



# City of Cincinnati

801 Plum Street  
Cincinnati, Ohio 45202

## CALENDAR

### Cincinnati City Council

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Wednesday, October 8, 2025

2:00 PM

Council Chambers, Room 300

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#### ROLL CALL

#### PRAYER AND PLEDGE OF ALLEGIANCE

#### FILING OF THE JOURNAL

#### MS. ALBI

1. [202501848](#) **RESOLUTION**, submitted by Councilmember Albi, from Emily Smart Woerner, City Solicitor, **RECOGNIZING** the Store It Safe Coalition and **EXPRESSING** the appreciation of the Mayor and Council for the Ohio Chapter of the American Academy of Pediatrics, Whitney/Strong, and the Be SMART Campaign's commitment to secure firearm storage education and declaring Cincinnati a Store It Safe City.

**Recommendation** PASS

**Sponsors:** Albi

#### CITY MANAGER

2. [202501791](#) **REPORT**, dated 10/8/2025 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 The Pickle Lodge Lunken Landing LLC, DBA Pickle Lodge Lunken Landing, 669 Wilmer Avenue. (#10006292-1, New TRFO, D1 D2 D3) [Objections: None]

**Recommendation** FILE

**Sponsors:** City Manager

3. [202501841](#) **REPORT**, dated 10/8/2025, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for State Ave. Flats Ribbon Cutting.

**Recommendation** FILE

**Sponsors:** City Manager

4. [202501850](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/8/2025, **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$25,569 from the Cincinnati Police Department Community Preventive Education Program to operate the Cincinnati Recreation Commission's Queen City Safety While Integrating Skills and Hoops (SWISH) Program; and **AUTHORIZING** the Director of Finance to deposit the grant resources into Fund 319, "Contributions for Recreation Purposes," revenue account no. 319x8571.

Recommendation

BUDGET AND FINANCE COMMITTEE

Sponsors:

City Manager

5. [202501851](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/8/2025, **ESTABLISHING** new project account no. 304x101x40424001, "PRO Housing 2024," to expand affordable housing and incentivize the development of vacant lots through construction subsidies and prototypes for middle housing types; **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$2,000,000 from the U.S. Department of Housing and Urban Development Pathways to Removing Obstacles to Housing (ALN 14.023) program to newly established project account no. 304x101x40424001, "PRO Housing 2024"; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Community Development Block Grant Fund 304x8543 project account no. 304x101x40424001, "PRO Housing 2024."

Recommendation BUDGET AND FINANCE COMMITTEESponsors:

City Manager

6. [202501852](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/8/2025, **AUTHORIZING** the City Manager to accept and appropriate a donation of \$1,131,037 from the Cincinnati Park Board Commissioners' Fund to provide resources for horticultural supplies, maintenance contracts, salary and benefits reimbursements, and other operational expenses; and **AUTHORIZING** the Director of Finance to deposit the funds into Parks Private Endowment and Donations Fund revenue account no. 430x8571.

Recommendation

BUDGET AND FINANCE COMMITTEE

Sponsors:

City Manager

7. [202501855](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/8/2025, **AUTHORIZING** the City Manager to execute a Water Service Agreement with the City of Madeira, Ohio, for the purpose of providing retail surplus water service through December 31, 2065.

Recommendation BUDGET AND FINANCE COMMITTEESponsors:

City Manager

8. [202501858](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 10/8/2025, **AMENDING** Sections 730-1-C2, "Commercial Establishment," 730-1-C3, "Commercial Waste," and 730-5, "General Provisions," to clarify requirements for commercial waste haulers, by providing that asbestos waste, right-of-way waste, and waste generated by public school districts does not qualify as commercial waste, and further providing that commercial waste haulers serving buildings and grounds owned and operated by the City of Cincinnati require franchises.

Recommendation BUDGET AND FINANCE COMMITTEESponsors:

City Manager

**CLERK OF COUNCIL**

9. [202501832](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Colleen Reynolds, Government Affairs, Partner, 225 E Fifth Street, Suite 1900, Cincinnati, Ohio 45202. (LEARNING GROVE)  
**Recommendation** FILE  
**Sponsors:** Clerk of Council
10. [202501840](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Annalese Cahill, Government Affairs, Government Relations Manager, 225 E Fifth Street, Suite 1900, Cincinnati, Ohio 45202. (LEARNING GROVE)  
**Recommendation** FILE  
**Sponsors:** Clerk of Council
11. [202501862](#) **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. (AMERICAN LEGACY TOURS)  
**Recommendation** FILE  
**Sponsors:** Clerk of Council
12. [202501863](#) **REGISTRATION**, submitted by the Clerk of Council from Legislative Agent Alana Tucker, Government Strategies Group, Senior Director, 700 Walnut Street, Suite 450, Cincinnati, Ohio 45202. (HAM. CO. MENTAL HEALTH & RECOVERY SERVICES BOARD)  
**Recommendation** FILE  
**Sponsors:** Clerk of Council

### BUDGET AND FINANCE COMMITTEE

13. [202501820](#) **MOTION**, submitted by Councilmember Owens, **WE MOVE** that the City Administration prepare a report within the next 30 days to provide updates on all projects that were recommended funding as part of the FY26/27 biennium budget. (BALANCE ON FILE IN THE CLERK'S OFFICE) (STATEMENT ATTACHED).  
**Recommendation** ADOPT  
**Sponsors:** Owens
14. [202501794](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 10/1/2025, **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$4,200,000 from the U.S. Department of Housing and Urban Development Lead Hazard Reduction Grant Program (ALN 14.900) to provide resources for remediating lead-based paint hazards in eligible homes throughout Cincinnati and addressing other health risks through the City's Healthy Homes program; and **AUTHORIZING** the Director of Finance to deposit up to \$3,960,000 into Lead Hazard Research Control Fund revenue account no. 387x8556 for lead hazard control and up to \$240,000 into Public Health Research Fund revenue account no. 350x8556 for Healthy Homes initiatives.  
**Recommendation** PASS  
**Sponsors:** City Manager
15. [202501797](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 10/1/2025,

**AUTHORIZING** the City Manager to accept grant resources of \$57,000 from the Cincinnati Parks Foundation to fund construction of a comfort station at Lytle Park; **AUTHORIZING** the Director of Finance to deposit the grant resources into Park Miscellaneous Revenue and Special Activity Fund 326; **ESTABLISHING** new capital improvement program project account no. 980x203x262048, "Lytle Park Comfort Station," to provide resources to construct a comfort station at Lytle Park; and **AUTHORIZING** the transfer and appropriation of \$57,000 from the unappropriated surplus of Park Miscellaneous Revenue and Special Activity Fund 326 to newly established capital improvement program project account no. 980x203x262048, "Lytle Park Comfort Station," to provide resources for a comfort station at Lytle Park.

**Recommendation** PASS

**Sponsors:** City Manager

16. [202501604](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/1/2025, **AUTHORIZING** the City Manager to accept an in-kind donation of the use of office space, valued at up to \$50,000 per year, located in the Central Business District and/or Over-the-Rhine neighborhoods, from the Cincinnati Center City Development Corporation and Urban Sites to provide resources to support connecting community members with City services and violence reduction efforts.

**Recommendation** PASS EMERGENCY

**Sponsors:** City Manager

17. [202501795](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/1/2025, **AUTHORIZING** the transfer and appropriation of \$49,750 from the unappropriated surplus of Parking Meter Fund 303 to Enterprise Services Parking Meter Fund non-personnel operating budget account no. 303x248x7200 to provide resources to maintain and repair the outdoor dining areas located within the public right-of-way.

**Recommendation** PASS EMERGENCY

**Sponsors:** City Manager

18. [202501796](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/1/2025, **AUTHORIZING** the City Manager to accept Cannabis Tax revenue from the State of Ohio; and **AUTHORIZING** the Director of Finance to deposit the revenue into General Fund revenue account no. 050x8506.

**Recommendation** PASS EMERGENCY

**Sponsors:** City Manager

19. [202501802](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 10/1/2025, **DEDICATING, ACCEPTING, AND CONFIRMING** the dedication to public use of an approximately 0.081-acre tract of real property as Langston Street, a public right-of-way for street purposes in the Over-the-Rhine neighborhood of Cincinnati.

**Recommendation** PASS

**Sponsors:** City Manager

20. [202501849](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 10/6/2025, **AUTHORIZING** a payment of \$86,155 from Cincinnati Health



Department Public Health Research Fund non-personnel operating budget account no. 350x263x3110x7289 to Companies By Design, LLC, as a moral obligation for lead remediation services provided between July and October 2023.

**Recommendation** PASS EMERGENCY

**Sponsors:** City Manager

## SUPPLEMENTAL ITEMS

### EQUITABLE GROWTH & HOUSINGS COMMITTEE

21. [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** PASS

**Sponsors:** City Manager

22. [202501681](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/10/2025, **APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 79, "Uptown Gateway," to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, "Commercial Community Auto," RM-0.7, "Residential MultiFamily," OG, "Office General," ML, "Manufacturing Limited," and IR, "Institutional Residential," zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>).

**Recommendation** PASS EMERGENCY

**Sponsors:** City Manager

## ANNOUNCEMENTS

Adjournment

207501840  
**Date:** October 8, 2025

**To:** Councilmember Anna Albi  
**From:** Emily Smart Woerner, City Solicitor *EESW*  
**Subject:** **Resolution – Recognizing Store It Safe Coalition**

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Transmitted herewith is a resolution captioned as follows:

**RECOGNIZING** the Store It Safe Coalition and **EXPRESSING** the appreciation of the Mayor and Council for the Ohio Chapter of the American Academy of Pediatrics, Whitney/Strong, and the Be SMART Campaign's commitment to secure firearm storage education and declaring Cincinnati a Store It Safe City.

EESW/AEP(dbr)  
Attachment  
4916-2574-7820

ECW

**RESOLUTION NO. \_\_\_\_\_ - 2025**

**RECOGNIZING** the Store It Safe Coalition and **EXPRESSING** the appreciation of the Mayor and Council for the Ohio Chapter of the American Academy of Pediatrics, Whitney/Strong, and the Be SMART Campaign's commitment to secure firearm storage education and declaring Cincinnati a Store It Safe City.

WHEREAS, firearms are the leading cause of death in suicides; and

WHEREAS, almost fifty percent of U.S. homes have a firearm; and

WHEREAS, 82 percent of youth who die of suicide use a firearm from their home; and

WHEREAS, unsupervised teen access to firearms triples the risk of death by suicide; and

WHEREAS, young children are often curious and prone to touching and mishandling potentially harmful items, while teens are still learning how to control impulses; and

WHEREAS, barriers to lethal means are effective in reducing accidents and suicides; and

WHEREAS, the Store It Safe Coalition, led by the Ohio Chapter of the American Academy of Pediatrics, is a group of pediatric healthcare providers, education professionals, firearm safety experts, mental health and suicide prevention experts, law enforcement, state and local governments, and community organizations that have joined together to help reverse the trend of irreversible actions by keeping Ohio's children safe from intentional and unintentional injury and harm; and

WHEREAS, the City of Cincinnati is committed to protecting its residents – particularly children and adolescents – through education and proactive safety measures; and

WHEREAS, the City of Cincinnati is working to create a safer community for all families and caregivers by fostering awareness and empowering residents to practice responsible storage of firearms, alcohol, marijuana, and medication; now, therefore,

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

Section 1. The Mayor and Council declare the City of Cincinnati to be a Store It Safe City and invite all residents to commit to safely storing all lethal means in their homes, and to join in commending the organizations working to educate, empower, and protect our families.

Section 2. That this resolution be spread upon the minutes of Council and that a copy be provided to the Store It Safe Coalition through the office of Councilmember Anna Albi.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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

Submitted by Councilmember Anna Albi

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

**Date:** October 8, 2025

202501791

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***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:** 10006292-1  
**PERMIT TYPE:** NEW, TRFO  
**CLASS:** D-3 D-1 D-2  
**NAME:** THE PICKLE LODGE LUNKEN LANDING LLC  
**DBA:** PICKLE LODGE LUNKEN LANDING  
669 WILMER AVE  
CINCINNATI OH 45226

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

On September 3, 2025, the East End Area Council was notified and do not object.

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Police Department Recommendation  
☐ Objection      ☐ No Objection


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

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: October 16, 2025.

To: Mayor and Members of City Council

Date: October 8 2025

From: Sheryl M. M. Long, City Manager 

202501791

Subject: Liquor License – NEW, 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: 10006292-1  
PERMIT TYPE: NEW, TRFO  
CLASS: D-3 D-1 D-2  
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669 WILMER AVE  
CINCINNATI OH 45226

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

On September 3, 2025, the East End Area 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: October 16, 2025.



Date: September 12, 2025, 2025  
 To: Colonel Teresa A. Theetge, Police Chief  
 From: Police Officer Wendelyn Martin P543, District Two  
 Copies to:  
 Subject: **RENEWAL, TRANSFER OR ISSUANCE OF LIQUOR LICENSES**

**PATROL BUREAU MEMO #:** 25-350

**DISTRICT INVESTIGATING LIQUOR PERMIT PREMISE:** District Two

**PERMIT #:** 10006292-1

**TYPE OF PERMIT APPLIED FOR:** New

**PERMIT NAME & ADDRESS:**

Name:	The Pickle Lodge Lunken Landing
Address:	669 Wilmer Av. Cincinnati, OH 45226

**APPLICANTS NAME(S):** Joseph Frank

**INSPECTION / INVESTIGATION INFORMATION:**

Officer:	Wendelyn Martin
Date:	September 12, 2025
Findings:	Unable to inspect property at this time due to pending construction.

**COMMUNITY COUNCIL NOTIFIED:**

Name 1:	Date:	Notified by: (select from menu)
Phone:	E-mail:	
Name 2:	Date:	Notified by: (select from menu)
Phone:	E-mail:	

**DISPOSITION OF THE COMMUNITY COUNCIL:**

☒ NO OBJECTIONS    
 ☐ OBJECTION: Attached Letter with Community Council Letterhead

Date: 10/08/2025

To: Mayor and Members of City Council **202501841**  
From: Sheryl M. M. Long, City Manager  
Subject: **SPECIAL EVENT PERMIT APPLICATION: State Ave. Flats Ribbon Cutting**

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In accordance with Cincinnati Municipal Code, Chapter 765; Jon Waller 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: State Ave. Flats Ribbon Cutting  
EVENT SPONSOR/PRODUCER: Kaiker Development  
CONTACT PERSON: Jon Waller  
LOCATION: 700 State Avenue  
DATE(S) AND TIME(S): 11/03/2025 10:00am—11/03/2025 2:00pm  
EVENT DESCRIPTION: Ribbon cutting for 2 affordable housing apartment buildings in Lower Price Hill. The mayor and news will be present for this community engagement event.  
ANTICIPATED ATTENDANCE: 100  
ALCOHOL SALES: ☐ YES. ☒ NO.  
TEMPORARY LIQUOR PERMIT HOLDER IS:

cc: Colonel Teresa A. Theetge, Police Chief

October 8, 2025

**To:** Mayor and Members of City Council

202501850

**From:** Sheryl M. M. Long, City Manager

**Subject: Emergency Ordinance – Cincinnati Recreation Commission (CRC):  
Queen City SWISH Program Grant**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$25,569 from the Cincinnati Police Department Community Preventive Education Program to operate the Cincinnati Recreation Commission's Queen City Safety While Integrating Skills and Hoops (SWISH) Program; and **AUTHORIZING** the Director of Finance to deposit the grant resources into Fund 319, "Contributions for Recreation Purposes," revenue account no. 319x8571.

Approval of this Emergency Ordinance would authorize the City Manager to apply for, accept, and appropriate a grant in the amount of up to \$25,569 from the Cincinnati Police Department (CPD) Community Preventive Education Grant Program to operate the Cincinnati Recreation Commission (CRC) Queen City Safety While Integrating Skills and Hoops (SWISH) Program. This Emergency Ordinance also authorizes the Finance Director to deposit the grant funds into Contributions for Recreation Purposes Fund revenue account no. 319x8571.

CPD provides grants for community-based drug and alcohol prevention programs from its State Asset Forfeiture Funds as stipulated in Ohio Revised Code (ORC) Section 2981.13. CRC will use the grant resources to operate the Queen City SWISH Program, which provides high-level educational, recreational, and mentoring opportunities for Cincinnati teens between the ages of 12 and 17. Through the game of basketball, program attendees will learn valuable life skills to prepare them for the game of life. Participants will engage in fun, positive activities centered around learning life skills, competition, and drug prevention in cooperation with CPD and the Cincinnati Fire Department.

There are no new FTEs/full time equivalents or matching funds associated with the grant.

Acceptance of this grant is in accordance with the "Collaborate" goal to "[w]ork in synergy with the Cincinnati community" as well as the strategy to "[u]nite our communities" as described on pages 209 - 211 of Plan Cincinnati (2012).

The reason for the emergency is the need to meet the application deadline of October 31, 2025.

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 apply for, accept, and appropriate a grant of up to \$25,569 from the Cincinnati Police Department Community Preventive Education Program to operate the Cincinnati Recreation Commission's Queen City Safety While Integrating Skills and Hoops (SWISH) Program; and **AUTHORIZING** the Director of Finance to deposit the grant resources into Fund 319, "Contributions for Recreation Purposes," revenue account no. 319x8571.

WHEREAS, the Cincinnati Police Department ("CPD") provides grants for community-based drug and alcohol prevention programs from its State Asset Forfeiture Funds as stipulated in R.C. Section 2981.13; and

WHEREAS, the Cincinnati Recreation Commission will use the grant resources to operate the Queen City Safety While Integrating Skills and Hoops (SWISH) Program, which provides high-level educational, recreational, and mentoring opportunities for Cincinnati teens between the ages of twelve and seventeen; and

WHEREAS, through the game of basketball, program attendees will learn valuable life skills to prepare them for the game of life; and

WHEREAS, participants will engage in fun, positive activities centered around learning life skills, competition, and drug prevention in cooperation with CPD and the Cincinnati Fire Department; and

WHEREAS, this grant does not require matching funds, and there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, acceptance of this grant is in accordance with the "Collaborate" goal to "[w]ork in synergy with the Cincinnati community" as well as the strategy to "[u]nite our communities" as described on pages 209-211 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 of up to \$25,569 from the Cincinnati Police Department Community Preventive Education Program to operate the Cincinnati Recreation Commission's Queen City Safety While Integrating Skills and Hoops (SWISH) Program.

Section 2. That the Director of Finance is authorized to deposit the grant funds into Fund 319, "Contributions for Recreation Purposes," revenue account no. 319x8571.

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 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 meet the application deadline of October 31, 2025.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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

October 8, 2025

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

202501851

**Subject: Emergency Ordinance – CMO: HUD PRO Housing Grant**

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Attached is an Emergency Ordinance captioned:

**ESTABLISHING** new project account no. 304x101x40424001, “PRO Housing 2024,” to expand affordable housing and incentivize the development of vacant lots through construction subsidies and prototypes for middle housing types; **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$2,000,000 from the U.S. Department of Housing and Urban Development Pathways to Removing Obstacles to Housing (ALN 14.023) program to newly established project account no. 304x101x40424001, “PRO Housing 2024”; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Community Development Block Grant Fund 304x8543 project account no. 304x101x40424001, “PRO Housing 2024.”

This Emergency Ordinance establishes project account no. 304x101x40424002, “PRO Housing 2024,” to expand affordable housing and incentivize the development of vacant lots through construction subsidies and prototypes for middle housing types. This Emergency Ordinance also authorizes the City Manager to apply for, accept, and appropriate a grant of up to \$2,000,000 from the U.S. Department of Housing and Urban Development (HUD) Pathways to Removing Obstacles to Housing (“PRO Housing”) (ALN 14.023) program to the newly established capital improvement program project account. Finally, this Emergency Ordinance authorizes the Director of Finance to deposit the grant into the newly established project account.

The PRO Housing grant requires matching resources of up to \$840,000, the source of which will be identified at a later date. No new FTEs/full time equivalents are required.

The City applied for the grant to meet the application deadline of October 15, 2024, but no grant resources will be accepted without City Council approval.

Expanding affordable housing and incentivizing the development of vacant lots 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 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to accept and appropriate grant resources by applicable deadlines.

The Administration recommends passage of this Emergency Ordinance.

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

Attachment





## **EMERGENCY**

**KKF**

**- 2025**

**ESTABLISHING** new project account no. 304x101x40424001, “PRO Housing 2024,” to expand affordable housing and incentivize the development of vacant lots through construction subsidies and prototypes for middle housing types; **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$2,000,000 from the U.S. Department of Housing and Urban Development Pathways to Removing Obstacles to Housing (ALN 14.023) program to newly established project account no. 304x101x40424001, “PRO Housing 2024”; and **AUTHORIZING** the Director of Finance to deposit the grant funds into Community Development Block Grant Fund 304x8543 project account no. 304x101x40424001, “PRO Housing 2024.”

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) Pathways to Removing Obstacles to Housing (“PRO Housing”) (ALN 14.023) program provides competitive grant funding to identify and remove barriers to affordable housing production and preservation; and

WHEREAS, HUD issued the Notice of Funding Opportunity under the Consolidated Appropriations Act, 2024 (Public Law 118-42, enacted March 9, 2024) which appropriated \$100,000,000 for competitive grant funding for the identification and removal of barriers to affordable housing production and preservation; and

WHEREAS, the U.S. Congress directed HUD to undertake a competition using the Community Development Block Grant statutory and regulatory framework; and

WHEREAS, the grant application deadline was October 15, 2024, and the City has already applied for the grant and was notified of the grant award in January 2025, but no grant funds will be accepted without approval by Council; and

WHEREAS, acceptance of this grant requires matching resources of up to \$840,000, the source of which will be identified at a later date; and

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

WHEREAS, expanding affordable housing and incentivizing the development of vacant lots 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 of Plan Cincinnati (2012); now, therefore,

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

Section 1. That new project account no. 304x101x40424001, “PRO Housing 2024,” is established to expand affordable housing and incentivize the development of vacant lots through construction subsidies and prototypes for middle housing types.

Section 2. That the City Manager is authorized to apply for, accept, and appropriate a grant of up to \$2,000,000 from the U.S. Department of Housing and Urban Development Pathways to Removing Obstacles to Housing (ALN 14.023) program to newly established project account no. 304x101x40424001, “PRO Housing 2024.”

Section 3. That the Director of Finance is authorized to deposit the grant funds into Community Development Block Grant Fund 304x8543 project account no. 304x101x40424001, “PRO Housing 2024.”

Section 4. That the proper City officials are authorized to take all necessary actions to carry out the terms of the grant and Sections 1 through 3.

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 accept and appropriate grant resources by applicable deadlines.

Passed: \_\_\_\_\_, 2025

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Aftab Pureval, Mayor

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

October 8, 2025

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** **Emergency Ordinance – Parks: Park Board Commissioners’ Fund Donation**

202501852

Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to accept and appropriate a donation of \$1,131,037 from the Cincinnati Park Board Commissioners’ Fund to provide resources for horticultural supplies, maintenance contracts, salary and benefits reimbursements, and other operational expenses; and **AUTHORIZING** the Director of Finance to deposit the funds into Parks Private Endowment and Donations Fund revenue account no. 430x8571.

This Emergency Ordinance authorizes the City Manager to accept and appropriate a donation of \$1,131,037 from the Cincinnati Park Board Commissioners’ Fund to provide resources for horticultural supplies, maintenance contracts, salary and benefits reimbursements, and other operational expenses. This Emergency Ordinance also authorizes the Director of Finance to deposit the funds into Parks Private Endowment and Donations Fund revenue account no. 430x8571.

Accepting this donation does not require matching resources or new FTEs/full time equivalents.

Accepting this donation is in accordance with the “Sustain” goal to “[p]reserve our natural and built environment” and strategy to “[p]rotect our natural resources” as well as the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and strategy to “[u]nite our communities” as described on pages 193-196 and 207-212 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to provide resources for Parks Department operating expenses to avoid service delivery disruptions.

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 a donation of \$1,131,037 from the Cincinnati Park Board Commissioners' Fund to provide resources for horticultural supplies, maintenance contracts, salary and benefits reimbursements, and other operational expenses; and **AUTHORIZING** the Director of Finance to deposit the funds into Parks Private Endowment and Donations Fund revenue account no. 430x8571.

WHEREAS, the Park Board Commissioners' Fund consists of funds received from endowments and donations from various entities to support the Cincinnati Park Board; and

WHEREAS, accepting a donation of \$1,131,037 from the Park Board Commissioners' Fund will enable the Cincinnati Parks Department to purchase horticultural supplies, execute maintenance contracts, provide salary and benefits reimbursements, and provide resources for other operational expenses; and

WHEREAS, the Cincinnati Board of Park Commissioners approved the use of \$1,131,037 and requested the distribution of the resources from the Park Board Commissioners' Fund at its regularly scheduled meeting on August 21, 2025, but Council approval is required to accept and deposit the funds; and

WHEREAS, accepting this donation requires no matching funds, and no FTEs/full time equivalents are associated with this donation; and

WHEREAS, accepting this donation is in accordance with the "Sustain" goal to "[p]reserve our natural and built environment" and strategy to "[p]rotect our natural resources" as well as the "Collaborate" goal to "[w]ork in synergy with the Cincinnati community" and strategy to "[u]nite our communities" as described on pages 193-196 and 207-212 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 a donation of \$1,131,037 from the Cincinnati Park Board Commissioners' Fund to provide resources for horticultural supplies, maintenance contracts, salary and benefits reimbursements, and other operational expenses.

Section 2. That the Director of Finance is authorized to deposit the donated funds into Parks Private Endowment and Donations Fund revenue account no. 430x8571.

Section 3. That the proper City officials are authorized to do all things necessary and proper to comply with 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 Parks Department operating expenses to avoid service delivery disruptions.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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

October 08, 2025

**To:** Mayor and Members of City Council

202501855

**From:** Sheryl M.M. Long, City Manager

**Subject: Emergency Ordinance –Madeira Water Service**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to execute a Water Service Agreement with the City of Madeira, Ohio, for the purpose of providing retail surplus water service through December 31, 2065.

The City and the City of Madeira, Ohio (“Madeira”) are currently parties to a water service agreement dated December 28, 2010 (the “2010 Agreement”), by which the City provides retail surplus water to the western portion of Madeira. In response to Madeira’s invitation the City, by its Greater Cincinnati Water Works (“GCWW”), submitted a proposal to supply retail surplus water service to the eastern portion of Madeira, which was accepted. The City and Madeira desire to terminate the 2010 Agreement and enter into a new Water Service Agreement, whereby GCWW will continue to provide retail surplus water to the western portion of Madeira, and transition service to the eastern portion of Madeira to GCWW.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrea Yang, Interim Executive Director, Greater Cincinnati Water Works



## **EMERGENCY**

**CFG**

**- 2025**

**AUTHORIZING** the City Manager to execute a Water Service Agreement with the City of Madeira, Ohio, for the purpose of providing retail surplus water service through December 31, 2065.

WHEREAS, the City of Cincinnati (the “City”) owns and operates Greater Cincinnati Water Works (“GCWW”), a municipal water utility empowered pursuant to Ohio Constitution Article XVIII, Section 6 and Cincinnati City Charter Article IV, Section 9 to sell and deliver surplus water outside of the Cincinnati city limits as may be authorized by Cincinnati City Council; and

WHEREAS, the City currently provides retail surplus water to the western portion (“Existing Service Area”) of the City of Madeira (“Madeira”) pursuant to a Water Service Agreement dated December 28, 2010 (the “2010 Agreement”); and

WHEREAS, in 2024 Madeira invited the City to submit a proposal to provide retail water service to the eastern portion of Madeira (“Transition Area”) and Madeira has indicated its interest in moving forward with the City’s proposal; and

WHEREAS, the City and Madeira desire to terminate the 2010 Agreement and enter into a new Water Service Agreement, set forth in Attachment A to this ordinance, whereby GCWW will continue to provide retail surplus water to the Existing Service Area, and transition service for the Transition Area, to GCWW retail service; 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 enter into a Water Service Agreement with the City of Madeira, Ohio (“Madeira”), for the purpose of providing retail surplus water through December 31, 2065, substantially in the form of the agreement attached as Attachment A hereto and incorporated herein.

Section 2. That the proper City officials are hereby authorized to do all things necessary and proper to carry out the terms of this ordinance and the Water Service Agreement with Madeira.

Section 3. That this ordinance shall be an emergency measure necessary for 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 for Greater Cincinnati Water Works to begin the process of transitioning retail water service to the eastern portion of Madeira at the earliest possible time.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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

**RETAIL WATER SERVICE AGREEMENT**  
**(City of Madeira)**

This *Water Service Agreement* ("Agreement") is entered into effective on the Effective Date (as defined on the signature page hereof) by and between the CITY OF CINCINNATI, an Ohio municipal corporation through its Greater Cincinnati Water Works with offices located at 4747 Spring Grove Avenue, Cincinnati, OH 45232 ("Cincinnati") and the CITY OF MADEIRA, an Ohio municipal corporation with offices located at 7141 Miami Avenue, Madeira, Ohio 45243 ("Madeira").

**RECITALS:**

- A. Cincinnati owns and operates the Greater Cincinnati Water Works ("GCWW"), a City department and municipal water utility that supplies water to its inhabitants, and is empowered pursuant to Ohio Constitution Article XVIII, Section 6 and Cincinnati City Charter Article IV, Section 9 to sell and deliver surplus water outside of the Cincinnati city limits as may be authorized by Cincinnati City council. GCWW is licensed by the Ohio EPA to operate as the Cincinnati Public Water System, a R.C. Chapter 6109 public water system.
- B. Madeira is an Ohio municipal corporation empowered pursuant to Ohio Constitution Article XVIII, Section 4 to contract for water service for itself and its inhabitants.
- C. Madeira currently receives retail water service from two different water utilities: GCWW and the City of the Village of Indian Hill ("Indian Hill").
- D. Cincinnati currently provides retail water service to the western portion of Madeira (the "Service Area" as further defined herein) pursuant to an agreement effective December 28, 2010 (the "2010 Agreement"), which terminated and superseded the prior water service agreement executed in 1987.
- E. Indian Hill currently provides retail water service to the eastern portion of Madeira (the "Expansion Area" as depicted in Exhibit A hereto) pursuant to a water service agreement between Madeira and Indian Hill.
- F. Madeira desires to terminate its water service agreement with Indian Hill, and enter into a new agreement for Cincinnati to 1) continue to provide retail water service to the Service Area, and 2) transition water service for the Expansion Area from Indian Hill to Cincinnati, with transition completed on the date two years from service of the date of termination to Indian Hill on the terms and conditions provided herein.
- G. This Agreement is authorized by Madeira Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_ and Cincinnati City Council Ordinance No. \_\_\_\_\_, dated \_\_\_\_\_.

NOW THEREFORE, for good and valuable consideration the parties do hereby agree as follows:

1. **DEFINITIONS.** Except as otherwise expressly indicated in this Agreement, the terms herein shall have the meaning defined in this Section 1.

- A. Cincinnati Water System. The water supply, production, treatment, transmission, storage, distribution, and related facilities owned and/or operated by Cincinnati for itself, its inhabitants, and for all other areas served by Cincinnati (including the Madeira Service Area), in accordance with powers conferred upon municipalities by the Constitution and the laws of the State of Ohio.
- B. Cincinnati Requirements. The Cincinnati ordinances (including, without limitation, relevant portions of the Cincinnati Municipal Code), laws, standards, specifications, engineering drawings, rules, and regulations governing GCWW, as may be amended or changed by Cincinnati from time to time.
- C. City Manager. “City Manager” means the City Manager of Cincinnati.
- D. Director. “Director” means the Executive Director of GCWW, also known as the Superintendent pursuant to the Charter of the City of Cincinnati.
- E. Distribution Main. “Distribution Main” means any main intended primarily to serve properties abutting the street or road in which the main is laid.
- F. GCWW. “GCWW” means the Greater Cincinnati Water Works, a department of the City of Cincinnati.
- G. Service Area. At the commencement of the Term (as further defined below), “Service Area” shall mean the area depicted as the “Existing Service Area” in Exhibit A. Following the completion of the Transition Period, the “Service Area” shall refer to all properties within the corporate limits of Madeira as of the Effective Date, comprising both the Existing Service Area and the Expansion Area.
- H. Transition Period. “Transition Period” means that period of time beginning at the start of the Term and ending on the date when the parties will have completed the transfer of all water utility operations for the Expansion Area from Indian Hill to Cincinnati and water service from Cincinnati to Madeira has begun (“Go-live Date”). The Go-live Date is anticipated to be in Spring 2027, approximately two years following the date of Madeira’s notice of termination of the Indian Hill water service agreement.
- I. Water. Surplus treated water determined not to be needed by Cincinnati or its inhabitants in Cincinnati’s sole discretion.

2. **2010 AGREEMENT SUPERCEDED AND REPLACED AS OF EFFECTIVE DATE.** The 2010 Agreement between the parties is hereby terminated and superseded by this Agreement as of the Effective Date.



### 3. RETAIL WATER SERVICE.

- A. During the Term (as defined herein) and subject to the terms and conditions of this Agreement and the Cincinnati Requirements, Cincinnati shall provide Water and the water services described herein on a retail basis to Madeira, its inhabitants, and properties within the Service Area.
- B. In recognition of the need to properly plan for an adequate supply of finished water for the Cincinnati Water System users, the Water supplied under this Agreement shall be restricted to usage within the Madeira Service Area unless the expressed written consent of the Director is obtained.
- C. In the event of the addition of property to the corporate limits of Madeira by merger, annexation, or otherwise after the Effective Date, Cincinnati shall have the right of first refusal to serve any such additional properties. Following Cincinnati's written approval of the application of such additional property to connect to the Cincinnati Water System, it shall become part of the Service Area subject to the terms of this Agreement and the Cincinnati Requirements.

### 4. EXPANSION AREA.

- A. **Transition Responsibilities.** During the Transition Period, Madeira and Cincinnati will collaborate in the transfer of all water utility operations for the Expansion Area from Indian Hill to GCWW by the Go-Live Date. The responsibilities of the parties and approximate schedule are listed in the attached Exhibit B hereto. The parties acknowledge that Cincinnati will incur costs of the transition activities outlined in Exhibit B in furtherance of this Agreement, and agree that if Madeira terminates this Agreement prior to the end of the Transition Period, Madeira will reimburse GCWW for said costs.
- B. **Transition Coordination.** Upon written request from Madeira, Cincinnati shall provide all studies, reports, test results, hydraulic models, plans, specifications, drawings (including as-builts), and any other technical or operational information that Cincinnati has generated or obtained in connection with the planning, design, permitting, or construction of the transition ("Transition Data"). Cincinnati shall likewise make knowledgeable personnel available, on reasonable notice, to explain the Transition Data so that Madeira may use it in negotiating, mediating, arbitrating, or litigating any claim or dispute arising from the transition.
- C. **Ownership of Expansion Area Infrastructure.** As of the Effective Date, the Expansion Area water service infrastructure ("Expansion Area Infrastructure"; see Exhibit C) is owned by Madeira. It is the intent of the parties that ownership of and responsibility for the Expansion Area Infrastructure shall be transferred to Cincinnati to become an asset of the Cincinnati Water System. The Parties shall cooperate to execute any deeds or other asset transfer documents to transfer title of the Expansion

Area Infrastructure to Cincinnati on or shortly following the Go-live Date, except as provided in Section 4(C) and (D) below.

- D. **Infrastructure Surcharge; Debt Service.** As described in Exhibit C, certain Expansion Area Infrastructure may be encumbered by liens securing Ohio Water Development Authority loans or other financing used to finance their construction (“Existing Financing”). To fund the debt service on the Existing Financing, from the Go-live Date to the thirtieth anniversary of the Go-live Date, GCWW will bill properties in the Expansion Area an infrastructure surcharge of 0.13 times the rates charged to Cincinnati residents. This Expansion Area infrastructure surcharge shall be: (1) in addition to the rates charged in Section 12, and (2) dedicated to repayment of the Existing Financing, with any amounts collected in excess of debt service needs used to pay for capital improvements needed to bring the Expansion Area Infrastructure up to the level of the infrastructure in the remainder of the Cincinnati Water System. The parties shall work together for GCWW to transfer to Madeira on a monthly basis the debt service payment amounts from the Expansion Area Infrastructure surcharge. Alternatively, the parties may work together for GCWW to make these payments directly to the loan servicer or for GCWW to assume Madeira’s obligations under the Existing Financing.
- E. **Transfer of Debt Encumbered Infrastructure.** For any Expansion Area Infrastructure that is prohibited from being transferred to Cincinnati due to serving as security for a loan, the parties shall arrange for title to the infrastructure to be transferred following payoff of the relevant loan.
5. **EXCLUSIVITY.** During the Term, Madeira shall not furnish or contract with others to furnish Water to any property or inhabitants within the Service Area. The Cincinnati Water System shall be the sole supplier and furnisher of Water to Madeira, its inhabitants and properties within the Service Area. If any property within the Service Area should subsequently be detached or annexed to another jurisdiction such that it is no longer under the jurisdiction of Madeira, the parties agree that Cincinnati’s exclusivity as to Water service for such property shall not be waived, disturbed, altered or terminated, and Madeira agrees that it shall cooperate to ensure Cincinnati’s continued exclusive right to service. Madeira acknowledges and agrees that Cincinnati’s construction and continued capital improvements of a water system and appurtenances at a scale to serve Madeira is a significant expense for which Cincinnati may incur debt and rely on revenues from Madeira customers to service that debt during the Term. For purposes of clarity, the parties intend that Indian Hill will continue to furnish water to the Expansion Area pursuant to Madeira’s contract with Indian Hill during the Transition Period, but following the Go-live Date, the Expansion Area will become part of the “Service Area” subject to the Exclusivity provisions of this section.
6. **AGREEMENT DURATION; TERMINATION.**
- A. **Term.** The term of this Agreement (“Term”) shall commence on the Effective Date and shall remain in full force and effect until midnight on December 31, 2065 (“Expiration Date”). One year prior to the Expiration Date, Cincinnati will notify



Madeira and both parties agree to negotiate in good faith for a new agreement or an extension of the Term. If the Term is not extended as provided herein, this Agreement will expire on the Expiration Date. Following the termination of this Agreement for any reason, Cincinnati may continue, but shall not be required, to provide water service to Madeira at rates to be established by Cincinnati in accordance with then existing laws.

**B. Termination.** From and after termination of this Agreement:

1. Cincinnati shall be entitled to retain ownership of any capital improvements within the Madeira corporate limits constructed by Cincinnati as part of the Cincinnati Water System that are determined, in Cincinnati's sole discretion, to be useful and/or necessary to the Cincinnati Water System; and
2. Within a reasonable time, Madeira shall pay to Cincinnati:
  - a. the costs of all capital improvements within the Madeira corporate limits that are not retained by Cincinnati per section 6(B)(1) to the extent that debt service (principal and interest) remains unpaid or that the asset has not been fully depreciated.
  - b. all associated and ongoing costs, if any (including operation and maintenance, regulatory compliance, etc.), of such capital improvements, to fairly compensate Cincinnati for costs incurred by Cincinnati due to Madeira's discontinuation of water service.
  - c. the costs to Cincinnati of transitioning Madeira to an alternate water service, including without limitation transfer of system, engineering or customer billing/account information, installation of valves or other equipment.
3. Once Madeira has paid to Cincinnati all amounts listed in section 6(B)(2), Cincinnati will transfer to Madeira ownership of the capital improvements within Madeira limits that have not been retained by Cincinnati pursuant to section 6(B)(1).
4. Following termination of this Agreement, for any capital improvements retained by Cincinnati pursuant to section 6(B)(1), Cincinnati shall also retain the rights in section 9(B) of this Agreement to use the easements and rights-of-way as long as the capital improvement is in use for Cincinnati Water System operations. Sections 6(B)(1) and (4) shall survive termination of this Agreement.
5. During the final ten (10) years of the Term, Madeira may request from GCWW, no more than once per calendar year, reasonably detailed

information and good faith estimates of the costs described in Section 6(B)(2) above, including:

- a. the then-current outstanding debt service (principal and interest) for capital improvements within the Madeira, and the depreciated value of such assets; and
- b. anticipated costs to Cincinnati of transitioning Madeira to an alternate water service, including system transfer costs, engineering costs, customer billing/account information transfer costs, and installation of valves or other equipment.

GCWW shall provide such information and estimates within ninety (90) days of receipt of Madeira's written request. In addition, during the final ten (10) years of the Term, the parties shall coordinate and consult with each other regarding all capital improvement projects planned to take place within or affecting the jurisdictional boundaries of Madeira.

## 7. OWNERSHIP; LAWS.

- A. **Ownership.** It is expressly agreed and understood by the parties that Madeira is contracting for the purchase of Water and other water related services under this Agreement and that nothing in this Agreement shall imply that Madeira has ownership in any portion of the Cincinnati Water System, which is expressly acknowledged to be the property of and under the control and operation of Cincinnati.
- B. **Control; Regulatory Compliance.** The Cincinnati Water System is subject to strict federal, state, and local regulations, including, without limitation, compliance with treatment and water quality requirements, management of the distribution system, billing, and other standards related to the water system. Cincinnati is ultimately responsible for and shall have sole discretion to manage and operate the Cincinnati Water System, including but not limited to, capital improvements associated with the quality of water, water production or treatment facilities, water quality related equipment and facilities, decisions involving treatment techniques, rate setting, and billing and collections, including, without limitation, actions (i) for the protection of health, lives, or property, (ii) renovation, replacement, or upgrade of facilities and appurtenances, (iii) to ensure compliance with applicable laws and regulations, and (iv) sound operation of the water utility. Because the Cincinnati Water System must operate as a whole to serve numerous jurisdictions, Cincinnati shall not be subject to the requirements of Madeira, or any other contracting jurisdiction, as to operation and management of the Cincinnati Water System.
- C. **Cincinnati Requirements Applicable.** Unless otherwise specifically provided for herein, the Director is authorized to enforce within the corporate boundaries of Madeira all applicable Cincinnati Requirements, now or hereafter lawfully in



effect. Cincinnati may at any time change the Cincinnati Requirements. The materials and workmanship of all facilities connecting to the Cincinnati Water System, including mains, reservoirs, tanks, pumping stations, and other works, shall conform to the engineering standards of GCWW (including the Cincinnati Requirements) as interpreted by GCWW. Any facilities connecting or integrated into the Cincinnati Water System shall be subject to approval and inspection of the Director or his/her duly authorized representative and to GCWW inspection costs. Cincinnati shall have the right to exercise within the Madeira corporate boundaries all authority granted under applicable federal, state, and local laws related to the operation and management of a municipal water utility.

8. **SUPPLY OF WATER NOT GUARANTEED.** Water furnished under the terms and conditions of this Agreement is pursuant to Cincinnati's municipal authority under the Ohio Constitution to sell Water (defined above as surplus water). The Parties agree and acknowledge that the supply of Water to Madeira, its inhabitants, and properties within the corporate limits of the City of Madeira, is at all times dependent upon the existence of a surplus of water beyond the amount of water needed for users located within the corporate boundaries of the City of Cincinnati. Except a) where a surplus does not exist; b) in the case of breaks in mains, serious damage to reservoirs or pumping equipment, or other emergencies or necessities (in which case the water may be shut off without notice); or c) where an insufficient supply of water exists, the City will use its best efforts to provide a potable, stable, and adequate supply of water to Madeira, its inhabitants, and properties within the Service Area. In the event of the occurrence of any of the conditions in the preceding sentence, Cincinnati shall have the right to allocate and prioritize Water service on a reasonable basis among the other non-Cincinnati political subdivisions served by Cincinnati (including those served by standby, wholesale or other water service), and there shall be no prior rights to service by reason of earlier date of contract. Cincinnati shall not be liable for any damages for its failure to furnish water, and in no event shall the City be liable for consequential or special damages by reason of any failure to furnish water or to maintain any minimum of water pressure, it being understood that the pressure and supply of water is not guaranteed to consumers. GCWW shall use best efforts to notify Madeira as soon as practicable of any planned or unplanned service interruption and shall use best efforts to cooperate with Madeira in developing and executing emergency response plans; provided however, that GCWW's failure to so notify Madeira or cooperate as set forth in this section shall not be defaults hereunder.

9. **WATER SYSTEM INFRASTRUCTURE.**

- A. **Improvements for Water System Purposes.** Cincinnati will plan for and perform capital improvements to the Cincinnati Water System that are determined to be necessary in Cincinnati's sole discretion for the purpose of providing an adequate supply of Water throughout the Cincinnati Water System, including but not limited to construction of new tanks, pumps or other distribution facilities; extension of new distribution or transmission mains; and replacement, renovation, or upgrade of existing mains and other facilities. Cincinnati shall not be required to pay for capital improvements requested or required by Madeira or others that as determined by the Director are not necessary for the benefit of the Cincinnati Water System (for

example, relocation to accommodate utility or road/transportation improvements or economic development), which shall be subject to the terms of section 9(C) below.

- B. **Acquisition/Use of Rights-of-Way.** Cincinnati shall have the right to use all existing rights-of-way in Madeira, including those held under easements, whether used a highways, streets, and alleys, or unimproved when required for any purposes under this contract, including, but not limited, the construction, operation, maintenance, repair, and replacement of water mains or other appurtenances of the Cincinnati Water System. Cincinnati shall obtain a street opening or other similar permit from and perform work according to the requirements of Madeira; however, Madeira shall not require Cincinnati to pay any permit, license, fees or taxes of any kind, except as may be required by state law. When required by Cincinnati, Madeira shall apply its power of eminent domain to acquire easements or other property ownership necessary for the Cincinnati Water System capital improvements. Provided that the exercise of eminent domain does not also serve a Madeira or other right-of-way purpose, Cincinnati shall reimburse Madeira for (i) the costs of just compensation to the owners of the property for which eminent domain is exercised.
- C. **Requested Water Mains Installation.** Unless determined by the Director to be necessary for the benefit of the Cincinnati Water System per section 9(A) of this Agreement, any requested installation of water mains, including extension, relocation, upsizing, upgrading or replacement of distribution mains in or serving Madeira, shall be constructed by Madeira or other requestor, and Cincinnati shall not be required to contribute to the cost of such installation from Cincinnati Water System revenue; however, Cincinnati may contribute to such costs, if provided for in a Cincinnati Requirements plan for water main installation. Once a main has been connected and placed into service, it shall become part of the Cincinnati Water System. As provided in section 7(C) hereof, installations, connections and improvements to the Cincinnati Water System shall be subject to the Cincinnati Requirements, including without limitation requirements for contractor bonding, plan review, and inspection and approval.
- D. **Water Availability.** No water main extension or connection shall be made to serve a proposed subdivision or commercial development unless such proposed subdivision has been approved by the proper authorities in accordance with Ohio Revised Code Chapter 711 and all other pertinent provisions of Ohio law, and, in the opinion of the Director, the subdivision or development can be adequately served, without materially affecting the water service of existing consumers, which opinion shall not be unreasonably withheld. Subject to Section 11(E) below, all building permit applications in Madeira shall be submitted to GCWW prior to issuance of the permit, for a determination of whether water service is available, and which determination shall not be unreasonably withheld.
- E. **Maintenance and Operation.** Cincinnati shall maintain, operate, repair, and replace the Cincinnati Water System within the Service Area. If repairs and replacements are necessitated as the result of negligence on the part of Madeira, or



its employee(s) or contractor(s), Madeira shall reimburse Cincinnati for costs caused by such negligence.

#### **10. USE OF WATER; FIRE HYDRANTS.**

A. **Use of Water.** With the exception of the use of Water from public fire hydrants for firefighting by fire departments organized under Ohio law, all usage of Water provided under this Agreement shall be subject to the Cincinnati Requirements. No water shall be taken from fire hydrants other than for fire purposes except as provided by the Cincinnati Requirements.

##### **B. Fire Hydrants.**

- i. Madeira shall be responsible for installation, removal, flushing, testing, maintenance, operation, repair, and replacement of all public fire hydrants in Madeira at no cost to Cincinnati.
- ii. Installation, maintenance, repair, operation, replacement, and removal of fire hydrants connected to the Cincinnati Water System shall conform to the Cincinnati Requirements, and be subject to GCWW inspection, which inspection shall be at no cost to Madeira.
- iii. Any flushing of public fire hydrants by Madeira shall be conducted in accordance with the Cincinnati Requirements for the Cincinnati Water System. Madeira shall be responsible for any damage to the Cincinnati Water System caused by flushing of fire hydrants conducted in contravention of the Cincinnati Requirements.
- iv. Any other expenses incurred by Cincinnati in connection with any installation, repair, maintenance, replacement, or removal of fire hydrants performed on an emergency basis shall be paid by Madeira on the basis of cost including overhead, as calculated annually by Cincinnati for the Cincinnati Water System. The respective fire officials will, on a quarterly basis, provide the Director an estimate of the amount of water used by them for fire purposes.
- v. Each party to this Agreement shall furnish to the other reproducible, detailed drawings showing the location of all pipes, special casting, valves, and fire hydrants installed under their responsibility.

#### **11. SERVICE TO CUSTOMERS; CUSTOMER ACCOUNTS.**

A. **Water Service Branches; Water Meters.** Water service branches and water meters, including, without limitation, the charges therefor and their installation, ownership, repair, replacement, and maintenance shall be in accordance with Cincinnati Requirements, which shall operate no differently for persons and

properties located in Cincinnati than for those located in Madeira and other portions of the Cincinnati Water System.

- B. **Billing and Collecting.** In connection with retail water service under this Agreement, Cincinnati will read all meters; and deliver (by mail, electronically or otherwise) and collect payment of bills and charges, and audit accounts as to each account/property, all in accordance with Cincinnati Requirements which shall operate no differently for persons located in Cincinnati than for those located in Madeira.
- C. **Obligation of Owners of Property Served.** Any owner of real property supplied with Water service under this Agreement, shall be deemed to have accepted and be subject to 1) the provisions of this Agreement, as may be amended from time to time, 2) the Cincinnati Requirements and Cincinnati enforcement thereof, and 3) liability for all water service charges for such premises, whether the accounts for such premises include the name of tenants, managing agents, or other persons.
- D. **Enforcement.** Cincinnati reserves the right to shut off service, discontinue service, disconnect the service branch and/or remove the meter to any property, consumer, or account for a breach of the terms of this Agreement, for nonpayment of bills or other violation of the Cincinnati Requirements in accordance with the Cincinnati Requirements. Such remedies shall be non-exclusive and at Cincinnati's sole discretion, and shall be available in addition to any other legal remedies available to Cincinnati.
- E. **Building Permit Review.** In cases where the proposed construction or development requires new or additional water service connections, meter installations, upsizing of existing service, or increased water demand, such building permit applications, other than single family residences in recently approved subdivisions, shall be submitted to GCWW prior to issuance of the permit, for a determination of whether water service is available, which determination shall not be unreasonably withheld. Notwithstanding the foregoing, Madeira shall provide GCWW with a list of permit categories and the parties shall coordinate which categories will require GCWW review and approval prior to issuance.

## 12. WATER RATES.

- A. Cincinnati City Council shall fix the charges for water supplied to customers in the corporate boundaries of Cincinnati. Nothing in this Agreement shall limit in any way Cincinnati's right to establish rates for water supplied or for water services in the City of Cincinnati.
- B. During the Term, the rates, fees and charges for Water and water services for accounts and properties in Madeira shall be calculated by multiplying the rate differential of 1.25 times the corresponding rate or fee charged to Cincinnati customers.



- C. The parties agree that the rate differential established by this section has been set by agreement, in consideration of the mutual promises set forth herein. No party shall claim or contend, in any court, arbitration, or other dispute resolution forum, based on any statute or otherwise that the rate differential established by this Agreement is improper or the product of non-acceptable methodology, and the Parties hereby waive any such rights and covenant not to bring any such claim.
- D. As provided in Section 4(C), properties within the Expansion Area shall be subject to an additional infrastructure surcharge of 0.13 times the rate charged to Cincinnati customers. For purposes of clarification, during the thirty years that the surcharge is applicable, properties within the Expansion Area shall pay  $1.25 + 0.13$ , or 1.38 times the rate charged to Cincinnati customers.

### 13. GENERAL PROVISIONS

- A. **No Third Party Rights.** Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than Cincinnati or Madeira.
- B. **Waiver.** This Agreement shall be construed in a manner that a waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provision.
- C. **Entirety; Conflict.** This Agreement and any documents, laws, codes, regulations, or written policies specifically identified herein and in the Exhibits contain the entire contract between the parties as to the matters contained herein. Any oral representations or modifications concerning this Agreement shall be of no force and effect.
- D. **Severability.** In the event that any provision of this Agreement is declared to be unlawful, invalid, or unconstitutional, such declaration shall not affect, in any manner, the legality of the remaining provisions. Each provision of this Agreement will be and is deemed to be separate and separable from each other provision.
- E. **Choice of Law; Joint Preparation.** This Agreement is entered into and is to be performed in the state of Ohio. Cincinnati and Madeira agree that the laws of the state of Ohio shall govern the rights, obligations, duties and liabilities of the parties under and related to this Agreement and shall govern the interpretation of this Agreement without regard to choice of law and conflicts of law principles. This Agreement has been jointly prepared by the parties hereto and shall not be construed more strictly against either party.
- F. **Forum Selection.** The parties, their successors, and assigns acknowledge and agree that all state courts of record sitting in Hamilton County, Ohio shall be the exclusive

forum for the filing, initiation, and prosecution of any suit or proceeding arising from or out of, or relating to, this Agreement, or an amendment or attachment thereto, including any duty owed by Cincinnati to Madeira in connection therewith. However, in the event that any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the parties agree that the exclusive venue for such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Ohio.

- G. **Electronic, Counterpart and PDF Signatures.** This Agreement may be executed in counterparts, and an electronic, facsimile or PDF signature shall be deemed to be, and shall have the same force and effect as, an original signature.
- H. **Official Capacity.** None of those representations, warranties, covenants, agreements, or obligations shall be deemed to be a representation, warranty, covenant, agreement or obligation of any present or future officer, agent, employee or attorney of Cincinnati in other than his or her official capacity.
- I. **Amendment.** This Agreement may be modified or amended only by a written instrument duly executed by the parties hereto.

14. **EXHIBITS.** The following exhibits are attached hereto and incorporated herein by reference.

Exhibit A – Map of Madeira Service Area  
Exhibit B – Transition Responsibilities and Schedule  
Exhibit C—Expansion Area Infrastructure

**[MADEIRA SIGNATURES ON FOLLOWING PAGE]**



IN WITNESS WHEREOF, the parties have executed this Agreement on the dates reflected below, effective as of the later of such dates ("**Effective Date**").

**CITY OF MADEIRA**

By: \_\_\_\_\_  
Michael Norton-Smith, City Manager

Date: \_\_\_\_\_, 2025

APPROVED AS TO FORM:

\_\_\_\_\_  
Brian W. Fox, Law Director

**[CITY OF CINCINNATI SIGNATURE PAGE FOLLOWS]**

**CITY OF CINCINNATI**

By: \_\_\_\_\_  
Sheryl M.M. Long, City Manager

Date: \_\_\_\_\_, 2025

RECOMMENDED BY:

\_\_\_\_\_  
Andrea Yang, Interim Executive Director  
Greater Cincinnati Water Works

APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Solicitor

CERTIFICATION OF FUNDS:

Date: \_\_\_\_\_

Funding: \_\_\_\_\_

Amount: \_\_\_\_\_

\_\_\_\_\_  
Steve Webb, Finance Director

APPROVED BY DEPARTMENT OF  
ECONOMIC INCLUSION:

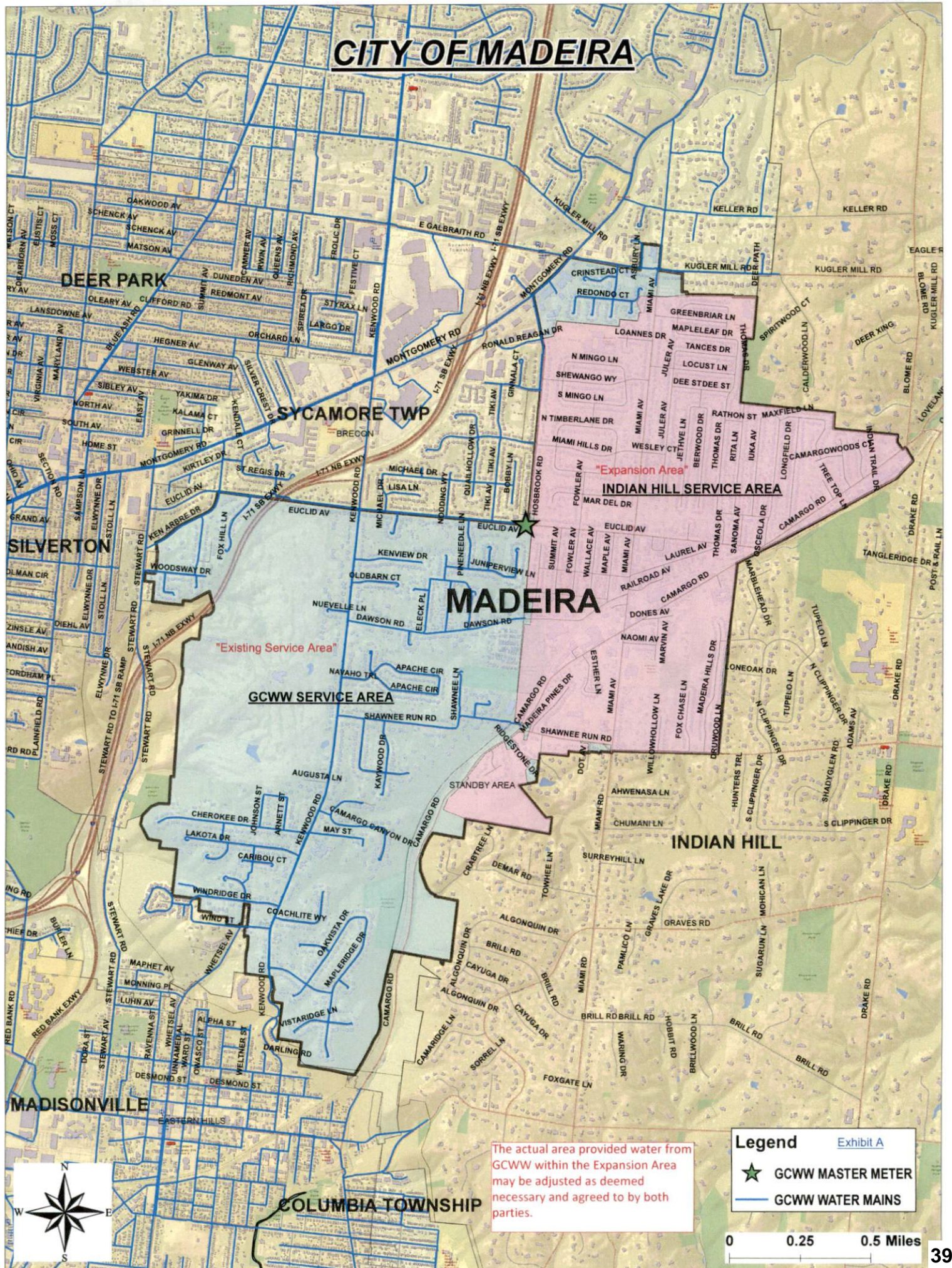
\_\_\_\_\_  
Lydgia Sartor, Interim Director

CITY PURCHASING APPROVAL:

\_\_\_\_\_  
Laura Castillo, Interim  
Director of Procurement



# CITY OF MADEIRA





## **Exhibit B – Schedule and Responsibilities**

### **Estimated Schedule**

<b>Row #</b>	<b>Task Description</b>	<b>Duration (days)</b>	<b>Start</b>	<b>Finish</b>
1	Contract and Legal Notices	245	3/1/2025	11/1/2025
2	Official Start of Project	1	11/1/2025	11/1/2025
3	Communication and Information Gathering	180	11/1/2025	4/30/2026
4	Infrastructure Planning and Design	90	3/1/2026	5/30/2026
5	Water Meters and Billing System	243	4/1/2026	11/30/2026
6	Bid Infrastructure Improvements	91	6/1/2026	8/31/2026
7	Install New Connections	120	9/1/2026	12/30/2026
8	Construct System Improvements	272	10/1/2026	6/30/2027
9	GIS and Operations Integration	152	6/1/2027	10/31/2027
10	Water Quality Sampling - before and after transition	90	9/1/2027	11/30/2027
11	Flush Distribution System	30	10/1/2027	11/15/2027
12	Provide Water to Madeira East Expansion Area	1	11/1/2027	11/1/2027

Schedule Note: This agreement acknowledges that the attached schedule, labeled Exhibit B, is being provided solely for informational purposes. Both parties agree that this schedule will be updated periodically throughout the course of the project. Any updates to the schedule, including changes to dates, will be shared between both municipalities in a timely manner. These updates shall not constitute an amendment to the contract and will not require any formal changes to the terms of the agreement. The schedule's updates are intended solely to reflect changes in project timelines without altering the fundamental terms of the contract.

### **Transition Responsibilities**

#### **Responsibilities of the City of Cincinnati**

Cincinnati shall be responsible for the following transition-related activities in connection with the incorporation of the Madeira Expansion Area into the Cincinnati water system:

1. Incorporate the Madeira Expansion Area into the Cincinnati Distribution System.
2. Install additional connection points as necessary to ensure adequate and reliable water supply to the Madeira Expansion Area.
3. Construct or extend water mains, as required, within both the Madeira Expansion Area and the existing Cincinnati Distribution System to ensure sufficient water supply and operational integrity.

4. Conduct water quality sampling during the transition period to ensure compliance with applicable public health and safety standards.
5. Perform hydrant flushing during the transition and go-live period to maintain water quality and minimize the impact of the system changeover.
6. Integrate the Madeira Expansion Area into Cincinnati's hydraulic water model and conduct simulations to validate sufficient water volume, pressure, and quality.
7. Coordinate with the Ohio Utilities Protection Service (OUPS) and commence water main marking activities in the Madeira Expansion Area following the official go-live date.
8. Incorporate the Madeira Expansion Area into Cincinnati's Geographic Information System (GIS).
9. Incorporate the Madeira Expansion Area into the Cincinnati billing system and customer account database. Cincinnati shall issue invoices in a timely manner and ensure that all customers within the Expansion Area receive the same billing services, payment plan options, and customer support services as those currently provided to Madeira residents receiving retail services from Cincinnati.
10. Incorporate the Madeira Expansion Area into Cincinnati's Distribution Work Order System (currently Maximo).
11. Coordinate with the City of Madeira on the release of all public information, press releases, announcements, frequently asked questions (FAQs), memoranda, and other communications to ensure a consistent and unified message to the public.
12. Provide orientation to Madeira staff, if necessary, regarding post-transition maintenance or customer service processes.

### **Responsibilities of the City of Madeira**

The City of Madeira shall be responsible for the following transition-related activities:

1. Cooperate fully with Cincinnati personnel and provide, to the best of its ability, all data, documents, and assistance reasonably requested by Cincinnati in support of the transition process.
2. Timely notify the current water service provider of its intent to terminate the existing water services agreement, in accordance with the terms of such agreement.
3. Notify the Ohio Environmental Protection Agency (OEPA) of the City's intent to transition water service provision for the Expansion Area to Cincinnati.
4. To the best of its ability, provide Cincinnati with GIS data concerning existing Madeira-owned water infrastructure in the Expansion Area, including but not limited to the location, asset ID, age, and material composition of all water mains, valves, branches, and fire hydrants.
5. Provide customer billing system data for all service accounts within the Expansion Area. Such data shall include, at a minimum: property owner name, address, contact information, meter type, meter size, and MIU (Meter Interface Unit) number.
6. Provide any relevant debt service obligations or financial information associated with the Expansion Area's water system infrastructure in a timely manner.
7. Furnish available leak and break history for the Expansion Area, preferably covering the preceding five (5) years.

8. Grant Cincinnati personnel access to the Expansion Area during the transition period for the purposes of information gathering, installation of new infrastructure, hydrant flushing, meter inspections, and other transition-related activities.
9. Communicate regular project updates to Madeira residents, including but not limited to progress reports, service changes, and other relevant matters pertaining to the transition.
10. Coordinate with Cincinnati on the release of all public information, press releases, announcements, frequently asked questions (FAQs), memoranda, and other communications to ensure a consistent and unified message to the public.
11. Designate a point of contact within the City of Madeira to liaise with Cincinnati throughout the transition period.
12. Ensure that all local ordinances and permitting processes accommodate the infrastructure work required for the transition.



Exhibit C

1. The purpose of Exhibit C is to outline, for the benefit of both parties, the anticipated debt service payments that Cincinnati will assume in connection with existing water infrastructure loans incurred by the City of Madeira prior to the execution of this Agreement.
2. Cincinnati shall commence debt service payments following the “Go-Live” date as defined in this Agreement. The schedule shown in this Exhibit was developed with the assumption that the Go-live date will occur before January 1, 2028. The first date of Cincinnati making debt service payments will be adjusted so that it occurs after the Go-live date.
3. The total amount set forth in Exhibit C represents the full extent of debt obligations to be assumed by Cincinnati under this Agreement. Cincinnati shall not be responsible for any other loans, debts, or infrastructure improvements made by or on behalf of Madeira outside those expressly identified in Exhibit C.
4. The parties acknowledge and agree that the water service rate established in this Agreement includes an infrastructure fee applicable to customers within the “Madeira Expansion Area” (as further defined in *Exhibit A*). This infrastructure fee is intended to cover: (i) the debt referenced in *Exhibit C*; (ii) the cost of planned infrastructure improvements required prior to the Go-Live date; and (iii) ongoing infrastructure improvements necessary throughout the term of this Agreement.
5. Cincinnati shall have the sole right to collect, retain, and maintain ownership of the infrastructure fee. Cincinnati reserves the discretion to utilize these funds in any manner it deems necessary to support infrastructure within the Madeira Expansion Area and infrastructure necessary to serve that area.

# City of Madeira and Greater Cincinnati Water Works

Retail Water Service Agreement

Exhibit C

September 25, 2025

## Water Services to Madeira East

### Exhibit C - Estimated Payment Schedule

(Payments to be made by GCWW for water infrastructure loans taken by Madeira prior to this Agreement.)

Due Date	Principal & Interest Total, per Project Loan					Payment Total (all 5 projects)	Total of Outstanding Principal Balance
	Water Main Phase 1 & Phase 2	Water Main Replacement Phase 1	Water Main Replacement Phase 2	Water Main Replacement Phase 3	Miami Avenue Water Main Replacement		
7/1/2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1/1/2026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7/1/2026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1/1/2027	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7/1/2027	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1/1/2028	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$6,319,812.51
7/1/2028	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$6,206,394.59
1/1/2029	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$6,091,551.15
7/1/2029	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$5,975,261.79
1/1/2030	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$5,857,505.76
7/1/2030	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$5,738,262.01
1/1/2031	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$5,617,509.15
7/1/2031	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$5,495,225.44
1/1/2032	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$5,371,388.82
7/1/2032	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$5,245,976.87
1/1/2033	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$5,118,966.82
7/1/2033	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$4,990,335.54
1/1/2034	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$4,860,059.54
7/1/2034	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$4,728,114.95
1/1/2035	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$4,594,477.53
7/1/2035	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$4,459,122.65
1/1/2036	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$4,322,025.31
7/1/2036	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$4,183,160.08
1/1/2037	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$4,042,501.17
7/1/2037	\$0.00	\$41,755.97	\$37,651.71	\$42,071.39	\$73,221.37	\$194,700.43	\$3,900,022.33
1/1/2038	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$3,797,768.33
7/1/2038	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$3,694,305.43
1/1/2039	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$3,589,616.65
7/1/2039	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$3,483,684.73
1/1/2040	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$3,376,492.12
7/1/2040	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$3,268,021.01
1/1/2041	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$3,158,253.29
7/1/2041	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$3,047,170.57
1/1/2042	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$2,934,754.16
7/1/2042	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$2,820,985.06
1/1/2043	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$2,705,843.98
7/1/2043	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$2,589,311.30
1/1/2044	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$2,471,367.10
7/1/2044	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$2,351,991.13
1/1/2045	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$2,231,162.82
7/1/2045	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$2,108,861.24
1/1/2046	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$1,985,065.17
7/1/2046	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$1,859,752.99
1/1/2047	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$1,732,902.78
7/1/2047	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$1,604,492.21
1/1/2048	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$1,474,498.63
7/1/2048	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$1,342,899.00
1/1/2049	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$1,209,669.91
7/1/2049	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$1,074,787.57
1/1/2050	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$938,227.78
7/1/2050	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$799,965.98
1/1/2051	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$659,977.17
7/1/2051	\$0.00	\$41,755.97	\$37,651.71	\$0.00	\$73,221.37	\$152,629.04	\$518,235.97
1/1/2052	\$0.00	\$41,755.97	\$0.00	\$0.00	\$73,221.37	\$114,977.34	\$412,368.26
7/1/2052	\$0.00	\$0.00	\$0.00	\$0.00	\$73,221.37	\$73,221.37	\$346,734.47
1/1/2053	\$0.00	\$0.00	\$0.00	\$0.00	\$73,221.37	\$73,221.37	\$279,893.02
7/1/2053	\$0.00	\$0.00	\$0.00	\$0.00	\$73,221.37	\$73,221.37	\$211,821.69
1/1/2054	\$0.00	\$0.00	\$0.00	\$0.00	\$73,221.37	\$73,221.37	\$142,497.84
7/1/2054	\$0.00	\$0.00	\$0.00	\$0.00	\$73,221.37	\$73,221.37	\$71,898.43
1/1/2055	\$0.00	\$0.00	\$0.00	\$0.00	\$73,221.37	\$73,221.37	(\$0.00)

Total : \$8,721,927.42



Exhibit C - Page 3

Loan Status	In Repayment
OWDA Account #	8900
Project Name	Water Main Phase 1 & Phase 2
Amount Financed	\$122,799.83
Interest Rate	2.37%
Term (Years)	5

Project financing details.  
These costs are included on page 1 of Exhibit C.

Due Date	Principal	Interest	Payment	Outstanding Balance
7/1/2025	\$12,789.56	\$304.91	\$13,094.47	\$12,941.12
1/1/2026	\$12,941.12	\$153.35	\$13,094.47	\$0.00

1/1/2028	\$ -	\$ -		\$ -
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## Exhibit C - Page 4

Loan Status	In Repayment
OWDA Account #	9063
Project Name	Water Main Replacement Phase 1
Amount Financed	\$1,977,134.31
Interest Rate	1.63% & 1.50%
Term (Years)	30

Project financing details.  
These costs are included on page 1 of Exhibit C.

Due Date	Principal	Interest	Payment	Outstanding Balance
7/1/2025	\$26,985.80	\$14,770.17	\$41,755.97	\$1,792,735.33
1/1/2026	\$27,204.82	\$14,551.15	\$41,755.97	\$1,765,530.50
7/1/2026	\$27,425.62	\$14,330.35	\$41,755.97	\$1,738,104.88
1/1/2027	\$27,648.21	\$14,107.76	\$41,755.97	\$1,710,456.67
7/1/2027	\$27,872.61	\$13,883.36	\$41,755.97	\$1,682,584.06
1/1/2028	\$28,098.83	\$13,657.14	\$41,755.97	\$1,654,485.22
7/1/2028	\$28,326.89	\$13,429.08	\$41,755.97	\$1,626,158.33
1/1/2029	\$28,556.80	\$13,199.17	\$41,755.97	\$1,597,601.54
7/1/2029	\$28,788.57	\$12,967.40	\$41,755.97	\$1,568,812.96
1/1/2030	\$29,022.23	\$12,733.74	\$41,755.97	\$1,539,790.73
7/1/2030	\$29,257.78	\$12,498.19	\$41,755.97	\$1,510,532.95
1/1/2031	\$29,495.25	\$12,260.72	\$41,755.97	\$1,481,037.70
7/1/2031	\$29,734.64	\$12,021.33	\$41,755.97	\$1,451,303.06
1/1/2032	\$29,975.98	\$11,779.99	\$41,755.97	\$1,421,327.08
7/1/2032	\$30,219.28	\$11,536.69	\$41,755.97	\$1,391,107.80
1/1/2033	\$30,464.55	\$11,291.42	\$41,755.97	\$1,360,643.25
7/1/2033	\$30,711.82	\$11,044.15	\$41,755.97	\$1,329,931.43
1/1/2034	\$30,961.09	\$10,794.88	\$41,755.97	\$1,298,970.34
7/1/2034	\$31,212.38	\$10,543.59	\$41,755.97	\$1,267,757.96
1/1/2035	\$31,465.72	\$10,290.25	\$41,755.97	\$1,236,292.25
7/1/2035	\$31,721.11	\$10,034.86	\$41,755.97	\$1,204,571.14
1/1/2036	\$31,978.58	\$9,777.39	\$41,755.97	\$1,172,592.56
7/1/2036	\$32,238.13	\$9,517.84	\$41,755.97	\$1,140,354.43
1/1/2037	\$32,499.80	\$9,256.17	\$41,755.97	\$1,107,854.63
7/1/2037	\$32,763.58	\$8,992.39	\$41,755.97	\$1,075,091.05
1/1/2038	\$33,029.51	\$8,726.46	\$41,755.97	\$1,042,061.54
7/1/2038	\$33,297.60	\$8,458.37	\$41,755.97	\$1,008,763.93
1/1/2039	\$33,567.87	\$8,188.10	\$41,755.97	\$975,196.07
7/1/2039	\$33,840.33	\$7,915.64	\$41,755.97	\$941,355.74
1/1/2040	\$34,115.00	\$7,640.97	\$41,755.97	\$907,240.74
7/1/2040	\$34,391.90	\$7,364.07	\$41,755.97	\$872,848.83
1/1/2041	\$34,671.05	\$7,084.92	\$41,755.97	\$838,177.78
7/1/2041	\$34,952.47	\$6,803.50	\$41,755.97	\$803,225.31
1/1/2042	\$35,236.17	\$6,519.80	\$41,755.97	\$767,989.14
7/1/2042	\$35,522.18	\$6,233.79	\$41,755.97	\$732,466.96
1/1/2043	\$35,810.51	\$5,945.46	\$41,755.97	\$696,656.46
7/1/2043	\$36,101.17	\$5,654.80	\$41,755.97	\$660,555.28
1/1/2044	\$36,394.20	\$5,361.77	\$41,755.97	\$624,161.08
7/1/2044	\$36,689.61	\$5,066.36	\$41,755.97	\$587,471.47
1/1/2045	\$36,987.42	\$4,768.55	\$41,755.97	\$550,484.05
7/1/2045	\$37,287.64	\$4,468.33	\$41,755.97	\$513,196.41
1/1/2046	\$37,590.30	\$4,165.67	\$41,755.97	\$475,606.11
7/1/2046	\$37,895.42	\$3,860.55	\$41,755.97	\$437,710.68
1/1/2047	\$38,203.02	\$3,552.95	\$41,755.97	\$399,507.66
7/1/2047	\$38,513.11	\$3,242.85	\$41,755.97	\$360,994.55
1/1/2048	\$38,825.73	\$2,930.24	\$41,755.97	\$322,168.82
7/1/2048	\$39,140.88	\$2,615.09	\$41,755.97	\$283,027.95
1/1/2049	\$39,458.59	\$2,297.38	\$41,755.97	\$243,569.36
7/1/2049	\$39,778.88	\$1,977.09	\$41,755.97	\$203,790.48
1/1/2050	\$40,101.77	\$1,654.20	\$41,755.97	\$163,688.72
7/1/2050	\$40,427.28	\$1,328.69	\$41,755.97	\$123,261.44
1/1/2051	\$40,755.43	\$1,000.54	\$41,755.97	\$82,506.01
7/1/2051	\$41,086.25	\$669.72	\$41,755.97	\$41,419.76
1/1/2052	\$41,419.76	\$336.21	\$41,755.97	(\$0.00)

Exhibit C - Page 5

Loan Status	In Repayment
OWDA Account #	9175
Project Name	Water Main Replacement Phase 2
Amount Financed	\$1,813,809.86
Interest Rate	1.50%
Term (Years)	30

Project financing details.  
These costs are included on page 1 of Exhibit C.

Due Date	Principal	Interest	Payment	Outstanding Balance
7/1/2025	\$25,339.43	\$12,312.28	\$37,651.71	\$1,616,298.20
1/1/2026	\$25,529.47	\$12,122.24	\$37,651.71	\$1,590,768.73
7/1/2026	\$25,720.94	\$11,930.77	\$37,651.71	\$1,565,047.79
1/1/2027	\$25,913.85	\$11,737.86	\$37,651.71	\$1,539,133.93
7/1/2027	\$26,108.20	\$11,543.50	\$37,651.71	\$1,513,025.73
1/1/2028	\$26,304.02	\$11,347.69	\$37,651.71	\$1,486,721.71
7/1/2028	\$26,501.30	\$11,150.41	\$37,651.71	\$1,460,220.42
1/1/2029	\$26,700.06	\$10,951.65	\$37,651.71	\$1,433,520.36
7/1/2029	\$26,900.31	\$10,751.40	\$37,651.71	\$1,406,620.05
1/1/2030	\$27,102.06	\$10,549.65	\$37,651.71	\$1,379,517.99
7/1/2030	\$27,305.32	\$10,346.38	\$37,651.71	\$1,352,212.67
1/1/2031	\$27,510.11	\$10,141.60	\$37,651.71	\$1,324,702.56
7/1/2031	\$27,716.44	\$9,935.27	\$37,651.71	\$1,296,986.12
1/1/2032	\$27,924.31	\$9,727.40	\$37,651.71	\$1,269,061.80
7/1/2032	\$28,133.75	\$9,517.96	\$37,651.71	\$1,240,928.06
1/1/2033	\$28,344.75	\$9,306.96	\$37,651.71	\$1,212,583.31
7/1/2033	\$28,557.33	\$9,094.37	\$37,651.71	\$1,184,025.97
1/1/2034	\$28,771.51	\$8,880.19	\$37,651.71	\$1,155,254.46
7/1/2034	\$28,987.30	\$8,664.41	\$37,651.71	\$1,126,267.16
1/1/2035	\$29,204.71	\$8,447.00	\$37,651.71	\$1,097,062.45
7/1/2035	\$29,423.74	\$8,227.97	\$37,651.71	\$1,067,638.71
1/1/2036	\$29,644.42	\$8,007.29	\$37,651.71	\$1,037,994.29
7/1/2036	\$29,866.75	\$7,784.96	\$37,651.71	\$1,008,127.54
1/1/2037	\$30,090.75	\$7,560.96	\$37,651.71	\$978,036.79
7/1/2037	\$30,316.43	\$7,335.28	\$37,651.71	\$947,720.35
1/1/2038	\$30,543.81	\$7,107.90	\$37,651.71	\$917,176.55
7/1/2038	\$30,772.89	\$6,878.82	\$37,651.71	\$886,403.66
1/1/2039	\$31,003.68	\$6,648.03	\$37,651.71	\$855,399.98
7/1/2039	\$31,236.21	\$6,415.50	\$37,651.71	\$824,163.77
1/1/2040	\$31,470.48	\$6,181.23	\$37,651.71	\$792,693.29
7/1/2040	\$31,706.51	\$5,945.20	\$37,651.71	\$760,986.78
1/1/2041	\$31,944.31	\$5,707.40	\$37,651.71	\$729,042.47
7/1/2041	\$32,183.89	\$5,467.82	\$37,651.71	\$696,858.58
1/1/2042	\$32,425.27	\$5,226.44	\$37,651.71	\$664,433.31
7/1/2042	\$32,668.46	\$4,983.25	\$37,651.71	\$631,764.85
1/1/2043	\$32,913.47	\$4,738.24	\$37,651.71	\$598,851.38
7/1/2043	\$33,160.32	\$4,491.39	\$37,651.71	\$565,691.05
1/1/2044	\$33,409.03	\$4,242.68	\$37,651.71	\$532,282.03
7/1/2044	\$33,659.59	\$3,992.12	\$37,651.71	\$498,622.43
1/1/2045	\$33,912.04	\$3,739.67	\$37,651.71	\$464,710.39
7/1/2045	\$34,166.38	\$3,485.33	\$37,651.71	\$430,544.01
1/1/2046	\$34,422.63	\$3,229.08	\$37,651.71	\$396,121.38
7/1/2046	\$34,680.80	\$2,970.91	\$37,651.71	\$361,440.58
1/1/2047	\$34,940.91	\$2,710.80	\$37,651.71	\$326,499.68
7/1/2047	\$35,202.96	\$2,448.75	\$37,651.71	\$291,296.71
1/1/2048	\$35,466.98	\$2,184.73	\$37,651.71	\$255,829.73
7/1/2048	\$35,732.99	\$1,918.72	\$37,651.71	\$220,096.74
1/1/2049	\$36,000.98	\$1,650.73	\$37,651.71	\$184,095.76
7/1/2049	\$36,270.99	\$1,380.72	\$37,651.71	\$147,824.77
1/1/2050	\$36,543.02	\$1,108.69	\$37,651.71	\$111,281.74
7/1/2050	\$36,817.10	\$834.61	\$37,651.71	\$74,464.65
1/1/2051	\$37,093.22	\$558.48	\$37,651.71	\$37,371.42
7/1/2051	\$37,371.42	\$280.29	\$37,651.71	\$0.00



Exhibit C - Page 6

Loan Status	In Repayment
OWDA Account #	9949
Project Name	Water Main Replacement Phase 3
Amount Financed	\$999,013.58
Interest Rate	3.16%
Term (Years)	15

Project financing details.  
These costs are included on page 1 of Exhibit C.

Due Date	Principal	Interest	Payment	Outstanding Balance
7/1/2025	\$28,430.31	\$13,641.08	\$42,071.39	\$834,928.92
1/1/2026	\$28,879.51	\$13,191.88	\$42,071.39	\$806,049.41
7/1/2026	\$29,335.81	\$12,735.58	\$42,071.39	\$776,713.60
1/1/2027	\$29,799.31	\$12,272.07	\$42,071.39	\$746,914.29
7/1/2027	\$30,270.14	\$11,801.25	\$42,071.39	\$716,644.14
1/1/2028	\$30,748.41	\$11,322.98	\$42,071.39	\$685,895.73
7/1/2028	\$31,234.24	\$10,837.15	\$42,071.39	\$654,661.50
1/1/2029	\$31,727.74	\$10,343.65	\$42,071.39	\$622,933.76
7/1/2029	\$32,229.03	\$9,842.35	\$42,071.39	\$590,704.73
1/1/2030	\$32,738.25	\$9,333.13	\$42,071.39	\$557,966.47
7/1/2030	\$33,255.52	\$8,815.87	\$42,071.39	\$524,710.96
1/1/2031	\$33,780.95	\$8,290.43	\$42,071.39	\$490,930.00
7/1/2031	\$34,314.69	\$7,756.69	\$42,071.39	\$456,615.31
1/1/2032	\$34,856.87	\$7,214.52	\$42,071.39	\$421,758.44
7/1/2032	\$35,407.60	\$6,663.78	\$42,071.39	\$386,350.84
1/1/2033	\$35,967.04	\$6,104.34	\$42,071.39	\$350,383.79
7/1/2033	\$36,535.32	\$5,536.06	\$42,071.39	\$313,848.47
1/1/2034	\$37,112.58	\$4,958.81	\$42,071.39	\$276,735.89
7/1/2034	\$37,698.96	\$4,372.43	\$42,071.39	\$239,036.93
1/1/2035	\$38,294.60	\$3,776.78	\$42,071.39	\$200,742.32
7/1/2035	\$38,899.66	\$3,171.73	\$42,071.39	\$161,842.66
1/1/2036	\$39,514.27	\$2,557.11	\$42,071.39	\$122,328.39
7/1/2036	\$40,138.60	\$1,932.79	\$42,071.39	\$82,189.79
1/1/2037	\$40,772.79	\$1,298.60	\$42,071.39	\$41,417.00
7/1/2037	\$41,417.00	\$654.39	\$42,071.39	(\$0.00)

Exhibit C - Page 7

Loan Status	In Disbursement
OWDA Account #	10474
Project Name	Miami Avenue Water Main Replacement
Amount Financed	\$2,646,770.64
Interest Rate	3.68%
Term (Years)	30

Project financing details.  
These costs are included on page 1 of Exhibit C.

Due Date	Principal	Interest	Payment	Outstanding Balance
7/1/2025	\$24,520.79	\$48,700.58	\$73,221.37	\$2,622,249.85
1/1/2026	\$24,971.97	\$48,249.40	\$73,221.37	\$2,597,277.89
7/1/2026	\$25,431.45	\$47,789.91	\$73,221.37	\$2,571,846.43
1/1/2027	\$25,899.39	\$47,321.97	\$73,221.37	\$2,545,947.04
7/1/2027	\$26,375.94	\$46,845.43	\$73,221.37	\$2,519,571.10
1/1/2028	\$26,861.26	\$46,360.11	\$73,221.37	\$2,492,709.84
7/1/2028	\$27,355.50	\$45,865.86	\$73,221.37	\$2,465,354.34
1/1/2029	\$27,858.85	\$45,362.52	\$73,221.37	\$2,437,495.49
7/1/2029	\$28,371.45	\$44,849.92	\$73,221.37	\$2,409,124.04
1/1/2030	\$28,893.48	\$44,327.88	\$73,221.37	\$2,380,230.56
7/1/2030	\$29,425.12	\$43,796.24	\$73,221.37	\$2,350,805.44
1/1/2031	\$29,966.55	\$43,254.82	\$73,221.37	\$2,320,838.89
7/1/2031	\$30,517.93	\$42,703.44	\$73,221.37	\$2,290,320.96
1/1/2032	\$31,079.46	\$42,141.91	\$73,221.37	\$2,259,241.50
7/1/2032	\$31,651.32	\$41,570.04	\$73,221.37	\$2,227,590.18
1/1/2033	\$32,233.71	\$40,987.66	\$73,221.37	\$2,195,356.47
7/1/2033	\$32,826.81	\$40,394.56	\$73,221.37	\$2,162,529.67
1/1/2034	\$33,430.82	\$39,790.55	\$73,221.37	\$2,129,098.85
7/1/2034	\$34,045.95	\$39,175.42	\$73,221.37	\$2,095,052.90
1/1/2035	\$34,672.39	\$38,548.97	\$73,221.37	\$2,060,380.51
7/1/2035	\$35,310.36	\$37,911.00	\$73,221.37	\$2,025,070.14
1/1/2036	\$35,960.08	\$37,261.29	\$73,221.37	\$1,989,110.07
7/1/2036	\$36,621.74	\$36,599.63	\$73,221.37	\$1,952,488.33
1/1/2037	\$37,295.58	\$35,925.79	\$73,221.37	\$1,915,192.75
7/1/2037	\$37,981.82	\$35,239.55	\$73,221.37	\$1,877,210.93
1/1/2038	\$38,680.68	\$34,540.68	\$73,221.37	\$1,838,530.24
7/1/2038	\$39,392.41	\$33,828.96	\$73,221.37	\$1,799,137.83
1/1/2039	\$40,117.23	\$33,104.14	\$73,221.37	\$1,759,020.60
7/1/2039	\$40,855.39	\$32,365.98	\$73,221.37	\$1,718,165.22
1/1/2040	\$41,607.13	\$31,614.24	\$73,221.37	\$1,676,558.09
7/1/2040	\$42,372.70	\$30,848.67	\$73,221.37	\$1,634,185.40
1/1/2041	\$43,152.35	\$30,069.01	\$73,221.37	\$1,591,033.04
7/1/2041	\$43,946.36	\$29,275.01	\$73,221.37	\$1,547,086.68
1/1/2042	\$44,754.97	\$28,466.39	\$73,221.37	\$1,502,331.71
7/1/2042	\$45,578.46	\$27,642.90	\$73,221.37	\$1,456,753.25
1/1/2043	\$46,417.11	\$26,804.26	\$73,221.37	\$1,410,336.14
7/1/2043	\$47,271.18	\$25,950.19	\$73,221.37	\$1,363,064.96
1/1/2044	\$48,140.97	\$25,080.40	\$73,221.37	\$1,314,923.99
7/1/2044	\$49,026.76	\$24,194.60	\$73,221.37	\$1,265,897.23
1/1/2045	\$49,928.86	\$23,292.51	\$73,221.37	\$1,215,968.37
7/1/2045	\$50,847.55	\$22,373.82	\$73,221.37	\$1,165,120.82
1/1/2046	\$51,783.14	\$21,438.22	\$73,221.37	\$1,113,337.68
7/1/2046	\$52,735.95	\$20,485.41	\$73,221.37	\$1,060,601.73
1/1/2047	\$53,706.29	\$19,515.07	\$73,221.37	\$1,006,895.44
7/1/2047	\$54,694.49	\$18,526.88	\$73,221.37	\$952,200.95
1/1/2048	\$55,700.87	\$17,520.50	\$73,221.37	\$896,500.08
7/1/2048	\$56,725.76	\$16,495.60	\$73,221.37	\$839,774.31
1/1/2049	\$57,769.52	\$15,451.85	\$73,221.37	\$782,004.80
7/1/2049	\$58,832.48	\$14,388.89	\$73,221.37	\$723,172.32
1/1/2050	\$59,915.00	\$13,306.37	\$73,221.37	\$663,257.32
7/1/2050	\$61,017.43	\$12,203.93	\$73,221.37	\$602,239.89
1/1/2051	\$62,140.15	\$11,081.21	\$73,221.37	\$540,099.74
7/1/2051	\$63,283.53	\$9,937.84	\$73,221.37	\$476,816.21
1/1/2052	\$64,447.95	\$8,773.42	\$73,221.37	\$412,368.26
7/1/2052	\$65,633.79	\$7,587.58	\$73,221.37	\$346,734.47
1/1/2053	\$66,841.45	\$6,379.91	\$73,221.37	\$279,893.02
7/1/2053	\$68,071.33	\$5,150.03	\$73,221.37	\$211,821.69
1/1/2054	\$69,323.85	\$3,897.52	\$73,221.37	\$142,497.84
7/1/2054	\$70,599.41	\$2,621.96	\$73,221.37	\$71,898.43
1/1/2055	\$71,898.43	\$1,322.93	\$73,221.37	(\$0.00)

October 8, 2025

**To:** Mayor and Members of the City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** **Ordinance - Commercial Waste Franchise Program - Exemptions Code Change**

202501858

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Attached is an Ordinance captioned:

**AMENDING** Sections 730-1-C2, “Commercial Establishment,” 730-1-C3, “Commercial Waste,” and 730-5, “General Provisions,” to clarify requirements for commercial waste haulers, by providing that asbestos waste, right-of-way waste, and waste generated by public school districts does not qualify as commercial waste, and further providing that commercial waste haulers serving buildings and grounds owned and operated by the City of Cincinnati require franchises.

cc: Oliver Kroner, Director, Office of Environment and Sustainability  
John Brazina, Interim Assistant City Manager

**MODIFYING** Chapter 730, “Commercial Waste Franchises,” of the Cincinnati Municipal Code by **AMENDING** Sections 730-1-C2, “Commercial Establishment,” 730-1-C3, “Commercial Waste,” and 730-5, “General Provisions,” to clarify requirements for commercial waste haulers, by providing that asbestos waste, right-of-way waste, and waste generated by public school districts does not qualify as commercial waste, and further providing that commercial waste haulers serving buildings and grounds owned and operated by the City of Cincinnati require franchises.

WHEREAS, Cincinnati Municipal Code Chapter 730, “Commercial Waste Franchises,” governs the collection of commercial waste in the City of Cincinnati and requires the payment of franchise fees; and

WHEREAS, Council wishes to clarify that asbestos waste, right-of-way waste, and waste generated by public school districts does not qualify as commercial waste, and further wishes to clarify the need for commercial waste haulers servicing City buildings to obtain franchises; now, therefore,

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

Section 1. That existing Sections 730-1-C2, “Commercial Establishment,” 730-1-C3, “Commercial Waste,” and 730-5, “General Provisions,” of Chapter 730, “Commercial Waste Franchises,” of the Cincinnati Municipal Code are hereby amended to read as follows:

**Sec. 730-1-C2. - Commercial Establishment.**

“Commercial establishment” shall mean any building that does not constitute a dwelling. ~~“Commercial establishment” does not include any building owned or operated by the City of Cincinnati and used for the purpose of conducting City of Cincinnati operations.~~

**Sec. 730-1-C3. – Commercial Waste.**

“Commercial Waste” shall mean any of the following:

- (a) All waste generated by a commercial establishment; or
- (b) Construction and demolition debris generated in connection with:
  - (1) the construction, alteration, or demolition, in whole or in part, of a structure subject to regulation by the Ohio Building Code, including associated site improvements, utilities, and infrastructure; or

- (2) the construction of a new structure subject to regulation by the Residential Code of Ohio, including associated site improvements, utilities, and infrastructure; or
- (3) public infrastructure improvements.

“Commercial Waste” does not include:

- (a) Infectious waste, asbestos abatement waste, or hazardous waste; ~~or~~
- (b) Recyclable materials delivered to a legitimate recycling facility; or
- (c) Commercial waste or construction demolition debris generated by buildings or grounds, including public right-of-way, owned or operated by the City of Cincinnati or by a public school district located within the city limits of the city of Cincinnati.

#### **Sec. 730-5. - General Provisions.**

- (a) It is unlawful for any person to commence or engage in the business of providing commercial waste collection service within the city without first obtaining a franchise and entering into a franchise agreement with the city. No person may obtain a license, permit, permission, or other approval from the city in furtherance of providing commercial waste collection service within the city without first obtaining a franchise and entering into a franchise agreement with the city. In addition, all persons providing services to the City of Cincinnati or a public school district that would be classified as a commercial waste collection service but for the provisions of Sec. 730-1-C3 must first obtain a franchise and enter into a franchise agreement with the city before providing such services.
- (b) A franchise shall be awarded to a person only if that person completes an application for franchise or request for services and the person’s application or request for services submittal is selected as one of the most advantageous to the city under Sec. 730-7 and the criteria specified in the application or request for services.
- (c) Each franchisee shall comply with all laws of the city of Cincinnati, the state of Ohio, and the federal government. Each franchisee shall obtain and maintain all applicable licenses and permits required by federal, state, and local laws, rules, regulations, and orders of regulatory bodies.
- (d) A franchisee shall not be relieved of its obligation to comply with all requirements of this chapter and the franchise agreement by failure of the city to enforce compliance with such requirements.
- (e) The city reserves its right to grant franchises and similar rights to more than one (1) person.



- (f) Each franchisee shall totally enclose or securely cover any commercial waste that the franchisee is transporting within the city. Each franchisee shall immediately clean up any commercial waste that the franchisee spills on public or private property in the city.
- (g) A franchisee providing commercial waste collection services is not and shall not be deemed to be an agent or employee of the city. A franchisee shall be solely responsible for any losses or damages of any kind arising from its performance or nonperformance under its franchise. A franchisee shall indemnify, defend, and hold the city harmless against any and all claims and suits brought against the city resulting from the franchisee's performance or nonperformance under the franchise agreement.
- (h) All of the commercial waste collected by franchisees in the city shall be delivered to a licensed municipal solid waste landfill facility, licensed sanitary landfill facility, licensed solid waste transfer facility, or a licensed construction and demolition debris facility. Recyclable material shall be delivered to a legitimate recycling facility.
- (i) The execution of the franchise agreement and the issuance of a franchise and the renewal thereof is at the sole discretion of the city manager and shall not be construed as creating any vested rights in the franchisee. Each franchise is revocable in accordance with the terms of this chapter and the terms of the franchise agreement.
- (j) A franchise may not be assigned or transferred to another person.
- (k) A franchise authorizes a franchisee to provide commercial waste collection services in the city of Cincinnati.

Section 2. 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

\_\_\_\_\_  
Additions indicated by underline; Deletions indicated by strikethrough.

Carrion, Lisa

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**From:** webapp@cincinnati-oh.gov  
**Sent:** Tuesday, September 30, 2025 4:32 PM  
**To:** ClerkOfCouncilEmail  
**Subject:** Cincinnati City Council - Lobbyist Registration Form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

=====  
Submitted: 09/30/2025

**APPLICATION TYPE:** Registration  
**LOBBYIST COMPANY NAME:** DSD Advisors LLC  
**LOBBYIST FNAME:** Colleen  
**LOBBYIST LNAME:** Reynolds  
**LOBBYIST ADDRESS:** 255 E Fifth Street 1900, Cincinnati, Ohio 45202  
**LOBBYIST PHONE:** 5138325449  
**LOBBYIST EMAIL:** colleen.reynolds@dsdadvisorsllc.com  
**LOBBYIST OCCUPATION:** Government Affairs  
**LOBBYIST POSITION:** Partner  
**CLIENT COMPANY NAME:** Learning Grove  
**CLIENT FNAME:** Julie  
**CLIENT LNAME:** Lloyd  
**CLIENT ADDRESS:** 333 Madison Avenue Covington, KY 41011  
**CLIENT PHONE:** 859-431-2075  
**CLIENT EMAIL:** JWittenLloyd@learning-grove.org  
**CLIENT BUSINESS:** Education  
**LEGISLATION TYPE:** Other  
**LEGISLATION TYPE\_OTHER:** Public funding and government relations  
**LEGISLATION DESCRIPTION:** General government relations support and potential funding and zoning support  
**CERTIFY:** Yes  
**SIGNATURE:** Colleen Reynolds

=====

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**To:** ClerkOfCouncilEmail  
**Subject:** Cincinnati City Council - Lobbyist Registration Form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

=====  
Submitted: 09/30/2025

**APPLICATION TYPE:** Registration  
**LOBBYIST COMPANY NAME:** DSD Advisors LLC  
**LOBBYIST FNAME:** Annalese  
**LOBBYIST LNAME:** Cahill  
**LOBBYIST ADDRESS:** 255 E Fifth Street 1900, Cincinnati, Ohio 45202  
**LOBBYIST PHONE:** 5138325428  
**LOBBYIST EMAIL:** annalese.cahill@dsdadvisorsllc.com  
**LOBBYIST OCCUPATION:** Government Affairs  
**LOBBYIST POSITION:** Government Relations Manager  
**CLIENT COMPANY NAME:** Learning Grove  
**CLIENT FNAME:** Julie  
**CLIENT LNAME:** Lloyd  
**CLIENT ADDRESS:** 333 Madison Avenue Covington, KY 41011  
**CLIENT PHONE:** 859-431-2075  
**CLIENT EMAIL:** JWittenLloyd@learning-grove.org  
**CLIENT BUSINESS:** Education  
**LEGISLATION TYPE:** Other  
**LEGISLATION TYPE\_OTHER:** Public funding and government relations  
**LEGISLATION DESCRIPTION:** General government relations advising and potential funding and zoning support  
**CERTIFY:** Yes  
**SIGNATURE:** Annalese Cahill  
=====

Carrion, Lisa

202501902

**From:** webapp@cincinnati-oh.gov  
**Sent:** Monday, October 6, 2025 11:31 AM  
**To:** ClerkOfCouncilEmail  
**Subject:** Cincinnati City Council - Lobbyist Registration Form

=====  
Submitted: 10/06/2025

**APPLICATION TYPE:** Registration  
**LOBBYIST COMPANY NAME:** Government Strategies Group  
**LOBBYIST FNAME:** Doug  
**LOBBYIST LNAME:** Moormann  
**LOBBYIST ADDRESS:** 700 Walnut St, Suite 450; Cincinnati OH 45202  
**LOBBYIST PHONE:** 513-651-4100  
**LOBBYIST EMAIL:** dmoormann@devstrategies.com  
**LOBBYIST OCCUPATION:** Consultant  
**LOBBYIST POSITION:** VP  
**CLIENT COMPANY NAME:** American Legacy Tours  
**CLIENT FNAME:** Brad  
**CLIENT LNAME:** Hill  
**CLIENT ADDRESS:** 1332 Vine Street, Cincinnati OH 45202  
**CLIENT PHONE:** (859) 951-8560  
**CLIENT EMAIL:** Brad@americanlegacytours.com  
**CLIENT BUSINESS:** Arts/Entertainment, Service Business  
**LEGISLATION TYPE:** Other  
**LEGISLATION TYPE\_OTHER:** Subway Tunnel Feasibility Study  
**LEGISLATION DESCRIPTION:** Activities related to the Subway Tunnel Feasibility Study.  
**CERTIFY:** Yes  
**SIGNATURE:** Doug Moormann  
=====





2025019-20

**Meeka D. Owens**  
*Cincinnati City Council*

September 29<sup>th</sup>, 2025

## **MOTION – Quarterly Updates on Cincy on Track Projects**

**WE MOVE** that the City Administration prepare a report within the next 30 days to provide updates on all projects that were recommended funding as part of the FY26/27 biennium budget. This report should include all active projects, future projects, and estimated completion dates.

**FURTHER WE MOVE** that a quarterly update be provided to the Climate, Environment, and Infrastructure Committee by the City Administration regarding the requests afore mentioned.

## **STATEMENT**

In 2023, Cincinnati voters approved the sale of the Cincinnati Southern Railroad. Since then, this Council and the City Administration have worked in partnership to usher those funds into the community in the FY26 budget. This was the first time since the sale the funds have been used.

However, in a goal to improve transparency of those funds and the projects of which they are direct toward; we ask that the administration provide an update within 30 days and consistently bring updates to this Council via the Climate, Environment, and Infrastructure Committee regarding the status of all projects.

Councilmember Meeka D. Owens

October 1, 2025

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** **Ordinance – Health: U.S. Department of Housing and Urban Development (HUD) – Lead Hazard Reduction Grant**

202501794

Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$4,200,000 from the U.S. Department of Housing and Urban Development Lead Hazard Reduction Grant Program (ALN 14.900) to provide resources for remediating lead-based paint hazards in eligible homes throughout Cincinnati and addressing other health risks through the City's Healthy Homes program; and **AUTHORIZING** the Director of Finance to deposit up to \$3,960,000 into Lead Hazard Research Control Fund revenue account no. 387x8556 for lead hazard control and up to \$240,000 into Public Health Research Fund revenue account no. 350x8556 for Healthy Homes initiatives.

Approval of this Ordinance authorizes the City Manager to apply for, accept, and appropriate a grant of up to \$4,200,000 from the U.S. Department of Housing and Urban Development Lead Hazard Reduction Grant Program (ALN 14.900) to provide resources for remediating lead-based paint hazards in eligible homes throughout Cincinnati and addressing other health risks through the City's Healthy Homes program. This Ordinance further authorizes the Finance Director to deposit up to \$3,960,000 into Lead Hazard Research Control Fund revenue account no. 387x8556 for lead hazard control and up to \$240,000 into Public Health Research Fund revenue account no. 350x8556 for Healthy Homes initiatives.

Grant resources of up to \$3,960,000 will be utilized in the Childhood Lead Poisoning Prevention Program to help identify and fix lead-based paint hazards in eligible privately owned homes, whether they are owner-occupied or rental units. Additionally, grant resources of up to \$240,000 will be utilized in the Healthy Homes program to identify and address other health and safety hazards in the same homes being treated for lead hazards.

The City applied for the grant on August 15, 2025, but no grant funds will be accepted without approval from the City Council. There are no new FTEs/full time equivalents associated with this grant, but it does require a ten percent local match of up to \$420,000, which will be provided as an in-kind match of staff time.

Remediating lead-based health and safety hazards in homes throughout Cincinnati is in accordance with the "Sustain" goal to "[b]ecome a healthier Cincinnati" as described on pages 181-191 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

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

Attachment





**AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$4,200,000 from the U.S. Department of Housing and Urban Development Lead Hazard Reduction Grant Program (ALN 14.900) to provide resources for remediating lead-based paint hazards in eligible homes throughout Cincinnati and addressing other health risks through the City’s Healthy Homes program; and **AUTHORIZING** the Director of Finance to deposit up to \$3,960,000 into Lead Hazard Research Control Fund revenue account no 387x8556 for lead hazard control and up to \$240,000 into Public Health Research Fund revenue account no. 350x8556 for Healthy Homes initiatives.

WHEREAS, a grant of up to \$4,200,000 is available from the U.S. Department of Housing and Urban Development Healthy Homes Production Grant program to help communities like Cincinnati identify and remediate housing-related health and safety hazards, including lead-based paint and other risks, to create safer and healthier homes for low-income families; and

WHEREAS, up to \$3,960,000 of grant funds will be utilized in the Childhood Lead Poisoning Prevention Program to help identify and fix lead-based paint hazards in eligible privately owned homes, whether they are owner-occupied or rental units; and

WHEREAS, up to \$240,000 of grant funds will be utilized in the Healthy Homes program to identify and address other health and safety hazards in the same homes being treated for lead hazards; and

WHEREAS, the City applied for the grant on August 15, 2025, but no funds will be accepted without approval by Council; and

WHEREAS, the grant requires a ten percent local match of up to \$420,000, which will be provided as an in-kind match of staff time; and

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

WHEREAS, remediating lead-based health and safety hazards in homes throughout Cincinnati is in accordance with the Sustain goal to “[b]ecome a healthier Cincinnati” as described on pages 181-191 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 of up to \$4,200,000 from the U.S. Department of Housing and Urban Development Lead Hazard Reduction Grant Program (ALN 14.900) to provide resources for remediating lead-based paint

hazards in eligible homes throughout Cincinnati and addressing other health risks through the City's Healthy Homes program.

Section 2. That the Director of Finance is authorized to deposit up to \$3,960,000 into Lead Hazard Research Control Fund 387x8556 for lead hazard control and up to \$240,000 into Public Health Research Fund revenue account no. 350x8556 for Healthy Homes initiatives.

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 take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_

\_\_\_\_\_  
Aftab Pureval, Mayor

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

October 1, 2025

**To:** Mayor and Members of City Council

202501797

**From:** Sheryl M. M. Long, City Manager

**Subject: Ordinance – Parks: Lytle Park Comfort Station Grant**

---

Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to accept grant resources of \$57,000 from the Cincinnati Parks Foundation to fund construction of a comfort station at Lytle Park; **AUTHORIZING** the Director of Finance to deposit the grant resources into Park Miscellaneous Revenue and Special Activity Fund 326; **ESTABLISHING** new capital improvement program project account no. 980x203x262048, “Lytle Park Comfort Station,” to provide resources to construct a comfort station at Lytle Park; and **AUTHORIZING** the transfer and appropriation of \$57,000 from the unappropriated surplus of Park Miscellaneous Revenue and Special Activity Fund 326 to newly established capital improvement program project account no. 980x203x262048, “Lytle Park Comfort Station,” to provide resources for a comfort station at Lytle Park.

Approval of this Ordinance authorizes the following:

1. The City Manager to accept grant resources of \$57,000 from the Cincinnati Parks Foundation to construct a comfort station at Lytle Park;
2. The Director of Finance to deposit the grant resources into Parks Miscellaneous Revenue and Special Activity Fund 326;
3. The establishment of new capital improvement program project account no. 980x203x262048, “Lytle Park Comfort Station,” to provide resources to construct a comfort station at Lytle Park; and
4. The transfer and appropriation of \$57,000 from the unappropriated surplus of Park Miscellaneous Revenue and Special Activity Fund 326 to the newly established capital improvement program project account.

This grant does not require matching funds or new FTEs/full time equivalents.

Construction of a comfort station at Lytle Park aligns with the “Sustain” goal to “[p]reserve our natural and built environment” and the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and the strategy to “[u]nite our communities” as described on pages 193-195 and 209-211 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

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

Attachment



**AUTHORIZING** the City Manager to accept grant resources of \$57,000 from the Cincinnati Parks Foundation to fund construction of a comfort station at Lytle Park; **AUTHORIZING** the Director of Finance to deposit the grant resources into Park Miscellaneous Revenue and Special Activity Fund 326; **ESTABLISHING** new capital improvement program project account no. 980x203x262048, “Lytle Park Comfort Station,” to provide resources to construct a comfort station at Lytle Park; and **AUTHORIZING** the transfer and appropriation of \$57,000 from the unappropriated surplus of Park Miscellaneous Revenue and Special Activity Fund 326 to newly established capital improvement program project account no. 980x203x262048, “Lytle Park Comfort Station,” to provide resources for a comfort station at Lytle Park.

WHEREAS, the Parks Department applied for and was awarded a grant of \$57,000 from the Cincinnati Parks Foundation to fund construction of a comfort station at Lytle Park; and

WHEREAS, this grant does not require matching funds, and there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, construction of a comfort station at Lytle Park aligns with the “Sustain” goal to “[p]reserve our natural and built environment” and the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and the strategy to “[u]nite our communities” as described on pages 193-195 and 209-211 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 grant resources of \$57,000 from the Cincinnati Parks Foundation to fund construction of a comfort station at Lytle Park.

Section 2. That the Director of Finance is authorized to deposit the grant resources into Park Miscellaneous Revenue and Special Activity Fund 326.

Section 3. That new capital improvement program project account no. 980x203x262048, “Lytle Park Comfort Station,” is established to provide resources to construct a comfort station at Lytle Park.

Section 4. That the transfer and appropriation of \$57,000 from the unappropriated surplus of Park Miscellaneous Revenue and Special Activity Fund 326 to newly established



capital improvement program project account no. 980x203x262048, “Lytle Park Comfort Station,” is authorized to provide resources for a comfort station at Lytle Park.

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 take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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

October 1, 2025

**To:** Members of the Budget and Finance Committee

202501604

**From:** Sheryl M. M. Long, City Manager

**Subject: Emergency Ordinance – CMO: In-Kind Office Space Donation**

Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to accept an in-kind donation of the use of office space, valued at up to \$50,000 per year, located in the Central Business District and/or Over-the-Rhine neighborhoods, from the Cincinnati Center City Development Corporation and Urban Sites to provide resources to support connecting community members with City services and violence reduction efforts.

This Emergency Ordinance authorizes the City Manager to accept an in-kind donation of the use of office space, valued at up to \$50,000 per year, located in the Central Business District (CBD) and/or Over-the-Rhine (OTR) neighborhoods, from the Cincinnati Center City Development Corporation (3CDC) and Urban Sites to provide resources to support connecting community members with City services and violence reduction efforts.

The space will serve as a welcoming, accessible hub where community members can connect directly with the City violence reduction efforts, services, and programs. The space will function as both a community living room and an operational base for staff, partners, and outreach teams, providing consistent presence, relationship-building, and problem-solving in the Central Business District and/or Over-the-Rhine neighborhoods.

Accepting this in-kind donation does not require new FTEs/full time equivalents or matching resources.

Accepting the donation of office space to provide resources to support connecting community members with City services and violence reduction efforts 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 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to utilize the donated office space to support connecting community members with City services and violence reduction efforts as soon as possible.

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 an in-kind donation of the use of office space, valued at up to \$50,000 per year, located in the Central Business District and/or Over-the-Rhine neighborhoods, from the Cincinnati Center City Development Corporation and Urban Sites to provide resources to support connecting community members with City services and violence reduction efforts.

WHEREAS, the use of office space, valued at up to \$50,000 per year, will be donated to the City by the Cincinnati Center City Development Corporation and Urban Sites; and

WHEREAS, the donated space will serve as a welcoming, accessible hub where community members can connect directly with City violence reduction efforts, services, and programs, and will function as both a community living room and an operational base for staff, partners, and outreach teams, providing consistent presence, relationship-building, and problem-solving in the Central Business District and/or Over-the-Rhine neighborhoods; and

WHEREAS, accepting this in-kind donation does not require matching funds, and there are no new FTEs/full time equivalents associated with acceptance of this donation; and

WHEREAS, accepting an in-kind donation of office space to provide resources to support connecting community members with City services and violence reduction efforts 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 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 an in-kind donation of the use of office space, valued at up to \$50,000 per year, located in the Central Business District and/or Over-the-Rhine neighborhoods, from the Cincinnati Center City Development Corporation and Urban Sites to provide resources to support connecting community members with City services and violence reduction efforts.

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 utilize the donated office space to support connecting community members with City services and violence reduction efforts as soon as possible.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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



October 1, 2025

**To:** Mayor and Members of City Council

202501795

**From:** Sheryl M. M. Long, City Manager

**Subject: Emergency Ordinance – Enterprise Services: FY 2026 Parking  
Meter Fund 303 Outdoor Dining Budget Adjustment**

---

Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the transfer and appropriation of \$49,750 from the unappropriated surplus of Parking Meter Fund 303 to Enterprise Services Parking Meter Fund non-personnel operating budget account no. 303x248x7200 to provide resources to maintain and repair the outdoor dining areas located within the public right-of-way.

This Emergency Ordinance authorizes the transfer and appropriation of \$49,750 from the unappropriated surplus of Parking Meter Fund 303 to Enterprise Services Parking Meter Fund non-personnel operating budget account no. 303x248x7200 to provide resources to maintain and repair the outdoor dining areas located within the public right-of-way.

In 2020, the City instituted an outdoor dining “parklet” program, which allowed local businesses to expand their business operations into the public right-of-way in certain approved locations previously used as street parking spaces. In 2025, the City established an annual fee to cover the costs of management and oversight related to the parklet program, with the fee revenue collected and deposited into Parking Meter Fund 303.

The City contracted with the Cincinnati Center City Development Corporation (“3CDC”) to oversee the use and management of the parklets. 3CDC performs management and oversight services, including maintaining and repairing the outdoor dining areas located in the parklets. The Enterprise Services Parking Meter Fund non-personnel operating budget requires an adjustment to meet the operational needs due to the revenue collected.

The reason for the emergency is the immediate need to adjust appropriations to meet operational needs due to revenue collected for these services.

The Administration recommends passage of this Emergency Ordinance.

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

Attachment

## **EMERGENCY**

**MSS**

**- 2025**

**AUTHORIZING** the transfer and appropriation of \$49,750 from the unappropriated surplus of Parking Meter Fund 303 to Enterprise Services Parking Meter Fund non-personnel operating budget account no. 303x248x7200 to provide resources to maintain and repair the outdoor dining areas located within the public right-of-way.

WHEREAS, in 2020, the City instituted an outdoor dining “parklet” program that allowed local businesses to expand their operations into the public right-of-way in certain approved locations previously used as street parking spaces; and

WHEREAS, in 2025, the City established an annual fee to provide resources for management and oversight of the parklet program, with the fee revenue deposited into Parking Meter Fund 303; and

WHEREAS, the City contracted with the Cincinnati Center City Development Corporation (“3CDC”) to oversee use and management of the parklets; and

WHEREAS, 3CDC performs management and oversight services, including maintaining and repairing the outdoor dining areas located in the parklets; and

WHEREAS, the Enterprise Services Parking Meter Fund non-personnel operating budget requires adjustment to meet operational needs due to the revenue collected; now, therefore,

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

Section 1. That the transfer and appropriation of \$49,750 from the unappropriated surplus of Parking Meter Fund 303 to Enterprise Services Parking Meter Fund non-personnel operating budget account no. 303x248x7200 is authorized to provide resources to maintain and repair the outdoor dining areas located within the public right-of-way.

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 adjust appropriations to meet operational needs due to revenue collected for these services.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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

October 1, 2025

**To:** Mayor and Members of City Council

202501796

**From:** Sheryl M. M. Long, City Manager

**Subject: Emergency Ordinance – Finance: Cannabis Tax Revenue from the State of Ohio**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to accept Cannabis Tax revenue from the State of Ohio; and **AUTHORIZING** the Director of Finance to deposit the revenue into General Fund revenue account no. 050x8506.

Approval of this Emergency Ordinance authorizes the City to accept Cannabis Tax revenue from the State of Ohio. This Emergency Ordinance further authorizes the Finance Director to deposit the revenue into General Fund revenue account no. 050x8506.

In 2023, Ohio voters approved a ballot initiative legalizing the sale, possession, and use of recreational cannabis by adults. Pursuant to Ohio Revised Code (ORC) Section 3780.22, the State of Ohio levies a ten percent tax on the consumer sale of marijuana.

As a designated host community, the City of Cincinnati is entitled to receive thirty-six percent of the tax revenue generated by adult-use dispensaries operating within its jurisdiction. Payments to municipalities are scheduled for disbursement at the end of the month following each calendar-year quarter, as outlined in Ohio Auditor of State Bulletin 2025-003. These funds may be used by the City for any approved purpose and are therefore considered General Fund revenue.

Accepting and depositing Cannabis Tax revenue from the State of Ohio is in accordance with the “Sustain” goal to “[m]anage our financial resources” as described on pages 199-205 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to accept Cannabis Tax revenue from the State of Ohio.

The Administration recommends passage of this Emergency Ordinance.

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



Attachment



## **EMERGENCY**

**AEP**

**- 2025**

**AUTHORIZING** the City Manager to accept Cannabis Tax revenue from the State of Ohio; and **AUTHORIZING** the Director of Finance to deposit the revenue into General Fund revenue account no. 050x8506.

WHEREAS, in 2023, Ohio voters approved a ballot initiative authorizing the sale, possession, and use of recreational cannabis by adults; and

WHEREAS, pursuant to R.C. Section 3780.22, the State of Ohio levies a ten percent tax on the consumer sale of marijuana; and

WHEREAS, as a host community, the City is entitled to receive 36 percent of the tax revenue generated by adult-use dispensaries in the City of Cincinnati from the State of Ohio (“Cannabis Tax revenue”); and

WHEREAS, according to the Ohio Auditor of State Bulletin 2025-003, payments to municipalities will be made at the end of the month following each calendar year quarter; and

WHEREAS, these funds may be used by the City for any approved purpose, and are therefore considered General Fund revenue; and

WHEREAS, accepting and depositing Cannabis Tax revenue from the State of Ohio is in accordance with the “Sustain” goal to “[m]anage our financial resources” as described on pages 199-205 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 Cannabis Tax revenue from the State of Ohio.

Section 2. That the Director of Finance is authorized to deposit the revenue into General Fund revenue account no. 050x8506.

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 accept Cannabis Tax revenue from the State of Ohio.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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

Date: October 1, 2025

To: Mayor and Members of City Council 202501802

From: Sheryl M. M. Long, City Manager

Subject: ORDINANCE – ACCEPTING AND CONFIRMING DEDICATION OF THE A PORTION  
OF LANGSTON STREET

---

Attached is an ordinance captioned as follows:

DEDICATING, ACCEPTING, AND CONFIRMING the dedication to public use of an approximately 0.081-acre tract of real property as Langston Street, a public right-of-way for street purposes in the Over-the-Rhine neighborhood of Cincinnati.

The City of Cincinnati has dedicated to public use approximately 0.081-acre tract of real property in the Over-the-Rhine neighborhood as a portion of the Langston Street 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 April 4, 2025.

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 0.081-acre tract of real property as Langston Street, a public right-of-way for street purposes in the Over-the-Rhine neighborhood of Cincinnati.

WHEREAS, the Board of County Commissioners of Hamilton County, Ohio, an Ohio political subdivision (“County”), by and through its duly authorized representative, desires to dedicate to public use an approximately 0.081-acre tract of real property (“Dedication Property”) as Langston Street as public right-of-way for street purposes by a plat attached to this ordinance as Attachment A and incorporated herein by reference (“Dedication Plat”); and

WHEREAS, Roger E. Friedmann, a reputable attorney practicing in Hamilton County, Ohio, has provided an Attorney’s Certificate of Title dated March 14, 2025, certifying that the County holds title to the Dedication Property depicted on the Dedication Plat in fee simple, with full power to convey, subject to certain encumbrances, including real estate taxes not yet due and payable, and that the Law Department’s Real Estate Services Division has reviewed the encumbrances and Dedication Plat and found that the County has made satisfactory provision for the subordination of any encumbrances and payment of all real estate taxes and assessments; 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 Langston Street to public use as public right-of-way for street purposes at its meeting on April 4, 2025; 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 the Langston Street public right-of-way for street purposes; 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 0.081-acre tract of real property in Over-the-Rhine as the Langston Street public right-of-way for street purposes, as depicted on the plat attached to this ordinance as Attachment A (Dedication Plat) and incorporated herein by reference and described more particularly in the legal description attached to this ordinance as Attachment B (Legal Description), 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 any and all ancillary agreements, deeds, plats, or other real estate documents, as deemed necessary or appropriate by the City Manager.

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

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



### SERVICE CHARGES, ASSESSMENTS AND FEES

CERTIFICATE OF NOTARY PUBLIC

0000000000000000

0000000000000000

THE REGISTRATION OF ADOPTED CHILDREN IS THE PROPERTY OF THE CITY OF CHICAGO. IT IS ILLEGAL TO REPRODUCE OR DISTRIBUTE THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE CITY OF CHICAGO. IT IS ILLEGAL TO REPRODUCE OR DISTRIBUTE THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE CITY OF CHICAGO.

PLANNING COMMISSION APPROVAL:

CITY OF CHICAGO AND DEPT. OF ENVIRONMENT

100 JOURNAL OF DOCUMENTATION



DEED STATEMENT

6081 ADDRESS TO THE DELEGATES



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1-800-333-3333

## NOTES

*Matt Blum*

Chief Financial Officer, American Express

DATE \_\_\_\_\_

PRINT NAME AND TITLE \_\_\_\_\_



## ATTACHMENT B

### Legal Description 0.081 Acres Langston Street Dedication

Situated in Section 13, Town 3, Fractional Range 2, BTM, Millcreek Township, City of Cincinnati, Hamilton County, Ohio, being part of a 0.996 acre tract of land conveyed to the Board of County Commissioners of Hamilton County, Ohio in O.R. 15009 Pg. 761, the boundary of which being more particularly described as follows:

Beginning at a mag nail set in the east right of way line of Central Parkway, being N09°53'42"W a distance of 125.16 feet from the intersection with the north right of way line of Elder Street;

Thence along said east right of way line, N09°53'42"W a distance of 35.00 feet to a mag nail found at the southwest corner of a 0.277 acre (deed) tract of land conveyed to Logan Towers Limited Partnership in O.R. 14016 Pg. 1396;

Thence along the south line of said 0.277 acre (deed) tract of land, N80°02'08"E a distance of 100.19 feet to a magnail found in the west right of way line of Logan Street;

Thence along the west right of way line of Logan Street, S09°53'43"E a distance of 35.00 feet to a cross notch found in the north line of the aforementioned 0.996 acre (deed) tract

Thence through said 0.996 acre tract, along the proposed south right of way line, S80°02'08"W a distance of 100.19 feet to the Point of Beginning.

Containing 0.081 acres of land, more or less and being subject to easements, restrictions and rights of way record.

Bearings are based on the Ohio State Plane Coordinate System South Zone as derived from the Ohio Department of Transportation's Virtual Reference Stationing System (VRS)(NAD 83)

The above description is based on a field survey performed by The Kleingers Group in July 2021 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Matthew D. Habedank  
Ohio Professional Surveyor No. 8611

3/08/2022  
Date



October 6, 2025

**To:** Members of the Budget and Finance Committee

202501849

**From:** Sheryl M. M. Long, City Manager

**Subject: Emergency Ordinance – Cincinnati Health Department: Moral  
Obligation Payment to Companies By Design, LLC**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** a payment of \$86,155 from Cincinnati Health Department Public Health Research Fund non-personnel operating budget account no. 350x263x3110x7289 to Companies By Design, LLC, as a moral obligation for lead remediation services provided between July and October 2023.

Approval of this Emergency Ordinance authorizes a payment of \$86,155 from Cincinnati Health Department Public Health Research Fund non-personnel operating budget account no. 350x263x3110x7289 to Companies By Design, LLC, as a moral obligation for lead remediation services provided between July 2023 and October 2023. Sufficient existing resources are available to make the payment.

In 2023, the Cincinnati Health Department (“CHD”) engaged Companies By Design, LLC, following a competitive procurement process, to perform lead remediation services. However, CHD prematurely issued a notice to proceed before executing a formal contract and encumbering the necessary funds. Companies By Design, LLC provided lead remediation services to the City from July 2023 through October 2023.

To prevent this from recurring in the future, CHD staff will be re-trained to ensure third party services may not be provided prior to the execution of a contract and encumbrance of funds.

The reason for the emergency is the immediate need to make payment to Companies By Design, LLC for outstanding charges in a timely manner.

The Administration recommends passage of this Emergency Ordinance.

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

Attachment



## **EMERGENCY**

**MSS**

**- 2025**

**AUTHORIZING** a payment of \$86,155 from Cincinnati Health Department Public Health Research Fund non-personnel operating budget account no. 350x263x3110x7289 to Companies By Design, LLC, as a moral obligation for lead remediation services provided between July and October 2023.

WHEREAS, in 2023, after a competitive procurement process, the Cincinnati Health Department (“CHD”) engaged Companies By Design, LLC (“Contractor”) to perform lead remediation services; and

WHEREAS, CHD prematurely issued Contractor a notice to proceed, prior to executing the contract and encumbering funds; and

WHEREAS, Contractor provided lead remediation services to the City between July and October 2023 pursuant to the notice to proceed; and

WHEREAS, to prevent this from reoccurring in the future, CHD staff will be re-trained to ensure third party services are not provided prior to executing a contract and encumbering funds; and

WHEREAS, sufficient funds are available in Cincinnati Health Department Public Health Research Fund non-personnel operating budget account no. 350x263x3110x7289 to pay Contractor for the services rendered; and

WHEREAS, Council desires to pay \$86,155 to Contractor for expenses incurred for outstanding charges related to lead remediation services provided between July and October 2023; 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 \$86,155 from Cincinnati Health Department Public Health Research Fund non-personnel operating budget account no. 350x263x3110x7289 to Companies By Design, LLC, as a moral obligation for lead remediation services provided between July and October 2023.

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 Companies By Design, LLC for outstanding charges in a timely manner.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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

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.

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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.

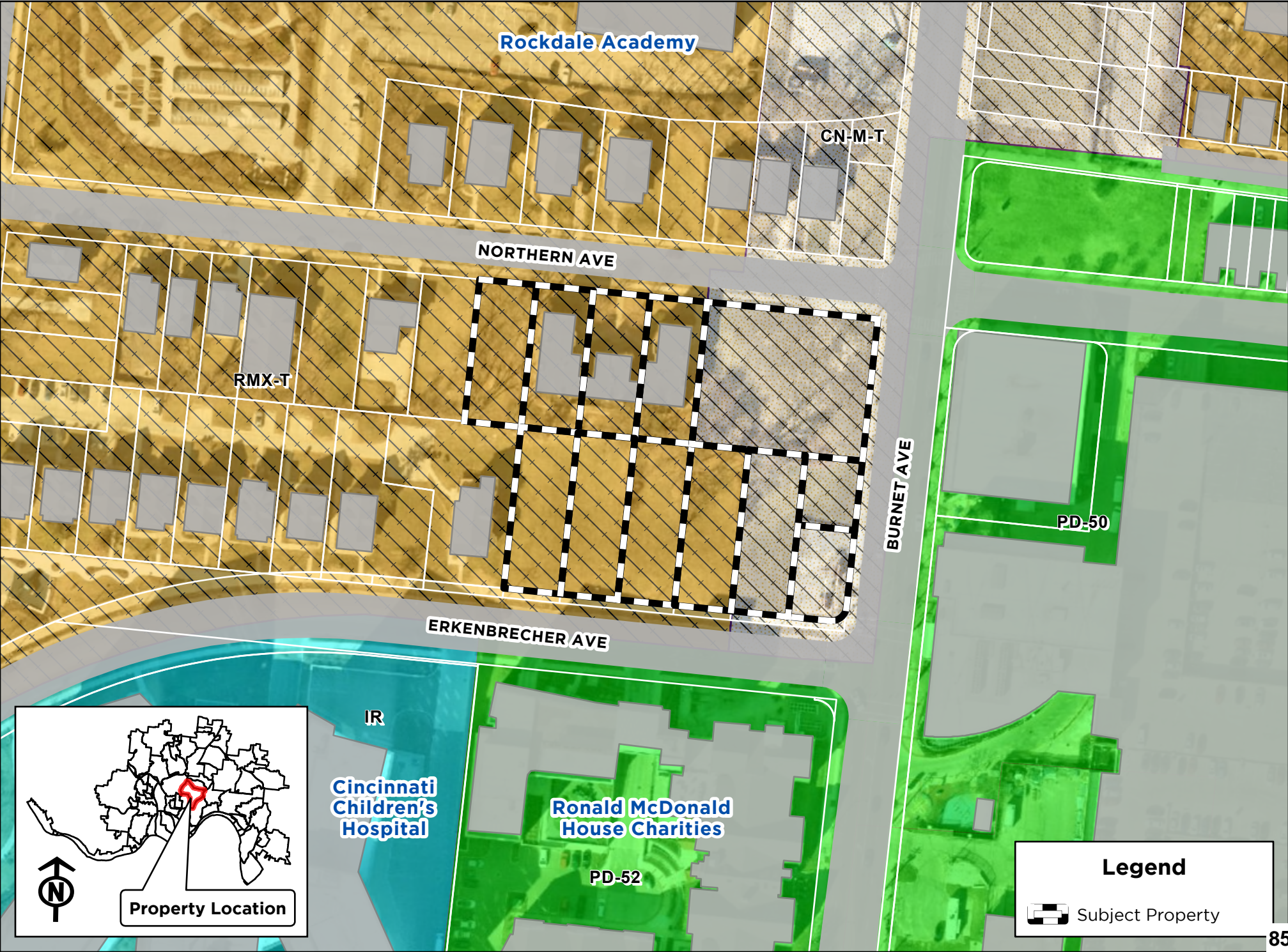
Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

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.



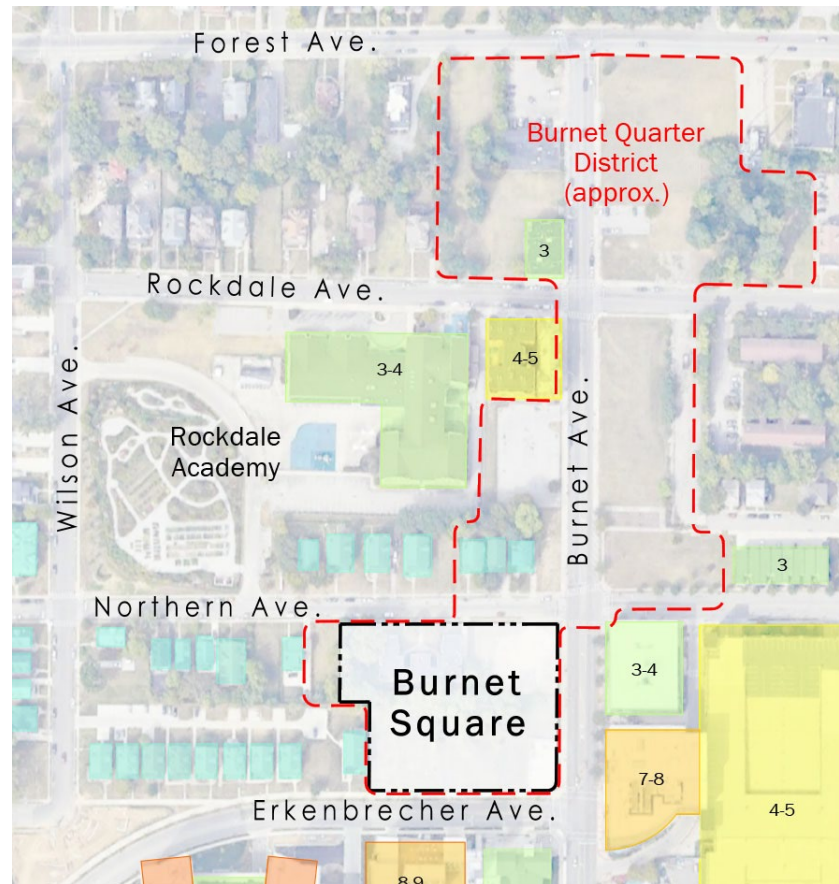
A handwritten signature in blue ink, appearing to read 'Jeffrey O. Lambert', written over a horizontal line.

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 20<sup>th</sup> of last year and via a virtual meet-and-greet on August 26<sup>th</sup>.



**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:

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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).



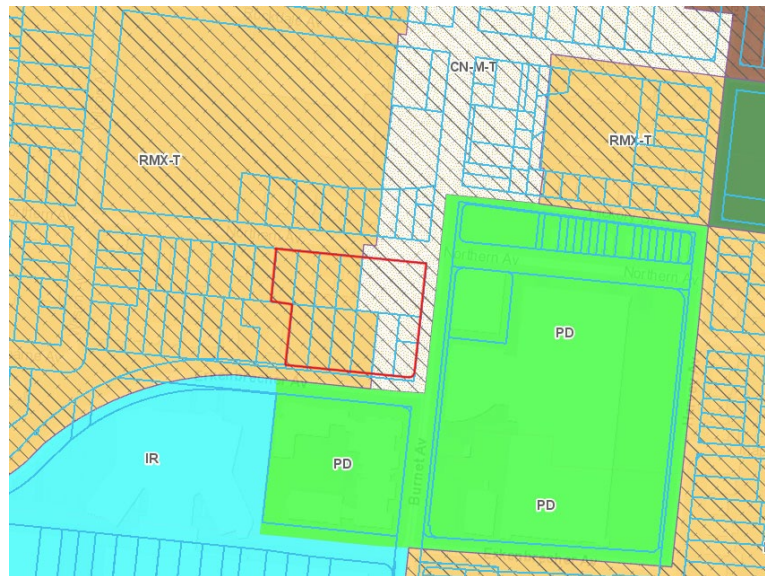
*Conceptual Massing Diagram*

**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:**

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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:**

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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):**

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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:**

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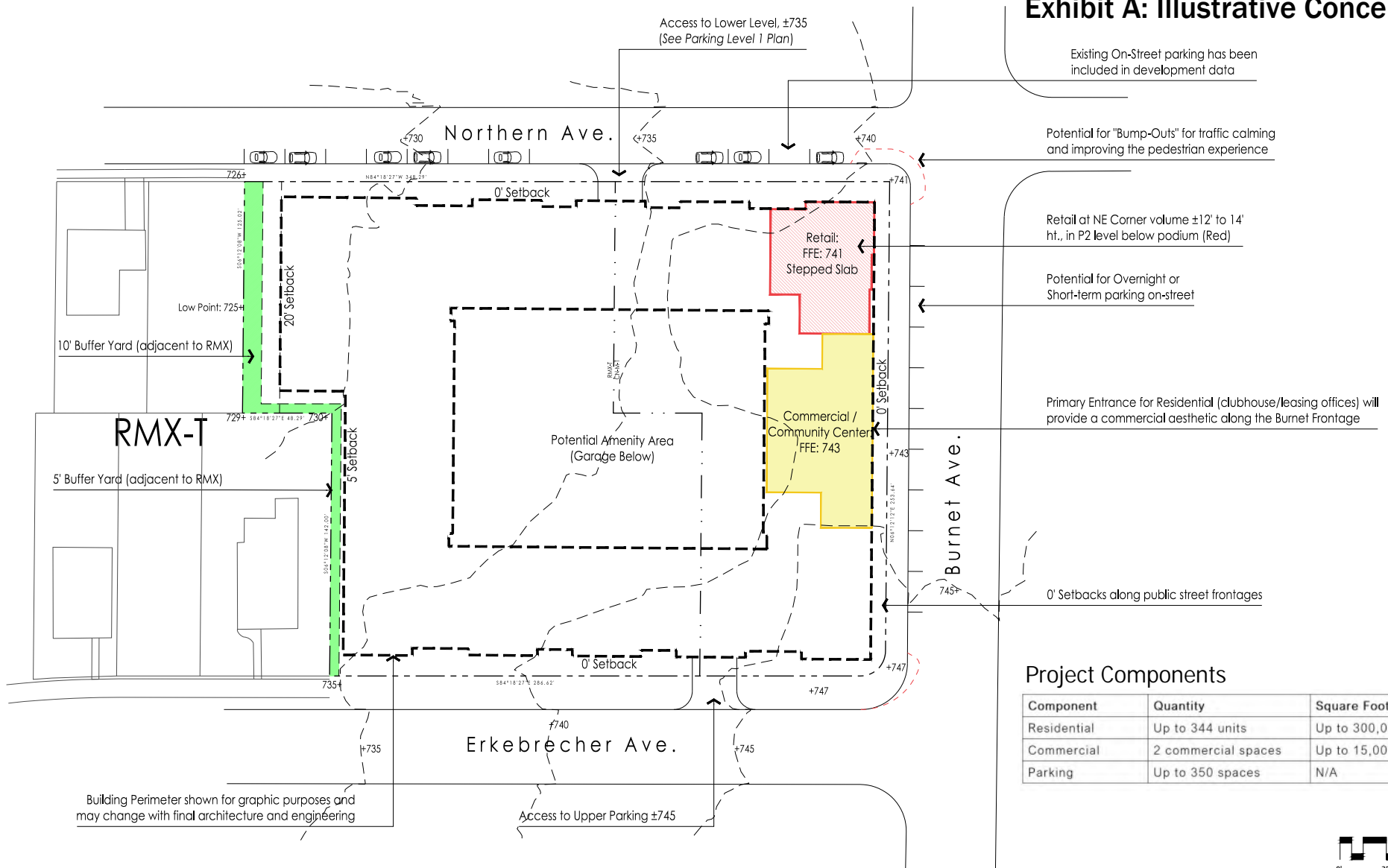
The residential units will be all electric and coordinated with the appropriate utility companies. The retail use will likely have a natural gas connection. Additional information will be provided as part of the Final Development Plan submission.

**Schedule:**

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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. 4<sup>th</sup> 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:

<b>Component</b>	<b>Quantity</b>	<b>Square Footage</b>
<b>Residential</b>	Up to 344 units	Up to 300,000 sq. ft.
<b>Commercial</b>	2 commercial spaces	Up to 15,000 sq. ft.
<b>Parking</b>	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
<b>Residential Uses</b>	<ul style="list-style-type: none"><li>• Permanent residential:<ul style="list-style-type: none"><li>○ Single-family dwelling</li><li>○ Attached single-family dwelling</li><li>○ Two-family dwelling</li><li>○ Attached multifamily dwelling</li></ul></li></ul>
<b>Public and Semipublic Uses</b>	<ul style="list-style-type: none"><li>• Day care center</li></ul>
<b>Government Facilities and Office Uses</b>	<ul style="list-style-type: none"><li>• Offices</li><li>• Park and recreation facilities</li></ul>
<b>Commercial Uses</b>	<ul style="list-style-type: none"><li>• Banks and financial institutions</li><li>• Business services</li><li>• Eating and drinking establishments:</li></ul>

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

### **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,<sup>1</sup> and the Uptown District overall employing over 176,000 people and producing an annual economic impact of \$24.5 billion.<sup>2</sup> 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.<sup>3</sup> 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

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1 “Facts and Figures.” *Corporate Information*, Cincinnati Children’s Hospital. [www.cincinnatichildrens.org/about/corporate/facts-figures](http://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](http://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 10, 2025

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Ordinance – Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

202501681

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Transmitted is an Ordinance captioned:

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 79, “Uptown Gateway,” to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood.

The City Planning Commission recommended approval of the designation at its September 5, 2025, meeting.

Summary

Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC, has petitioned the City to approve a major amendment to the PD-79 concept plan and development program statement to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts.

The City Planning Commission recommended the following on September 5 2025, to City Council:

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

**APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

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



## **EMERGENCY**

**DBS**

**-2025**

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 79, “Uptown Gateway,” to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood.

WHEREAS, Uptown SEQ Holdings, LLC, owns or controls certain real property in the Avondale neighborhood located at 3020-3090 Exploration Avenue (“Property”), which property Council rezoned to Planned Development District No. 79 (“PD-79”), pursuant to Ordinance No. 280-2017 adopted on October 5, 2017; and

WHEREAS, the Property currently contains an underground parking structure, one six-story building consisting of approximately 185,000 square feet, one six-story building consisting of approximately 180,000 square feet, and a prepared building pad that is configured for a hotel use; and

WHEREAS, Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC, has petitioned the City to approve a major amendment to the PD-79 concept plan and development program statement to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts; and

WHEREAS, the proposed major amendment to the PD-79 concept plan and development program statement will not impact the existing physical attributes of the Property including the buildings, landscaping, parking, and other development associated with the Property and will afford greater flexibility for future uses on the Property to attract new business and retain existing tenants; and

WHEREAS, Section 1429-12(b) of the Zoning Code provides that changes in the uses allowed under an approved concept plan constitute a major amendment to the concept plan that requires approval of the City Planning Commission and Council in the same manner as a zoning map amendment; and

WHEREAS, at its regularly scheduled meeting on September 5, 2025 the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development program statement for PD-79; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-79 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-79 is in accordance with Plan Cincinnati (2012), and the "Compete" initiative area with the goals to "[c]ultivate our position as the most vibrant and economically healthiest part of our region" (p. 114) and "[t]arget investment to geographic areas where there is already economic activity" (p. 115); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-79 is in accordance with Goal 4 of the Avondale Quality of Life Plan (2020), that "[y]outh in Avondale are connected with education, employment, and career opportunities and resources that will lead to gainful employment and prepare the future generation for a competitive workforce" (p. 39) and Goal 6 that "[r]esidents have access to quality jobs at good local and regional businesses. Barriers to employment are addressed/removed" (p. 41); and

WHEREAS, Council considers the major amendment to the PD-79 concept plan and development program statement to be in the best interest of the City and the general 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 Council hereby adopts as its own independent findings the Department of City Planning and Engagement and the Cincinnati Planning Commission's findings that the major amendment to Planned Development District No. 79 ("PD-79") further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the concept plan and development program statement for PD-79 are hereby amended to incorporate the concept plan amendment and development program statement amendment, attached hereto as Attachment A and incorporated herein by reference.

Section 3. That, to the extent the concept plan and development program statement for PD-79 are not amended herein, they shall remain in full force and effect.

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 to allow future and current tenants with the requisite certainty that they will be permitted to operate within the planned development and allow planning and discussion for other future uses and development to proceed.

Passed: \_\_\_\_\_, 2025

\_\_\_\_\_  
Aftab Pureval, Mayor

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

**AMENDMENT #1**  
**CONCEPT PLAN & DEVELOPMENT PROGRAM STATEMENT**  
**PLANNED DEVELOPMENT DISTRICT No. 79**  
**Located at**  
**SOUTHEAST CORNER OF READING RD & MLK BLVD**

**1. APPLICANT/PETITIONER:**

Uptown SEQ Holdings, LLC (via the developer, Terrex Uptown Investor, LLC "Developer")  
3200 Madison Road, Suite 2B  
Cincinnati, OH 45209

As may be subsequently assigned.

**2. SUMMARY OF REQUEST**

Applicant is requesting to amend the permitted uses within the approved City of Cincinnati Planned Development District No. 79 ("Development") that was previously approved by City of Cincinnati through Ordinance No. 280-2017 on or about October 5, 2017.

When originally approved, the Development was described as a "mixed-use" project and listed specific assets that were to be developed. This Amendment is intended to clarify the permitted uses within the Development to allow for the original vision to be successfully executed. The permitted uses for which Applicant seeks approval include office, research and development, laboratory, hotel, multifamily, retail, restaurant, entertainment, colleges, schools, parking and those uses specifically permitted under current City of Cincinnati zoning regulations for CC-A zoning districts as outlined in Section 1409-07, RM-0.7 zoning districts as outlined in Section 1405-05, Office General zoning districts as outlined in Section 1407-05, ML zoning districts as outlined in Section 1413-05 and IR zoning districts as outlined in Section 1417-03.

**3. PROJECT SUMMARY & PHASING**

When completed, the Proposed Development will include multiple buildings and below grade structured parking. Today, these buildings include an underground parking garage, one six-story building consisting of approximately 185,000 sft that is leased to UC (Digital Futures Building), one six-story building consisting of approximately 180,000 sft and a prepared building pad that is configured for a hotel concept, but this area could include or be utilized for other uses when developed. Future buildings within the Development will need to be approved through the Final Development Plan process with the City of Cincinnati.

**4. TIMING**

The major improvements in Phase I of the Development have been completed, as outlined above. Construction and development of future buildings and/or phases will continue as tenants/purchasers are identified for the remainder of the developable property within the Development.

**5. SITE PLAN & SUMMARY**

The Development is the initial project intended to be a large-scale, catalytic redevelopment of the area surrounding the new Martin Luther King Blvd. interchange with I-71 and has already resulted in large private and public investment. Generally, this area, including the Development, is currently being developed as the "Cincinnati Innovation District" ("CID") and will spur additional private and public investment in surrounding areas throughout the CID and Uptown neighborhoods.

The Development has and will continue to create a mixed-use, walkable environment where a mix of uses, a mix of types of users/industries and the other improvements in the CID are intended to create a place where research and innovation

is fostered among a diverse group of companies, people and institutions. Cincinnati is working to continue its work to be a place where companies come to spur innovation and to garner access to top-level talent and this Development is part of that effort.

The catalysts for this innovation ecosystem in Uptown include the existing institutions in the area that count Cincinnati Children's Hospital, Cincinnati Zoo & Botanical Garden, TriHealth, University of Cincinnati and UC Health among its constituents. This synergy between the Development's users, CID users/occupants and the neighborhood anchor institutions will catalyze both development and job growth in the Uptown area.

The site plan for the Development was previously approved and subsequent improvements will all be required to go through the Final Development Plan process with the City of Cincinnati.

#### 6. ACCESS

The Proposed Development will enjoy three (3) points of access from public rights-of-way. The primary access and main entrance will be from Lincoln Ave. via an extension of the Winslow Ave. alignment into the Proposed Development. Further, there will be another point of access to/from Lincoln Ave. via the Bathgate curb-cut. The final point of access will be from/to Reading Road.

#### 7. UTILITIES & INFRASTRUCTURE

Applicant has installed the utility infrastructure needed for the Development and it is currently serving the Development.

#### 8. COMMUNITY ENGAGEMENT

Applicant has worked with various community groups, including the Avondale Community Council, Avondale Development Corporation and Uptown Consortium, Inc., to inform its planning for the Development.

City of Cincinnati owns property that is currently planned as "PHASE III" of the Development and by approving this Amendment #1 to the Concept Plan & Development Program Statement for Planned Development District No. 79, City of Cincinnati is consenting to this amendment.



APPLICANT:

UPTOWN SEQ HOLDINGS, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

CONSENTING OWNERS:

UPTOWN GATEWAY OFFICE 1, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

UPTOWN GATEWAY ACCESS, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

3090 EXPLORATION AVE, LLC

BY: Children's Hospital Medical Center

By: Maura Moran-Berry  
Maura Moran-Berry

ITS: Asst. VP, Real Estate

**SUBJECT:** A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

**GENERAL INFORMATION:**

Location: 3020-3090 Exploration Avenue  
Cincinnati, OH 45206

Petitioner: Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC  
3200 Madison Road, Suite 2B  
Cincinnati, OH 45209

Request: A proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79 to update the permitted uses to include office, research and development, laboratory, hotel, multi-family, retail, restaurant, entertainment, colleges, schools, parking, and other uses specifically permitted under the Cincinnati Zoning Code for CC-A, RM-0.7, OG, ML, and IR zoning districts.

**ATTACHMENTS:**

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Concept Plan
- Exhibit C – Amended Development Program Statement

**BACKGROUND:**

The Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, was previously approved by City Council through Ordinance No. 280-2017 on October 5, 2017. The Planned Development includes an underground parking structure, one six-story building consisting of approximately 185,000 square feet that is leased to the University of Cincinnati (Digital Futures Building), one six-story building consisting of approximately 180,000 square feet, and a prepared building pad that is configured for a hotel concept. Three Final Development Plans have been approved for this Planned Development and include the parking garage (2019), two office buildings and site improvements (2020), and the signage plan (2021).

The applicant team, Terrex Uptown Investor, LLC, on behalf of the property owner, Uptown SEQ Holdings, LLC, is requesting a Major Amendment to the existing Concept Plan and Development Program Statement. The proposed Major Amendment requests to amend the existing Concept Plan and Development Program Statement to permit additional uses. All other aspects of the Planned Development will remain the same and will not affect any physical attributes of the site.

**ADJACENT LAND USE AND ZONING:**

The site is currently zoned as a Planned Development (PD-79). The adjacent zoning and land uses are as follows:

**North:**

Zoning: CC-P, RMX, and RMX-T  
Use: Vacant land and three single-family homes

**East:**

Zoning: ML-T  
Use: Interstate 71

**South:**

Zoning: CC-A-T and IR  
Use: Surface parking lots and 1819 Innovation Hub – University of Cincinnati

**West:**

Zoning: CC-P-T and CC-P  
Use: Wireless Connection cell phone store, Rally's fast-food restaurant, Avondale Beer Drive Thru and vacant land

**PROPOSED DEVELOPMENT AND CHANGES TO CONCEPT PLAN:**

The applicant is proposing to update the permitted uses to include office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, colleges, schools, parking, and other uses specifically permitted under the Cincinnati Zoning Code for CC-A, RM-0.7, OG, ML, and IR zoning districts. The request is considered a Major Amendment, which must be approved by Cincinnati Planning Commission, per Section 1429-12. – *Amendments to the Planned Development Concept Plan* of the Cincinnati Zoning Code.

**BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:**

According to §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 two contiguous acres.*

Planned Development #79 is 10.0668 acres total.

- b. ***Ownership*** – *Evidence that the petitioner 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 owners of the subject properties consist of Uptown Gateway Office 1, LLC, Uptown Gateway Access, LLC, and 3090 Exploration Avenue, LLC (Children's Hospital Medical Center).

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

Currently, each of the two constructed buildings (two out of four) is on its own separate parcel. No changes are proposed.

- 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 the site 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 applicant team has submitted a proposed Major Amendment to the Concept Plan and Development Program Statement that includes sufficient information regarding the proposed uses.

- b. ***Ownership*** – Evidence that the petitioner 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 applicant has provided evidence that the three aforementioned owners have sufficient control over the subject tract of land.

- 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 project has been constructed in multiple phases and previously has had three separate Final Development Plan approvals since the creation of the Planned Development.

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

Not applicable to this application.

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

The project will not change any of the open space provided in the original Concept Plan.

### **MAJOR AMENDMENT:**

The Cincinnati Zoning Code § 1429-12 allows for amendments to the Concept Plan and Development Program Statement. Major Amendments must be approved by the City Planning Commission and City Council. A Major Amendment to the Concept Plan and Development Program Statement has been requested as the petitioner wishes to change the permitted uses of the subject site.

### **PUBLIC COMMENT AND NOTIFICATION:**

A virtual public staff conference is scheduled for September 3, 2025. An update will be shared during the presentation to the City Planning Commission. Notices for the public staff conference and the City Planning Commission meeting were sent out to all property owners within 400-feet of the site and the Avondale Community Council.

### **CONSISTENCY WITH PLANS:**

*Plan Cincinnati (2012)*

The proposal is consistent with multiple goals and principles of *Plan Cincinnati*:

- Compete Goal 2: “Cultivate our position as the most vibrant and economically healthiest part of our region” through the strategies to “Target investment to geographic areas where there is already economic activity” and to “strategically select areas for new growth” (p. 115).
- Guiding Geographic Principle to “Focus revitalization on existing centers of activity” (p. 86).
- It is also consistent with the Guiding Policy Principles to “Increase our population” (p. 74) and to “Be aggressive and strategic in future growth and development” (p. 77).

#### *Avondale Quality of Life Plan (2020)*

The proposal is also consistent with multiple goals of the *Avondale Quality of Life Plan*:

- Goal 4: “Youth in Avondale are connected with education, employment, and career opportunities and resources that will lead to gainful employment and prepare the future generation for a competitive workforce” (p. 39).
- Goal 6: “Residents have access to quality jobs at good local and regional businesses. Barriers to employment are addressed/removed” (p. 41).

#### **CITY PLANNING COMMISSION ACTION:**

According to Section §1429-11(a) of the Cincinnati Zoning Code, 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 proposal is consistent with *Plan Cincinnati* and the *Avondale Quality of Life Plan*.

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 proposal is an amendment to an already approved and established Planned Development district.

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 proposal is an amendment to an already approved and established Planned Development and only requesting a change to the uses permitted.

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

All applicable aspects are covered in the submitted Concept Plan and Development Program Statement.

#### **ANALYSIS:**

The proposed Major Amendment to the Concept Plan and Development Program Statement would only change the uses permitted within the Planned Development. The applicant has proposed to update the uses to include office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, colleges, schools, parking, and other uses specifically permitted under the Cincinnati Zoning Code for CC-A, RM-0.7, OG, ML, and IR zoning districts. Approving the Major Amendment will allow for easier business attraction to the buildings and help retain existing tenants.



Updating the permitted uses will not affect any physical attributes of the Planned Development. The building, landscaping, parking and other development associated with the subject building are all staying the same. The proposed permitted uses are compatible with the intent of the overall Planned Development, are consistent with the type of development envisioned by the community of Avondale and are consistent with the aforementioned plans.

**CONCURRENT APPROVAL WITH FINAL DEVELOPMENT PLAN:**

According to §1429-16 *Concurrent Approval of Concept Plan, Development Program Statement and Final Development Plan* - The City Planning Commission may review and approve the Concept Plan, Development Program Statement and the Final Development Plan concurrently, provided that the applicant meets the submission requirements of both the Concept Plan and the Final Development Plan. The Planning Commission's approval of the Final Development Plan is contingent on the applicant obtaining City Council's approval of the Planned Development map amendment without changes.

**FINDINGS:**

It is the opinion of the staff of the Department of City Planning and Engagement that the Major Amendment to the Concept Plan and Development Program Statement follows §1429-05 and §1429-09 and satisfies the criteria outlined in §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

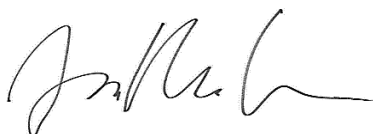
**RECOMMENDATION:**

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

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

Respectfully submitted:

Approved:

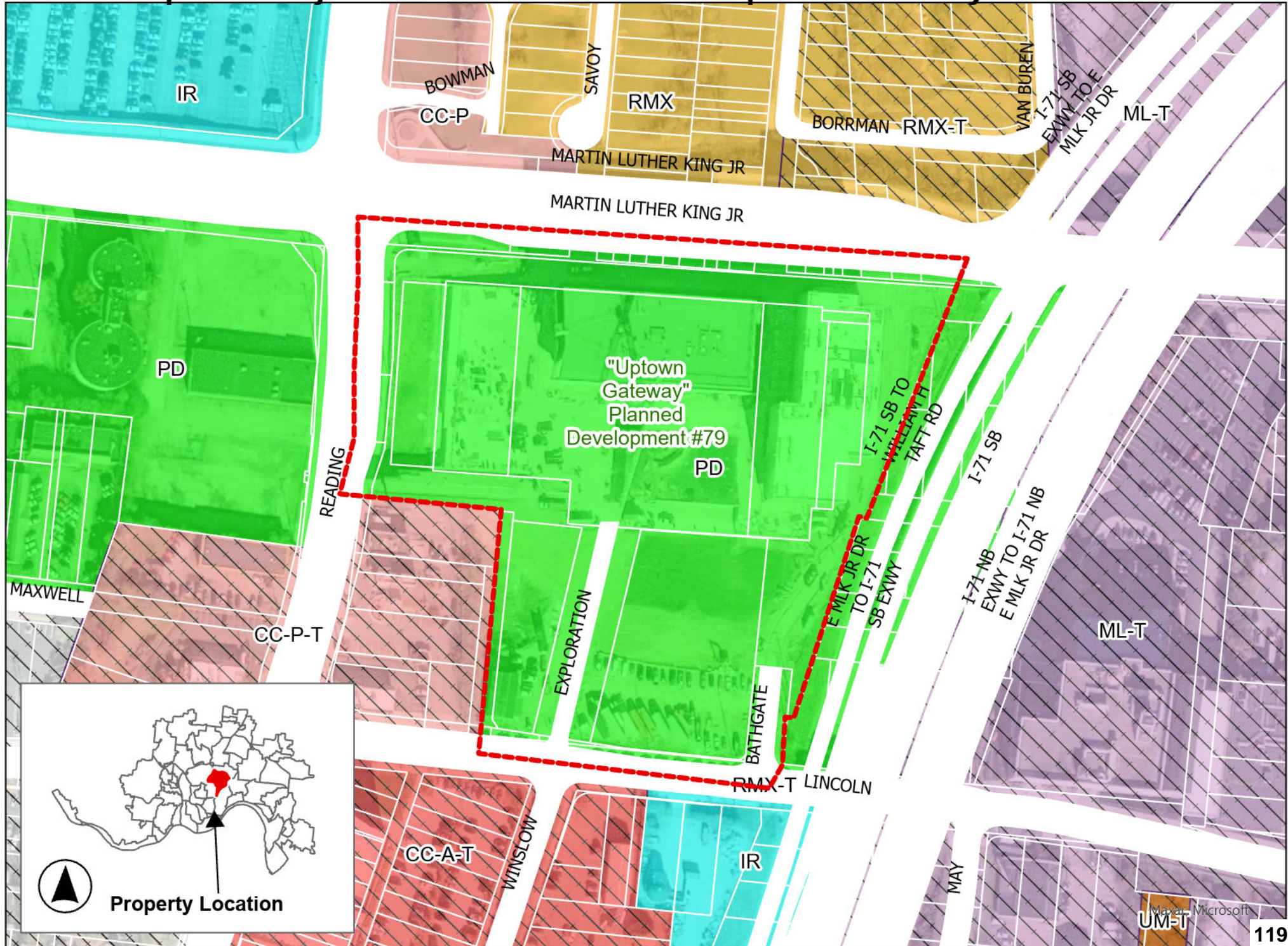


Jesse Urbancsik, Senior City Planner  
Department of City Planning and Engagement



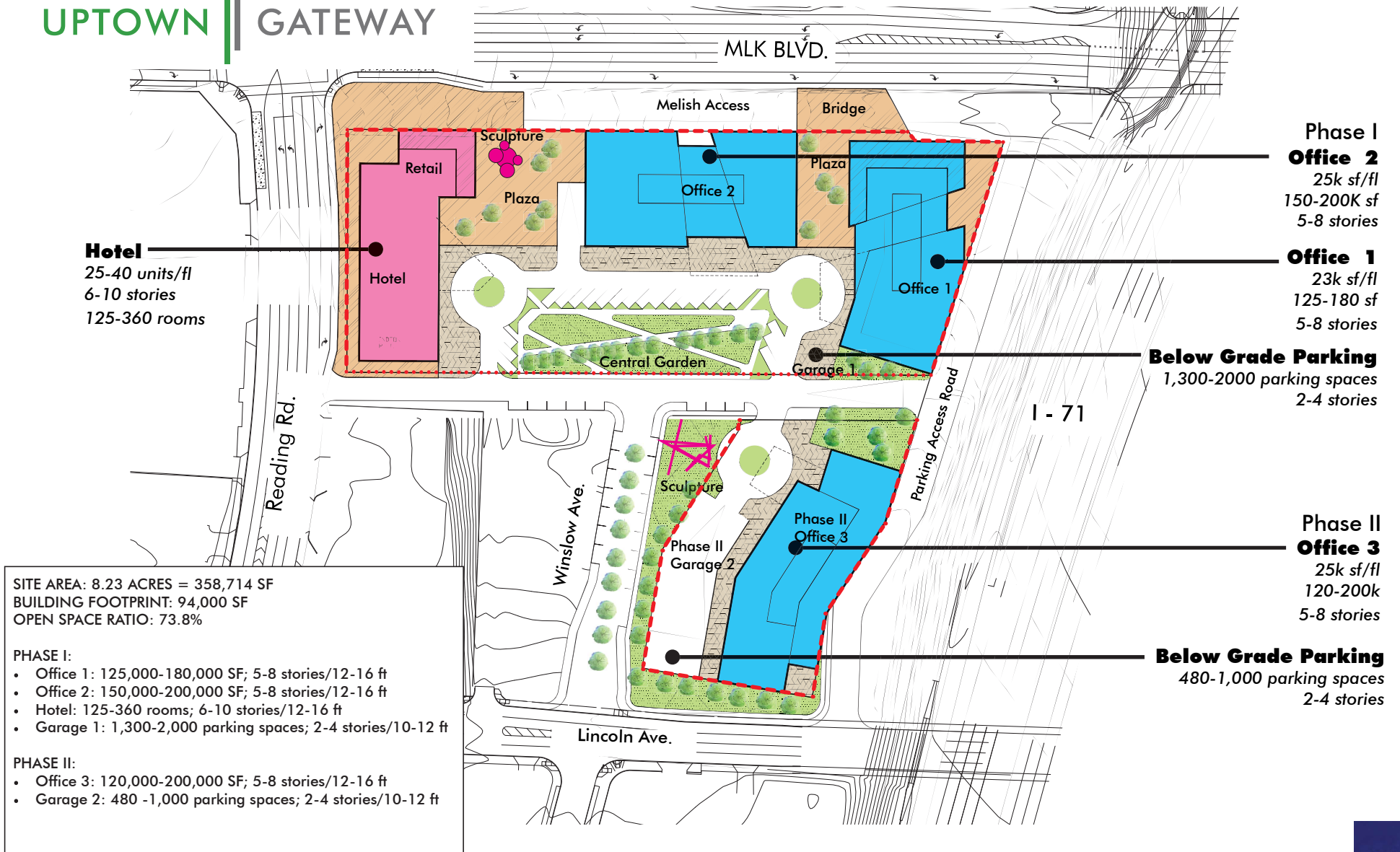
Stacey Hoffman, Division Manager  
Department of City Planning and Engagement

# Proposed Major Amendment to PD-79 "Uptown Gateway" in Avondale





# UPTOWN | GATEWAY



**AMENDMENT #1**  
**CONCEPT PLAN & DEVELOPMENT PROGRAM STATEMENT**  
**PLANNED DEVELOPMENT DISTRICT No. 79**  
**Located at**  
**SOUTHEAST CORNER OF READING RD & MLK BLVD**

**1. APPLICANT/PETITIONER:**

Uptown SEQ Holdings, LLC (via the developer, Terrex Uptown Investor, LLC "Developer")  
3200 Madison Road, Suite 2B  
Cincinnati, OH 45209

As may be subsequently assigned.

**2. SUMMARY OF REQUEST**

Applicant is requesting to amend the permitted uses within the approved City of Cincinnati Planned Development District No. 79 ("Development") that was previously approved by City of Cincinnati through Ordinance No. 280-2017 on or about October 5, 2017.

When originally approved, the Development was described as a "mixed-use" project and listed specific assets that were to be developed. This Amendment is intended to clarify the permitted uses within the Development to allow for the original vision to be successfully executed. The permitted uses for which Applicant seeks approval include office, research and development, laboratory, hotel, multifamily, retail, restaurant, entertainment, colleges, schools, parking and those uses specifically permitted under current City of Cincinnati zoning regulations for CC-A zoning districts as outlined in Section 1409-07, RM-0.7 zoning districts as outlined in Section 1405-05, Office General zoning districts as outlined in Section 1407-05, ML zoning districts as outlined in Section 1413-05 and IR zoning districts as outlined in Section 1417-03.

**3. PROJECT SUMMARY & PHASING**

When completed, the Proposed Development will include multiple buildings and below grade structured parking. Today, these buildings include an underground parking garage, one six-story building consisting of approximately 185,000 sft that is leased to UC (Digital Futures Building), one six-story building consisting of approximately 180,000 sft and a prepared building pad that is configured for a hotel concept, but this area could include or be utilized for other uses when developed. Future buildings within the Development will need to be approved through the Final Development Plan process with the City of Cincinnati.

**4. TIMING**

The major improvements in Phase I of the Development have been completed, as outlined above. Construction and development of future buildings and/or phases will continue as tenants/purchasers are identified for the remainder of the developable property within the Development.

**5. SITE PLAN & SUMMARY**

The Development is the initial project intended to be a large-scale, catalytic redevelopment of the area surrounding the new Martin Luther King Blvd. interchange with I-71 and has already resulted in large private and public investment. Generally, this area, including the Development, is currently being developed as the "Cincinnati Innovation District" ("CID") and will spur additional private and public investment in surrounding areas throughout the CID and Uptown neighborhoods.

The Development has and will continue to create a mixed-use, walkable environment where a mix of uses, a mix of types of users/industries and the other improvements in the CID are intended to create a place where research and innovation

is fostered among a diverse group of companies, people and institutions. Cincinnati is working to continue its work to be a place where companies come to spur innovation and to garner access to top-level talent and this Development is part of that effort.

The catalysts for this innovation ecosystem in Uptown include the existing institutions in the area that count Cincinnati Children's Hospital, Cincinnati Zoo & Botanical Garden, TriHealth, University of Cincinnati and UC Health among its constituents. This synergy between the Development's users, CID users/occupants and the neighborhood anchor institutions will catalyze both development and job growth in the Uptown area.

The site plan for the Development was previously approved and subsequent improvements will all be required to go through the Final Development Plan process with the City of Cincinnati.

#### 6. ACCESS

The Proposed Development will enjoy three (3) points of access from public rights-of-way. The primary access and main entrance will be from Lincoln Ave. via an extension of the Winslow Ave. alignment into the Proposed Development. Further, there will be another point of access to/from Lincoln Ave. via the Bathgate curb-cut. The final point of access will be from/to Reading Road.

#### 7. UTILITIES & INFRASTRUCTURE

Applicant has installed the utility infrastructure needed for the Development and it is currently serving the Development.

#### 8. COMMUNITY ENGAGEMENT

Applicant has worked with various community groups, including the Avondale Community Council, Avondale Development Corporation and Uptown Consortium, Inc., to inform its planning for the Development.

City of Cincinnati owns property that is currently planned as "PHASE III" of the Development and by approving this Amendment #1 to the Concept Plan & Development Program Statement for Planned Development District No. 79, City of Cincinnati is consenting to this amendment.



APPLICANT:

UPTOWN SEQ HOLDINGS, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

CONSENTING OWNERS:

UPTOWN GATEWAY OFFICE 1, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

UPTOWN GATEWAY ACCESS, LLC

BY: Thomas B. Rowe

Thomas B. Rowe

ITS: Authorized Representative

3090 EXPLORATION AVE, LLC

BY: Children's Hospital Medical Center

By: Maura Moran-Berry  
Maura Moran-Berry

ITS: Asst. VP, Real Estate

September 10, 2025

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 79, “Uptown Gateway,” to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood.

Summary:

Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC, has petitioned the City to approve a major amendment to the PD-79 concept plan and development program statement to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts.

The City Planning Commission recommended the following on September 5, 2025, to City Council:

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

**APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

Motion to Approve: Mr. Weber

Ayes:

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

Seconded: Mr. Eby

THE CITY PLANNING COMMISSION



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