

March 4, 2026

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

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

**Subject:** **Emergency Ordinance – 6130, 6134, 6136, and 6146 Montgomery Road Acquisition – Pleasant Ridge Development Corporation**

202600964

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to execute a Funding Agreement with Pleasant Ridge Development Corporation to facilitate acquisition of real property located at 6130, 6134, 6136, and 6146 Montgomery Road in the Pleasant Ridge neighborhood of Cincinnati; **AUTHORIZING** the transfer and appropriation of \$2,052,800 from the unappropriated surplus of Pleasant Ridge Equivalent Fund 523 (Pleasant Ridge TIF District) to the Department of Community and Economic Development non-personnel operating budget account no. 523x164x7400 to provide resources for the acquisition of real property located at 6130, 6134, 6136, and 6146 Montgomery Road in the Pleasant Ridge neighborhood of Cincinnati; **AUTHORIZING** the transfer and appropriation of \$80,000 from the unappropriated surplus of Pleasant Ridge Equivalent Fund 523 (Pleasant Ridge TIF District) to the Department of Community and Economic Development personnel operating budget account no. 523x164x7100 to provide staffing resources in support of the acquisition of real property in the Pleasant Ridge neighborhood of Cincinnati; and further **DECLARING** expenditures from such project account related to the acquisition of real property to be a public purpose and constitute a “Public Infrastructure Improvement” (as defined in Ohio Revised Code Section 5709.40(A)(8)) that will benefit and/or serve the District 23 - Pleasant Ridge Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

### **STATEMENT**

The Pleasant Ridge Development Corporation ("PRDC" or the "Developer") intends to acquire the real properties located at 6130, 6134, 6136, and 6146 Montgomery Road (collectively, the "Property") to redevelop key parcels in the Pleasant Ridge Neighborhood Business District. By investing in the acquisition of the Property, the City of Cincinnati ("the City") would unlock nearly two acres of development potential, enabling a dedicated Community Development Corporation (CDC) to gain site control and catalyze neighborhood transformation.

## **BACKGROUND/CURRENT CONDITIONS**

For over a decade, PRDC has strategically acquired properties near and within the business district to revitalize key sites. In 2019, the organization secured a \$375,000 grant through the City's Neighborhood Business District Improvement Program (NBDIP) to acquire land adjacent to the Property at 6114 Montgomery Road. In 2024, PRDC partnered with the Port to secure a \$28,882 grant through the Ohio Department of Development's Building Demolition and Site Revitalization Program and subsequently demolished 6114 Montgomery Road to prepare the sites for future redevelopment.

Combined with 6114 Montgomery Road, the Property represents 1.9 acres of critical development potential positioned to transform the Pleasant Ridge Neighborhood Business District. Acquisition of these parcels would enable PRDC to pursue a collaborative redevelopment of the full assembled site. There are currently two businesses operating on the Property; PRDC is committed to working with the existing tenants throughout the acquisition process to support their continued success.

This request has broad community support. The Pleasant Ridge Development Corporation passed a resolution in support on September 11, 2025, and the Pleasant Ridge Community Council voted in favor on October 7, 2025 (24 yes, 2 no, 1 abstention). On October 8, 2025, PRDC, the Community Council, and the Pleasant Ridge Business Association submitted a joint letter of support. The City also hosted a Community Engagement Meeting to gather public feedback; results are available here: <https://www.cincinnati-oh.gov/planning/community-engagement/past-community-engagement-meetings/community-engagement-meeting-for-montgomery-road-properties/>.

## **DEVELOPER INFORMATION**

PRDC is a local nonprofit founded in 1994 that collaborates with the Pleasant Ridge Community Council and Business Association to advance the development and enhancement of the neighborhood. In 31 years of operation, they have leveraged over \$2.4 million in public funds to drive tens of millions of dollars in neighborhood investment.

Key accomplishments include the redevelopment of 6099 Montgomery Road, now home to Goodfellas Pizza, Nine Giant, Hello Honey, and Fermentorium. They also played a central role in The Ridge, a \$30 million mixed-use development that created 83 new housing units. Recently, PRDC was awarded \$88,814 through NBDIP to acquire 6100 Montgomery Road, a property located a few blocks from the subject parcels, which was purchased and demolished in 2024. They also acquired 6110 Ridge Avenue for \$425,000, marketing it for business operation and capital investment. PRDC continues to partner with neighborhood organizations to advance quality housing, commercial vitality, and pedestrian safety in Pleasant Ridge.

**PROPOSED INCENTIVE**

The Administration recommends \$2,052,800 to fund the Developer for TIF District-eligible costs related to acquisition of the Property. The ordinance also provides \$80,000 for City personnel costs associated with project administration and oversight.

**RECOMMENDATION**

The Administration recommends approval of this Emergency Ordinance.

**Attachment:** Project Outline and Proposed Incentive

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

**Project Outline**

|                              |  |
|------------------------------|--|
| <b>Project Name</b>          | 6130, 6134, 6136, and 6146 Montgomery Road Acquisition – Pleasant Ridge Development Corporation  |
| <b>Street Address</b>        | 6130, 6134, 6136, and 6146 Montgomery Road Acquisition, Cincinnati, OH 45213   |
| <b>Neighborhood</b>          | Pleasant Ridge   |
| <b>Project Type</b>          | Property Acquisition   |
| <b>Project Cost</b>          | Acquisition Costs: \$2,052,800<br>Total Project Cost: \$2,052,800  |
| <b>Private Investment</b>    | Developer Equity: \$31,250   |
| <b>Sq. Footage</b>           | 15,470 sq ft – Commercial  |
| <b>Location and Transit</b>  | Walk Score: 75<br>Transit Score: 41  |
| <b>Community Engagement</b>  | Community Council voted in support on October 7, 2025. Letter of support from Pleasant Ridge Development Corporation, Pleasant Ridge Community Council, and Pleasant Ridge Business Association dated October 8, 2025. Community Engagement Meeting held on December 17, 2025. |
| <b>Plan Cincinnati Goals</b> | Compete Initiative Area Goal (p. 114-117)  |

**Project Image and Site Map**





**Proposed Incentive**

|                                   |                               |
|-----------------------------------|-------------------------------|
| <b>Property Transaction Types</b> | Direct Funding – District TIF |
| <b>TIF District Grant</b>         | \$2,052,800                   |