

November 7th, 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 – 6110 Ridge Avenue

On Monday, November 3rd, 2025, the Department of City Planning & Engagement (DCPE) hosted a community engagement meeting regarding the proposed use of tax increment financing (TIF) funds for acquisition of 6110 Ridge Avenue in Pleasant Ridge.

Mailed notices were sent to 68 property owners within 400 feet of the subject property and the respective Community Council which included a QR code to register for the meeting and 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 5:30 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 thirteen community members attended the meeting. All attendees had the opportunity to hear from the applicant team and learn about the proposed acquisition. 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 Attachment 2.

Attachments:

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

| Represented neighborhoods | Relationship with the City | Race/Ethnicity |
|--|----------------------------|--|
| Pleasant Ridge: 9 Amberley Village: 2 Norwood: 1 Other: 1 | Business Owner: 1 | White/Caucasian: 11 Asian: 1 Other: 1 |

Meeting Comments and Questions:

Community Member 1: This is just a request to purchase the building? Is it just for acquisition funds? And will there be further TIF requests for renovation in the future, or anything else?

Applicant Response: That is correct; the funding is only for acquisition. A future end-user or developer will be responsible for the cost of the actual renovation. They are not expecting to request more funding for improvements.

Community Member 2: Clint Bourgeois: Is there an end-user or developer in mind, or anyone that you're working with?

Applicant Response: They have had early discussions, but nothing is finalized. They hope to get something started in 2026. There is some stabilization required before anything can take place, but the goal is for it not to sit vacant for very long.

Community Member 3: With the redevelopment process starting in 2026, and given the current state of the building, how will the holding costs be covered without additional funding from the City?

Applicant Response: There are several different options. The City could have The Port take ownership. The Port would manage and maintain the building while accruing those costs, and then once then the end-user or developer would pay those costs to The Port.

Meeting Adjourned.



Proposed Use of TIF Funds for acquisition of 6110 Ridge Avenue in Pleasant Ridge Business District

Community Engagement Meeting | November 3, 2025

Welcome & Housekeeping

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



Dariah Williams - Community Engagement Specialist

Welcome & Housekeeping

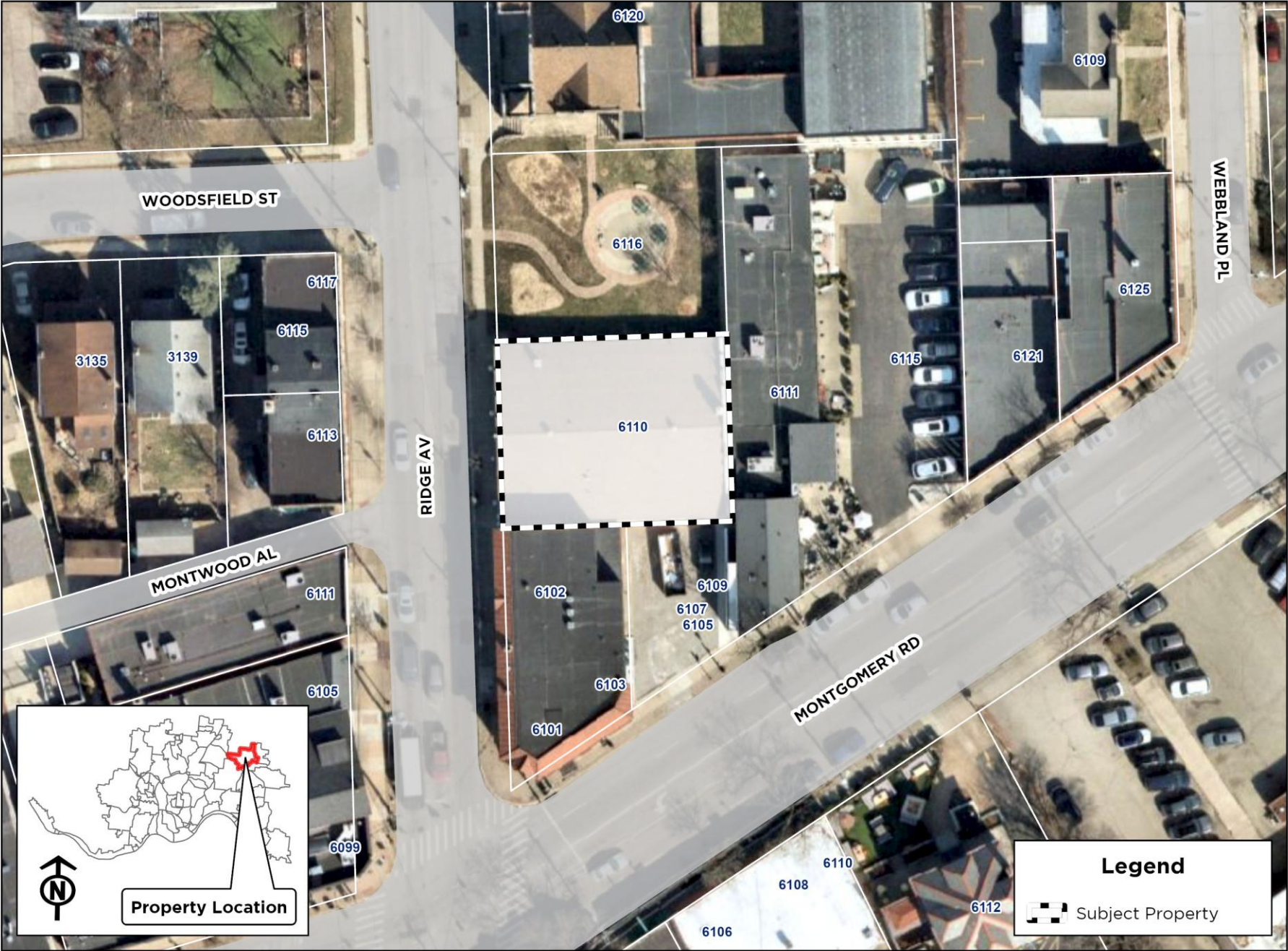
- Please remain muted. You will be asked to unmute during the open feedback portion of the meeting.
- Chat Bar
 - Use the chat bar for tech-related issues or questions
 - Do not use the chat bar to ask project-specific questions

Purpose of Meeting

This is a public meeting to discuss the proposed use of TIF funds for acquisition of 6110 Ridge Ave in Pleasant Ridge

- Dariah Williams is here to facilitate the meeting
- Abby Couch is here to capture notes/comments brought up during the meeting
- Darby Schozer from the Department of Community and Economic Development is here to answer any TIF related questions.
- Josh Willmann from Pleasant Ridge Development Corporation is here to answer any project related questions.
- **No decisions are being made at this meeting**

Proposed Use of TIF Funds for 6110 Ridge Avenue in Pleasant Ridge



Background

The Pleasant Ridge Development Corporation (PRDC) has been instrumental in spearheading efforts for reinvestment and redevelopment throughout the Pleasant Ridge area. For more than ten years, PRDC has strategically focused on acquiring properties located at the critical intersection of Montgomery Road and Ridge Avenue. This initiative is aimed at reactivating and revitalizing this essential quadrant within the Pleasant Ridge Neighborhood Business District. One notable property within this revitalization effort is 6110 Ridge Avenue. This building holds significant potential to positively influence the commercial landscape of the business district; however, it also faces considerable marketability challenges that could hinder future tenants from occupying the space. In its current condition, the manufacturing building presents several obstacles for prospective users. Notably, there is an absence of off-street parking facilities, and substantial construction will be necessary to convert the building from its existing use into a viable commercial space. Upon acquiring 6110 Ridge Avenue, PRDC plans to partner with a local business or end-user/developer who will take on operations at this site. The selected end-user or developer will be responsible for funding both exterior and interior improvements.

Location and Existing Site:

6110 Ridge Avenue in the Pleasant Ridge Neighborhood Business District



Pleasant Ridge Development Corporation



Pleasant Ridge Development Corporation

6110 Ridge Rd. Acquisition Opportunity

“Partnering for a Thriving Neighborhood”



INTRODUCTION

Pleasant Ridge
Development Corp.

Board Member,
Josh Willmann





Who We Are

- PRDC is a 501(c)(3) nonprofit led by an all-volunteer board of Pleasant Ridge residents.
- Mission: Strengthen and promote the Pleasant Ridge Business District.
- Focus Areas:
 - Economic Development
 - Mixed-use, Retail, and Housing Opportunities
 - Safe, Vibrant, and Walkable Streets

Partners: PRCC, PRBA, City of Cincinnati, and local residents

Our Board

**Jason
Chamlee**

Real Estate
Development &
Urban Planning

**Josh
Willmann**

Real Estate & Consumer
Packaged Goods (CPG),
Pleasant Ridge
Community Council -
Vice President

**Algis
Aukstuolis**

Advertising &
Entrepreneurship

**Mike
Benkert**

Architecture &
Real Estate
Development

**Barbara
Didrichsen**

Communications
Consulting & Consumer
Packaged Goods (CPG),
Pleasant Streets
Committee

**Erin
Fay**

Real Estate
Development

**Matthew
Ireton**

Architecture &
Urban Planning

Our Impact

Over \$2.4 million in Grants that have guided tens of millions in development

- 1. 6099 Montgomery Road** – Redevelopment of a long-vacant commercial property, now home to Goodfellas Pizza, Nine Giant, Hello Honey, and Fermentorium.
- 2. 6112 Montgomery Road** – Redevelopment of the former VFW Hall into a restaurant space, strengthening the local dining scene.
- 3. 6042 Montgomery Road** – (Former Ridge Movie Theatre) – Site control secured for future redevelopment of this landmark property.
- 4. 6100 Montgomery Road** – Acquisition of a key corner property within the heart of the business district, with redevelopment plans in early stages.
- 5. Lester/Montgomery (“The Ridge”)** – Completion of a \$30M+ mixed-use project creating 83 new residential units and improving a major gateway into Pleasant Ridge.
- 6. 6114 Montgomery Road** – Acquisition of a vacant and blighted property (formerly Burger King) now under active planning for redevelopment into a mixed-use building.
- 7. Neighborhood Enhancements** – Installation of artistic bike racks through ArtWorks, contributing to the district’s identity and walkability.



Collaborative Planning

PRDC works in close partnership with the **Pleasant Ridge Community Council**, the **Pleasant Ridge Business Association**, **Residents**, and **Stakeholders** to ensure redevelopment efforts reflect both community values and long-term sustainability.

Together, these groups successfully secured a \$75,000 NCCIP Grant from the City of Cincinnati in 2025 to complete an updated **Resident-led** Pleasant Ridge Business District Urban Design plan to enable pre-development for infrastructure and key development sites. Plans to be shared in partnership with Yard and Co. at the 11/5/25 PRCC Public Meeting.



COMMUNITY INPUT

Adapted *Invest In Neighborhoods* survey for resident input on priorities (190+ responses) & Yard & Co (364 responses):

- 1. Transportation & Pedestrian Safety Infrastructure** (*traffic calming, especially near schools, potholes, sidewalks, etc.*)
 - 2. Economic Development** (*remove blight, attract & retain businesses to fill vacancies, etc.*)
 - 3. Resident & Community Safety** (*pedestrian safety, traffic patrols & enforcement, etc.*)
 - 4. Cleanliness & Beautification** (*vacancies/blight, building maintenance, litter, landscaping, etc.*)
-

Vision for the Future



Pleasant Ridge's Business District will be Cincinnati's most welcoming third place cultivating local experiences that invite people to come for the life, and stay for the lifetime:

- Historic character meets thoughtful new investment
 - Every property contributes to neighborhood vitality
 - Residents and businesses have ownership of success
 - 'Reinvestment with heart — a Ridge that reflects its people.'
-

6110 Ridge Acquisition



- **Current Use.**

- (2) Tenants, Architectural Glass Studio and Hodesh. Both tenants retiring and closing down businesses
- 5,000 sq. ft. Warehouse in prime location but lacking off-street parking and needing a full renovation to unlock best potential.

- **PRDC Acquisition Plans**

- Neighborhood acquisition via TIF
- Protect asset and architectural / historical significance
- Redevelop with trusted and neighborhood-aligned partner, partner to pay for full redevelopment cost and improvement
- Further activate St. Peter's Pocket Park immediately next door



6110 Ridge TIF Request

| | City Funds | Non-City Funds | Total |
|---------------------------------------|------------------|----------------|------------------|
| Acquisition Costs | | | |
| Acquisition | \$400,000 | \$0 | \$400,000 |
| SUBTOTAL ACQUISITION COSTS | \$400,000 | \$0 | \$400,000 |
| Soft Costs | | | |
| Appraisal | \$1,200 | \$0 | \$1,200 |
| Phase 1 Environmental Site Assessment | \$3,000 | \$0 | \$3,000 |
| Phase 2 Environmental Site Assessment | \$10,000 | \$0 | \$10,000 |
| Title Examination / Report | \$1,000 | \$0 | \$1,000 |
| Survey | \$3,500 | \$0 | \$3,500 |
| Legal Fees | \$2,500 | \$0 | \$2,500 |
| Inspection Report | \$2,500 | \$0 | \$2,500 |
| Contingency | \$1,300 | \$0 | \$1,300 |
| SUBTOTAL SOFT COSTS | \$25,000 | \$0 | \$25,000 |
| City Administration Costs (DCED) | \$25,000 | \$0 | \$25,000 |
| TOTAL PROJECT COSTS | \$450,000 | \$0 | \$450,000 |

| | |
|-------------------------|------------------|
| City TIF District Funds | \$450,000 |
| Developer Equity | \$0 |
| Total | \$450,000 |

- **TIF Request: \$450,000**
 - Property: \$400,000
 - City-required Due Diligence: \$25,000
 - City Management Fees: \$25,000
- **Current Pleasant Ridge TIF**
 - \$4,598,485.80
 - ~\$1 million added to PR TIF every 6 months
- **6110 Ridge PRDC Acquisition Support Received to Date**
 - Unanimous PRDC Board Vote in Favor
 - Unanimous PRBA Vote in Favor
 - Super-majority (89%) Neighborhood support at October 7th, 2025 Pleasant Ridge Community Council (24 YES, 2 No, 1 Abstain)
 - **Next:** Cincinnati City Council (Nov 2025)

**Thank You for the opportunity
to continue positively
transforming our
neighborhood!**

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

Dariah Williams, Community Engagement Specialist

dariah.williams@cincinnati-oh.gov

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

A decorative graphic on the left side of the slide. It features several overlapping circular shapes. The outermost ring is a vibrant blue. Inside it is a white ring with a subtle gradient. Further in, there are more blue and green rings, creating a layered, tunnel-like effect. The colors transition from bright blue on the left to a lighter, lime green on the right.

Thank you for coming!