the area.

WHEREAS, the City Manager, in consultation with DCED, has determined that (i) the Property is not needed for any municipal purpose for the duration of the lease, and (ii) leasing the Property to Lessee is not adverse to the City’s retained interest in the Property; and

WHEREAS, the City’s Real Estate Services Division has determined by a professional appraisal that the fair market rental value of the Property is approximately \$66,000 per year; however, because the City will receive economic and non-economic benefits from the lease of the Property to Lessee, the City has agreed to lease the Property to Lessee for \$6,000 per year; and

WHEREAS, pursuant to Section 331-5, Cincinnati Municipal Code, Council may authorize the lease of City-owned property without competitive bidding in those cases in which it determines that it is in the best interest of the City and leasing the Property to Lessee is in the best interest of the City because (i) the City desires to lease the Property to Lessee as a community improvement matter in the Corryville neighborhood, (ii) it is in the interest of the City to maintain public parking areas in the Corryville neighborhood, and (iii) Lessee is immediately available to, and capable of, taking over operations of the Property from the current lessee who is dissolving and no longer able to maintain and operate the Property; and

WHEREAS, the City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the lease of the Property at its meeting on August 1, 2025; now, therefore,

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

Section 1. That the City Manager is hereby authorized to execute a Lease Agreement with Corryville Community Development Corporation, an Ohio not for profit corporation (“Lessee”), in substantially the form attached as Attachment A to this ordinance and incorporated herein by reference, pursuant to which the City of Cincinnati will lease for a term of five years, with three optional renewals of an additional five years each, the real properties located at 10 W Charlton Street and 12 W Corry Street, both in the Corryville neighborhood of Cincinnati, as more particularly described and depicted in the Lease Agreement (“Property”).

Section 2. That the Property is not needed for any municipal purpose for the duration of the lease.

Section 3. That leasing the Property to Lessee is not adverse to the City’s retained interest in the Property.

Section 4. That eliminating competitive bidding in connection with the City’s lease of the Property is in the best interest of the City because (i) the City desires to lease the Property to Lessee as a community improvement matter in the Corryville neighborhood, (ii) it is in the interest of the City to maintain public parking areas in said neighborhood, and (iii) the Lessee is immediately available to, and capable of, taking over operations of the Property from the current lessee who is dissolving and no longer able to maintain and operate the Property.

Section 5. That the fair market value of the lease, as determined by a professional appraisal by the City’s Real Estate Services Division, is approximately \$66,000 per year; however, because the City will receive economic and non-economic benefits from the lease of the Property to Lessee in excess of the rental value, the City has agreed to lease the Property to Lessee for \$6,000 per year.

Section 6. That the proper City officials are hereby authorized to take all necessary and proper actions to carry out the provisions and intent of this ordinance and the Lease Agreement, including executing any and all ancillary documents associated with the Lease Agreement, such as amendments or supplements to the Lease Agreement deemed by the City Manager to be in the vital and best interests of the City.

Section 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk