



City of Cincinnati

Housing & Growth

Meeting Minutes

801 Plum Street
Cincinnati, OH 45202

Chairperson Mark Jeffreys
Vice Chair Anna Albi
Councilmember Jeff Cramerding
Councilmember Ryan James
Councilmember Evan Nolan
Councilmember Meeka Owens
Councilmember Seth Walsh

Tuesday, August 4, 2026

2:00 PM

Council Chambers, Room 300

ROLL CALL

Present: Chairperson Jeffreys
Vice Chair Anna Albi
Jeff Cramerding
Ryan James
Evan Nolan
Meeka Owens
Seth Walsh

REVISED

PRESENTATIONS

Planned Development District No. 106 "Westline Flats" in Westwood

Kyle Gibbs, City Planner, Department of City Planning and Engagement

Proposed Designation of the North Avondale Historic District

Gabrielle Couch, Senior City Planner, Department of City Planning and Engagement

North Avondale Historic District

Beth Sullerbarger, Walter Koucky, Beth Johnson, Dawn Johnson

AGENDA

Start Of Public Hearing

1. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 8/4/2026, regarding Attached is the presentation for a Zone Change from CG-A-MH, "Commercial General - Auto Oriented - Middle Housing," zoning district to Planned Development District No. 106, "Westline Flats" in Westwood.

This Presentation was Held

2. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2323 Ferguson Road in the Westwood neighborhood from the CGA-MH, "Commercial General - Auto Oriented - Middle Housing," zoning district to Planned Development District No. 106, "Westline Flats."

This Ordinance was Held

3. PRESENTATION submitted by Sheryl M. M. Long, City Manager, dated 8/4/2026, regarding Attached is the presentation for the proposed designation of the North Avondale Historic District.

This Presentation was Filed

4. PRESENTATION submitted by councilmember Jeffreys from Beth Johnson regarding the North Avondale Historic District.

This Presentation was Filed

5. ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, DESIGNATING an area located in the North Avondale neighborhood containing 370 properties as the North Avondale Historic District.

This Ordinance was Recommend Passage to the Cincinnati City Council

End Of Public Hearing

6. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, AMENDING Ordinance No. 228-2012 passed by Council on June 20, 2012, as previously amended by Ordinance No. 246-2013, Ordinance No. 179-2014, Ordinance No. 272-2015, Ordinance No. 268-2016, Ordinance No. 213-2017, Ordinance No. 244- 2018, Ordinance No. 321-2019, Ordinance No. 270-2020, Ordinance No. 311-2021, Ordinance No. 237-2022, Ordinance No. 306-2023, Ordinance

No. 273-2024, and Ordinance No. 260-2025, for the purpose of reducing those special assessments levied and to be collected in 2027 (with tax year 2026 property taxes), based upon a report of the administrator for bonds issued by the Port of Greater Cincinnati Development Authority related to the Oakley Station development project.

This Ordinance was Recommend Passage Emergency to the Cincinnati City Council

7. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, APPROVING, AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Kettering Lofts Cincinnati LLC, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 3210, 3212, 3220, 3230, and 3232 Jefferson Avenue in the CUF neighborhood of Cincinnati, in connection with the construction of a new building comprised of approximately 118,218 square feet of residential space, consisting of approximately 79 residential rental units, which construction shall be completed in compliance with Leadership in Energy and Environmental Design Silver, Gold, or Platinum standards or Living Building Challenge standards, at a total construction cost of approximately \$23,995,025. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>). <<https://www.cincinnati-oh.gov/law/ethics/city-business%3e>>.

This Ordinance was Recommend Passage Emergency to the Cincinnati City Council

8. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, APPROVING, AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement (LEED or Living Building Challenge) with Alms & Doepke Building, LLC, an affiliate of Stough Development Corporation, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 222 E. Central Parkway in the Over-the-Rhine neighborhood of Cincinnati, in connection with the remodeling of an existing building into approximately 7,600 square feet of commercial space and approximately 252,400 square feet of residential space, consisting of approximately 142 residential rental units, at a total remodeling cost of approximately \$41,774,076. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>). <<https://www.cincinnati-oh.gov/law/ethics/city-business%3e>>.

This Ordinance was Recommend Passage Emergency to the Cincinnati

City Council

9. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Cincy Club BRESSDG, LLC, thereby authorizing a twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 30 Garfield Place in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 165,132 square feet of commercial space including a boutique hotel with approximately 150 rooms, at a total construction cost of approximately \$31,565,115. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>). <<https://www.cincinnati-oh.gov/law/ethics/city-business%3e>>.

This Ordinance was Recommend Passage Emergency to the Cincinnati City Council

10. ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 8/4/2026, APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with 530 Walnut LLC, an affiliate of Urban Sites Capital Advisors, LLC, thereby authorizing a fifteen-year tax exemption for 100 percent of the value of improvements made to real property located at 530 Walnut Street in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 63,117 square feet of residential space consisting of approximately 67 residential rental units, at a total construction cost of approximately \$14,436,431; and further AUTHORIZING a ten-year historic extension of such fifteen-year tax exemption. (Subject to the Temporary Prohibition List <<https://www.cincinnati-oh.gov/law/ethics/city-business>>). <<https://www.cincinnati-oh.gov/law/ethics/city-business%3e>>.

This Ordinance was Recommend Passage Emergency to the Cincinnati City Council

ADJOURNMENT