

**Honorable City Planning Commission  
Cincinnati, Ohio**

**November 16, 2007**

**SUBJECT:** An ordinance authorizing the City Manager to enter into a Lease Agreement with Ashland Drydocking Company for City-owned property on River Road in Sayler Park known as the Muddy Creek Treatment Plant, which property is not needed for any municipal purpose during the term of the lease.

City Council, at its session on Wednesday, October 10, 2007, referred this ordinance to the City Planning Commission for review and report.

**BACKGROUND / DISCUSSION**

The City of Cincinnati owns the Muddy Creek Treatment Plant at 6125 River Road in Sayler Park. The plant is situated on the south side of River Road near the intersection of Hillside Avenue and River Road and in an area zoned Riverfront Commercial (RF-C). For the past 15 years, the City of Cincinnati has leased a portion of the Muddy Creek Treatment Plant along the Ohio River to the Ashland Drydocking Company (Ashland) for barge mooring. The current lease expired on April 30, 2007 and Ashland wishes to continue leasing the property.

A Lease Agreement has been negotiated for a 15 year period involving an initial five year term, with the option to renew for two additional five year terms. The City's Real Estate Services division has determined that the rental rates set out in the Lease Agreement represent the fair lease values for the property.

Barge mooring is a permitted use in RF-C Zoning Districts and the property under consideration is an appropriate site for a business such as Ashland that requires river access. The City administration has determined that the property is not needed for any municipal purpose during the term of the proposed lease and has recommended the sale of this property. The proposed lease will not result in any adverse effect on either the property under consideration or the surrounding neighborhood.

**RECOMMENDATION**

The City Planning Department staff recommends that the City Planning Commission authorize the City Manager to enter into a Lease Agreement with Ashland Drydocking Company for City-owned property on River Road in Sayler Park known as the Muddy Creek Treatment Plant, which property is not needed for any municipal purpose during the term of the lease.

Respectfully Submitted,

APPROVED:

Adrienne Cowden  
Senior City Planner

Charles C. Graves, III, Director  
City Planning Department

