

**SUBJECT:** A report and recommendation on authorizing the City Manager to enter into a Lease Agreement with Magnolia Heights Limited Partnership for City-owned Baldwin Alley between 12<sup>th</sup> and 13<sup>th</sup> Streets in Over-the-Rhine.

**BACKGROUND:**

The City owns Baldwin Alley between 12<sup>th</sup> and 13<sup>th</sup> Streets. Magnolia Heights Limited Partnership owns the property abutting Baldwin Alley on which it operates rental housing. Magnolia Heights has petitioned to lease Baldwin Alley in order to close it off at both ends, thereby reducing criminal and nuisance activity within the alley. Baldwin Alley is too narrow to allow vehicular traffic use. A Lease Agreement with terms acceptable to Magnolia Heights and the Administration has been finalized. Magnolia Heights would lease property for five years with rights of renewal. An appraisal performed by Real Estate Services has determined that the fair lease value of Baldwin Alley is \$460.00 per year. However, since Baldwin Alley serves no public transportation purpose, and since its closure will reduce its criminal and nuisance use, it will be leased for \$1.00 per year.

**RECOMMENDATION:**

Department of Community Development and Planning staff recommend that City Planning Commission take the following action:

AUTHORIZE the City Manager to enter into a Lease Agreement with Magnolia Heights Limited Partnership for City-owned Baldwin Alley between 12<sup>th</sup> and 13<sup>th</sup> Streets, which property is not needed for any municipal purpose during the term of the lease.

APPROVED:

Respectfully submitted,

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