

November 18th, 2025

To: Markiea Carter, Director, Department of Community & Economic Development

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning & Engagement

Subject: Community Engagement Meeting Summary – 119 & 125 Calhoun Street Acquisition

On Monday, November 10th, 2025, the Department of City Planning & Engagement (DCPE) hosted a Community Engagement Meeting regarding the proposed use of Tax Increment Financing (TIF) funds for the acquisition of 119 and 125 Calhoun Street in the Clifton Heights, University Heights, and Fairview (CUF) neighborhood.

Mailed notices were sent to 33 property owners within 400 feet of the subject property and the respective Community Council. The DCPE Community Engagement Specialist posted a physical notice in the form of a yard sign near the proposed site to notify additional community members. Yard signs included a link to the DCPE website where additional information about the proposed project could be found: <https://www.cincinnati-oh.gov/planning/community-engagement/upcoming-community-engagement-meetings/>. Several social media posts were posted on DCPE's Facebook and Twitter accounts.

The meeting was conducted virtually on Zoom at 5:00 p.m. Staff from DCPE and the Department of Community & Economic Development (DCED) were present. The facilitation of the meeting was carried out by a Community Engagement Specialist in DCPE.

A total of four community members attended the meeting. All attendees had the opportunity to hear from the applicant team and learn about the TIF request and the next phase of the project. Attendees were also provided with an opportunity to ask questions. For detailed questions and concerns raised during the meeting, please refer to Attachment 1, labeled as Additional Information. Additionally, you can find the PowerPoint presentation used during the meeting in Attachment 2.

Attachments:

- Attachment 1: Additional Information
- Attachment 2: PowerPoint Presentation

Proposed Use of TIF Funds for the Acquisition of 119 and 125 Calhoun Street in the CUF Neighborhood

This document outlines information shared during the community engagement meeting on Monday, November 10th, 2025. This document is intended as a summary and not as meeting minutes.

Background

The Clifton Heights Community Urban Redevelopment Corporation (Clifton Heights CHCURC), which serves as the neighborhood Community Development Corporation (CDC) for CUF as a 501(c)(3) organization, wishes to acquire 119 and 125 Calhoun Street. The applicant intends to acquire the properties to reactivate the vacant, non-serving structures to welcome new retail and residential opportunities. There will be two residential units at 119 Calhoun Street and one residential unit at 125 Calhoun Street. For 119 Calhoun Street, it is anticipated that eight full-time equivalent jobs will be created, along with eight temporary construction jobs. The property at 125 Calhoun Street is expected to create eight full-time equivalent jobs.

Location and Existing Site



119 & 125 Calhoun Street.

Engagement

The Clifton Heights Community Urban Redevelopment Corporation (CHCURC) actively communicates with the CUF Neighborhood Association, the University of Cincinnati, and the Clifton Heights Business Association. All of those stakeholder groups hold seats on Clifton Heights CURC's Board and are well informed of the activities. The specific plans for 119 and 125 Calhoun Street will be shared with the membership of both Clifton Heights Business Association and the CUF Neighborhood Association.

Notice

The Department of City Planning and Engagement (DCPE) sent out notices to thirty-three property owners within 400 feet of the subject properties and the respective Community Council. The DCPE Community Engagement Specialist posted a physical notice in the form of a yard sign near the proposed sites, and a

copy of the notice was emailed to the CUF Neighborhood Association to notify additional community members.

Meeting Requests and Attendance

Three people requested the meeting link for the Community Engagement Meeting with two community members in attendance. Demographic data was captured for the two attendees using an online QR code to request the meeting link.

Represented neighborhoods	Race/Ethnicity	Age Range
CUF: 1 N/A: 1	Asian: 1 White/Caucasian: 1	Under 18: 1 45-54: 1

Meeting Questions

- **How were the job totals determined?**
 - **The applicant:** We used an estimate based on polling local businesses and the type of business CHCURC is targeting for the subject properties.
- **Is the TIF request for the \$1.2M needed to gain site control or \$1.5M?**
 - **DCED representative:** The \$1.2M figure is the request; is adding a contingency to the request that it would not exceed \$1.5M
- **What are the estimated repair costs of 119 Calhoun Street?**
 - **The applicant:** It is estimated to cost approximately \$750-800k to stabilize the structure.
- **Is there a residential unit in 125 Calhoun Street?**
 - **The applicant:** Yes, there is a residential unit at the rear of the building that is in great condition.

Meeting Comments

- The CUF Neighborhood Association (CUFNA) president thanked the City for holding space for community comment. CHCURC and CUFNA have held joint meetings to discuss the TIF request and project, and CUFNA supports the request. Additionally, CUFNA has been working on a list of neighborhood topics that they plan on sharing with City Administration.

119 & 125 Calhoun Street Acquisition

Community Engagement Meeting | November 10th 2025

Welcome & Housekeeping

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
 - Please save all questions/comments until Q&A
 - Staff will unmute each participant one at a time
 - You may use “raise hand” function in the chat bar if you have a follow-up question



Eunique Avery- Community Engagement Specialist

Welcome & Housekeeping

- Please remain muted. City staff will unmute during the open feedback portion of the meeting.
- Chat Bar
 - Use the chat bar for tech-related issues or questions
 - Do not use the chat bar to ask project-specific questions

Purpose of Meeting

This is a public meeting to discuss the proposed use of TIF funds for the acquisition of properties in the Clifton Heights, University Heights, and Fairview (CUF) neighborhood.

- Eunique Avery is here to facilitate the meeting
- Kyle Gibbs is here to capture notes/comments brought up during the meeting
- Joseph Malek from the Department of Community and Economic Development is here to answer any TIF related questions.
- Clifton Heights Community Urban Redevelopment Corporation (Clifton Heights CURC) is here to answer any project related questions.

Purpose of Meeting

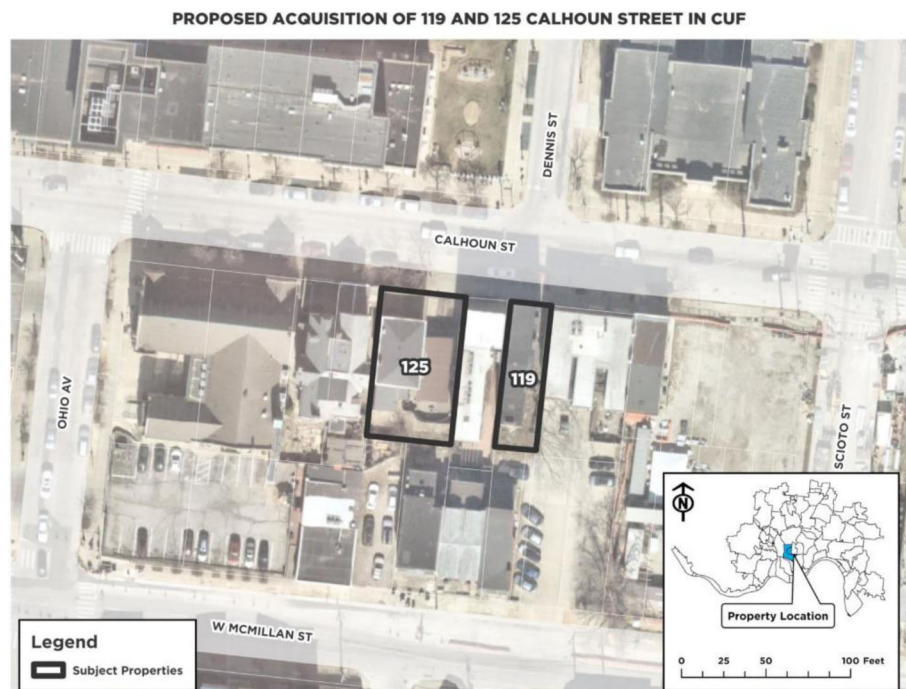
Important Information to Note

Both 119 and 125 Calhoun are being discussed tonight to streamline the process into a single meeting. However, the City will prepare separate legislation and funding agreements for each property, as they have distinct closing dates.

The closing date for 119 Calhoun is set for November 21st. As a result, the legislation and funding agreement for 119 Calhoun was submitted for the Monday, November 10th Budget and Finance Committee meeting, with final passage considered during the Wednesday, November 12th City Council meeting.

In contrast, 125 Calhoun will follow a separate council timeline, which is still to be determined.

Location/Existing Site:
119 & 125 Calhoun Street.



Background

This project is being developed by Clifton Heights Community Urban Redevelopment Corporation (Clifton Heights CURC), which serves as the neighborhood Community Development Corporation (CDC) for CUF as a 501(c)(3) organization. The applicant intends to acquire the properties to reactivate the vacant, non-serving structures to welcome new retail and residential opportunities.

There will be two residential units at 119 Calhoun and one residential unit at 125 Calhoun. For 119 Calhoun, it is anticipated that eight full-time equivalent jobs will be created, along with eight temporary construction jobs. 125 Calhoun is expected to create eight full-time equivalent jobs.

The Department of Community & Economic Development recommends offering the applicant funding not to exceed \$1,500,000, recognizing that the current project costs are \$1,260,000 to gain site control of the properties. The Department of Community and Economic Development is recommending the use of Tax Increment Financing (TIF) funds from the CUF TIF District #8.

Presentation



Q&A

Reminder

Everyone will be unmuted one-at-a-time. Due to the number of speakers, please limit your time to two (2) minutes. There will be time at the end for any questions/concerns that were not addressed

- Use “raise hand” function if you have a follow-up question following your initial question
- Do not use the chat bar for project-related questions (tech issues only)

Contact

Department of City Planning & Engagement

Eunique Avery, Community Engagement Specialist

eunique.avery@cincinnati-oh.gov

Written comment must be submitted by 5pm on Wednesday, November 12th, 2025, for inclusion in the public engagement summary.



Thank you for coming!



November 10th, 2025

CHCURC

- The Clifton Heights Community Urban Redevelopment Corporation (CHCURC) has been in existence for 25 years.
- CHCURC focuses on the CUF neighborhoods. Clifton Heights, University Heights, Fairview.
- Governing board composed of representatives from the business association, UC and CUF neighborhood association
- Mission has always been focused on bringing positive change to the Calhoun/McMillan business district



CHCURC TIF Request – NBD Acquisition

- CHCURC is requesting funding from the CUF TIF district for the acquisition of 119 and 125 Calhoun



- Properties highlighted in orange above



119 Calhoun

- 119 Calhoun is a 4,266 sq ft retail/residential property that was built in 1890.
- Currently, the property is underutilized. The upper residential floors have been vacant for 20+ years. The ground floor is a part-time vintage clothing shop.
- The southeastern corner of the property has a significant structural issue. Advantage Group Engineers have evaluated the issue and SSRG has bid \$162,000 to correct the problem.
- CHCURC plans on stabilizing the building and then proceeding with a full rehab (~\$600,000) to create a modern ground floor commercial space for an independent retailer along with two residential units on the upper floors.



125 Calhoun

- 125 Calhoun is a 2,598 sq ft retail/residential property that was built in 1875. Though some auxiliary structures on the property were built in the 1900s.
- Currently, the property is underutilized. The commercial space on the ground floor is unoccupied. The last time it was operational the City filed a public nuisance case against the operators.
- CHCURC wants to acquire the property to make improvements and bring in an independent retail tenant that can contribute to the vibrancy of the Calhoun/McMillan Business District.



Questions/Comments?

CHCURC is seeking to acquire 119/125 Calhoun in our efforts to continue increasing the quality of retail and residential offerings in the Calhoun/McMillan Business District.

As an organization without a profit driven motive, CHCURC can be more aggressive in attracting small/complementary businesses to these spaces.

