

SUBJECT: A report and recommendation on an ordinance authorizing the sale of surplus City-owned property located at 3930-32-34 Spring Grove Avenue for the revitalization of the Northside commercial district.

PURPOSE:

To allow the City of Cincinnati to sell surplus land that is no longer needed for municipal purpose.

BACKGROUND:

In 2006, the City of Cincinnati purchased property at 3926, 3928, 3930, 3932 & 3934 Spring Grove Avenue to help revitalize the Northside commercial district. TDG LLC an Austrian bakery operating out of Los Angeles, California has decided to relocate to the City of Cincinnati and acquire City-owned surplus property located at 3930, 3932 & 3934 Spring Grove Avenue to open their bakery business. The property is zoned CC-M Commercial Community-Mixed District which permits the proposed use. The market value of the property is \$100,000.00, which TDG LLC has agreed to pay to the City. The sale is conditioned upon redevelopment of the buildings on the property for commercial uses, with residential uses allowed on the second floors. The Department of Community Development and Planning has also been working with the Northside Business Association for the potential redevelopment of 3926 and 3928 Spring Grove Avenue as public parking to serve the Northside commercial district.

The emergency ordinance will allow TDG enough time to winterize the buildings during the current construction season. The emergency ordinance will also allow the City to repurchase the property at the sale price if TDG does not redevelop the property.

RECOMMENDATION:

The City Planning Department staff recommends that the City Planning Commission take the following action:

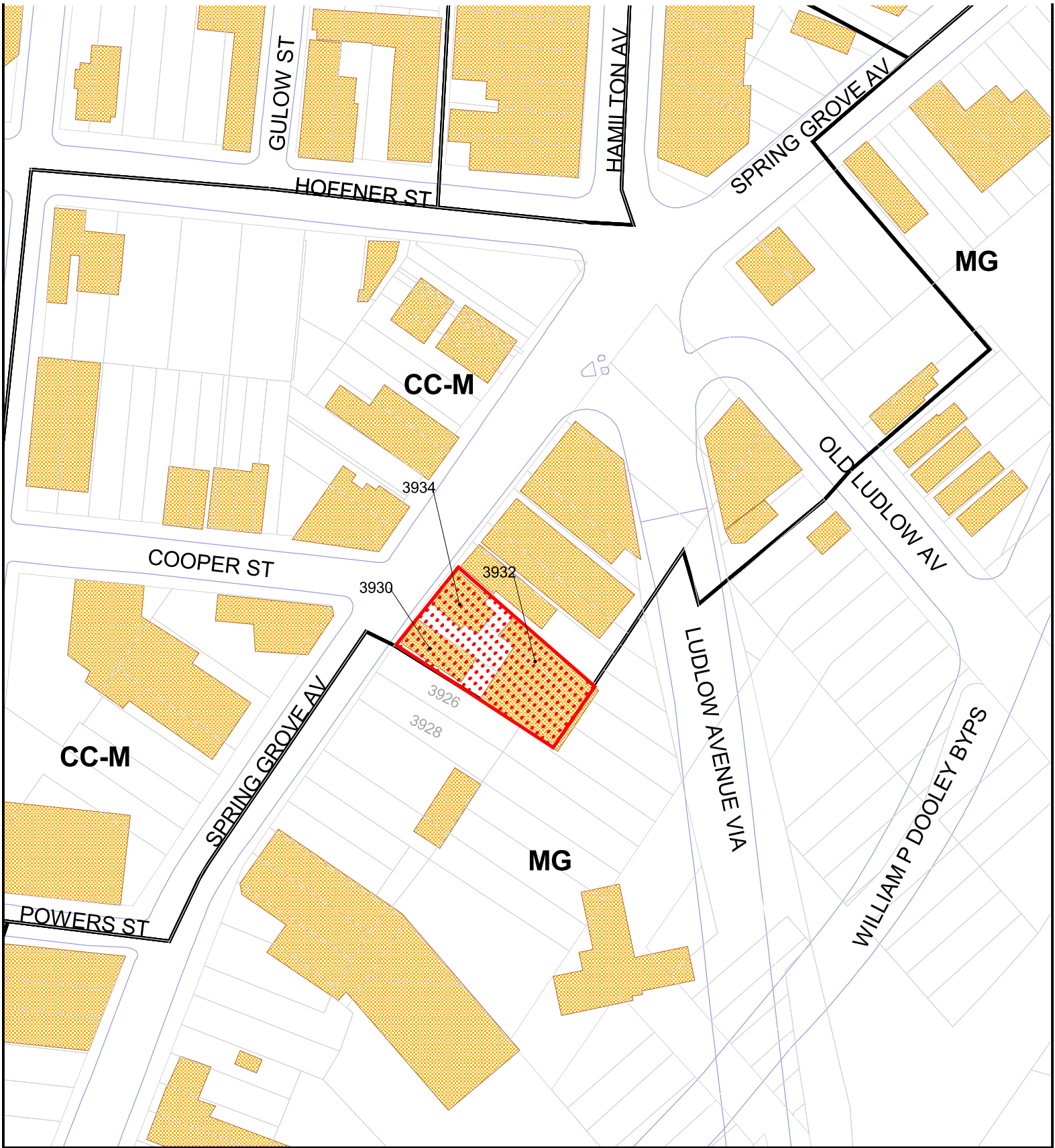
Approve the emergency ordinance authorizing the City Manager to enter into and execute the sale of City-owned surplus property at 3930, 3932 & 3934 Spring Grove Avenue to TDG LLC.

Respectfully submitted,

APPROVED:

Rodney D. Ringer
Senior City Planner

Charles C. Graves III
Director, City Planning Department



Vicinity Map

CASE: Sale of City-owned property located at 3930, 3932 & 3934 Spring Grove Avenue to TDG LLC.

 Project area.

Neighborhood: Northside

City Planning Commission

Department of Community
Development and Planning
805 Central Avenue, Suite 700
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Cincinnati, Ohio 45202

