

## EMERGENCY

TWH

- 2026

**AUTHORIZING** the City Manager to take any and all steps as may be necessary in order to vacate as public rights-of-way and retain approximately 0.7168 acres of real property, being a portion of Turkey Bottom Road, Airport Road, and Davis Lane in the East End neighborhood of Cincinnati.

WHEREAS, the City of Cincinnati (the “City”) owns approximately 0.7168 acres of public right-of-way known as portions of Turkey Bottom Road, Airport Road, and Davis Lane in the East End neighborhood of Cincinnati, which property is more particularly described on Attachment A and depicted on Attachment B to this ordinance, which are incorporated herein by reference (the “Property”), and which is under the management and control of the City’s Department of Transportation and Engineering (“DOTE”); and

WHEREAS, the City and Lunken Development, LLC (“Developer”) are partnering on the redevelopment of certain real property generally known as Lunken Airport lease area 53 and lease area 54 (the “Project Site”), including the existing Lunken Airport Terminal building currently located thereon, into an approximately 65,000 square feet first-class boutique hotel and event space consisting of approximately 30 hotel rooms, 2,400 square feet of event space, and 7,500 square feet combined of bar and restaurant space (the “Project”); and

WHEREAS, to facilitate the Project, the City has determined to vacate as public rights-of-way and retain the Property as part of the consolidated Project Site; and

WHEREAS, the City is supportive of the Project because of the economic development and financial benefits that the City will achieve from the Project; and

WHEREAS, Barrett P. Tullis, a reputable attorney practicing in Hamilton County, Ohio, has provided an Attorney’s Certificate of Title, certifying as to the owner(s) of all real property abutting the Property; and

WHEREAS, the City is the only abutting property owner and hereby consents to the vacation of the Property; and

WHEREAS, pursuant to Ohio Revised Code Section 723.05, the City may, by ordinance and without petition, vacate streets or alleys if it has determined that there is good cause for the vacation and that the vacation will not be detrimental to the general interest; and

WHEREAS, the City Manager, in consultation with DOTE, has determined that: (i) the Property is not needed for transportation purposes, (ii) there is good cause to vacate the Property as public right-of-way, and (iii) vacating the Property will not be detrimental to the general interest; and

WHEREAS, the City believes that the Project is in the vital and best interests of the City and the health, safety, and welfare of its residents; and is in accordance with the public purposes and provisions of applicable federal, state, and local laws and regulations; and

WHEREAS, the City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the vacation of the Property as public right-of-way at its regularly scheduled meeting on June 5, 2026; 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 do all things necessary to vacate as public right-of-way and retain approximately 0.7168 acres, being a portion of public rights-of-way known as Turkey Bottom Road, Airport Road, and Davis Lane, which property is more particularly described on Attachment A and depicted on Attachment B to this ordinance (the "Property"), to facilitate the redevelopment of the Lunken Airport Terminal building and immediate surrounding area into a boutique hotel and event space in the East End neighborhood of Cincinnati (the "Project").

Section 2. That the Property is not needed for transportation purposes, that there is good cause to vacate the Property, and that such vacation will not be detrimental to the general interest.

Section 3. That, pursuant to Ohio Revised Code Section 723.041, any affected public utility shall be deemed to have a permanent easement in the Property to maintain, operate, renew, reconstruct, and remove its utility facilities and for purposes of access to said facilities.

Section 4. That the City Manager and the proper City officials are hereby authorized to take all necessary and proper actions to fulfill the terms of this ordinance, including, without limitation, executing all agreements, deeds, easements, conveyance documents, plats, amendments, and other documents to effectuate the vacation of the Property.

Section 5. That the City Solicitor shall cause an authenticated copy of this ordinance to be duly recorded in the Hamilton County, Ohio Recorder's Office.

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 to vacate the Property at the earliest possible time to facilitate the commencement of construction of the Project, thereby creating jobs and completing the redevelopment of the historic Lunken Airport Terminal Building for the benefit of Lunken Airport, the East End neighborhood, and the general public at the earliest possible date.

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

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Aftab Pureval, Mayor

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