

April 22, 2026

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202601424

Subject: Ordinance – Lease Agreement – Glendora Lot and Corry St. Lot – Corryville Community Development Corporation

Attached is an Ordinance captioned:

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

STATEMENT

Corryville Community Development Corporation ("CCDC" or the "Lessee") intends to lease the City-Owned properties located at 10 W Charlton Street - the Glendora Lot and 12 W Corry Street - Corry St. Lot (collectively, the "Property") to improve the management of quality public parking spaces in the Corryville neighborhood business district. By authorizing the lease of the Property, the City of Cincinnati ("the City") would empower the neighborhood stakeholder to steward public infrastructure in a manner that enhances safety, accessibility, and economic vitality for residents and businesses, while establishing a sustainable revenue source to be reinvested locally in the neighborhood and business district.

BACKGROUND/CURRENT CONDITIONS

The City of Cincinnati has historically maintained a lease agreement for the Property with the Short Vine Association, former neighborhood business association, to operate and manage public parking serving the neighborhood business district. The lease was in effect for approximately 15 years and supported the provision of approximately 95 public parking spaces. This public parking improved access to local businesses and generated revenue for the neighborhood business association, which was reinvested into the Property and additional neighborhood improvements.

Following the dissolution of the Short Vine Association in October 2025, the City approved the reassignment of the lease interests to a trusted neighborhood partner and stakeholder, the Corryville Community Development Corporation. This reassignment was undertaken to ensure the continued availability of public parking, proper

maintenance of the Property, and ongoing support of the neighborhood business district. The Property continues to operate as a public parking lot under CCDC's management.

The proposed lease agreement updates the lease terms to include an initial five-year term with three additional five-year renewal options. The lease will maintain the existing annual lease rate of \$6,000. This subsidized rate enables the lessee to use parking revenues to maintain the Property, complete necessary repairs, and fund quality-of-life enhancements and public improvements within the neighborhood business district.

The proposed lease has broad community support. The Short Vine Association adopted a resolution in support of the lease on July 21, 2025. Lastly, the Cincinnati City Planning Commission approved the lease and the relevant use of the Property at its meeting on August 1, 2025.

LESSEE INFORMATION

The Corryville Community Development Corporation is a local nonprofit organization that was founded in 1995. The organization collaborates with the Corryville Community Council and University of Cincinnati to support the overall development and revitalization of the Corryville neighborhood. Following the dissolution of the Short Vine Association in October 2025, Lessee assumed responsibility for business district improvement and management functions. These activities are now administered as a part of CCDC's ongoing operations, including the management of a business association. In their 30-years of operation, Lessee helped construct over 140,000 square feet of research space and opened four retail spaces at One Stetson Square, completed 53 condos, operated 205 apartment units at the Village at Stetson Square, and spearheaded the renovation of the Turner Center. The Lessee continues to advocate and implement development for quality housing, commercial activity, and safety for pedestrians in the Corryville neighborhood.

PROPOSED INCENTIVE

The Administration recommends approval of the Lease Agreement to allow the Lessee to operate and manage the Property with updated terms.

RECOMMENDATION

The Administration recommends approval of this Ordinance.

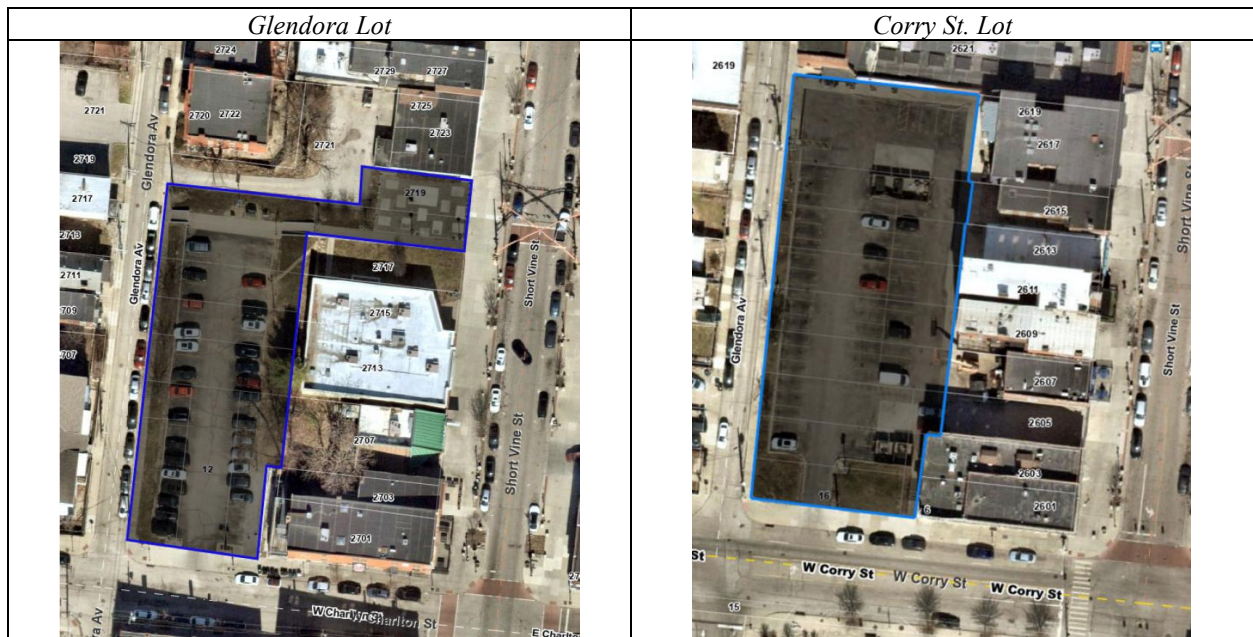
Attachment: Lease Outline and Incentive

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Lease Outline

Project Name	Lease Agreement – Glendora Lot and Corry St. Lot
Street Address	10 W Charlton Street and 12 W Corry Street
Neighborhood	Corryville
Agreement Type	Lease of City Owned Property
Term	Initial Term of 5 years 3 Additional Terms of 5 years each
Lease Rate	\$6,000/year
Fair Market Rental Value	10 W Charlton Street - \$31,000 12 W Corry Street - \$35,000
Public Parking	95 Parking Spaces
City Planning Commission Approval	August 1, 2025
Community Engagement	Short Vine Association approved the transfer of lease interests to CCDC by way of a letter dated July 21, 2025.
Plan Cincinnati Goals	Compete Initiative Area Goal (p. 114-117)

Site Map



Proposed Incentive

Property Transaction Types	Lease
Affordable Rate	\$6,000/year
Forgone Lease Income	\$60,000/year