

August 28th, 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 – Mecklenburg Gardens

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On Tuesday, August 26<sup>th</sup>, 2025, the Department of City Planning & Engagement (DCPE) hosted a Community Engagement Meeting regarding the proposed use of TIF funds for acquisition of Mecklenburg Gardens in Corryville. The applicant for this project is the Corryville Community Development Corporation.

Mailed notices were sent to 61 property owners within 400 feet of the subject property, the Corryville Community Council, and the Corryville Community Development Corporation, 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 ten community members attended the meeting. All attendees had the opportunity to hear from the applicant team and learn about the proposed use of TIF funds 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 and items submitted by community members in Attachment 2.

Attachments:

- Attachment 1: Additional Information
- Attachment 2: PowerPoint Presentation and submitted materials from the community

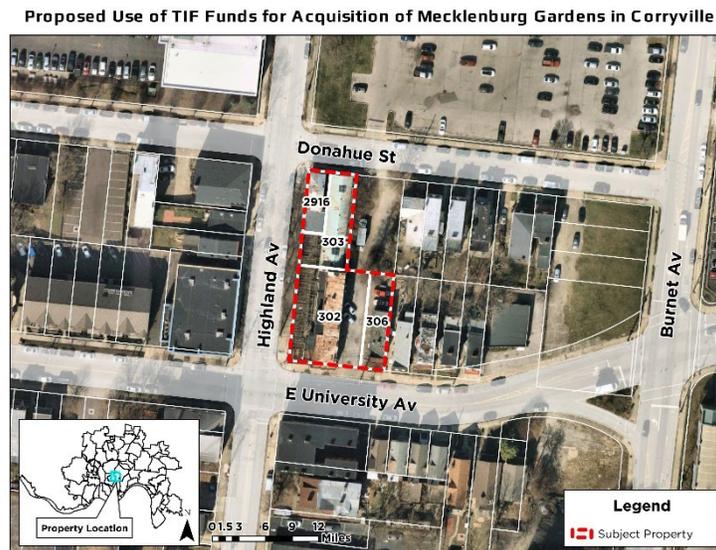
**Proposed use of TIF funds for acquisition of Mecklenburg Gardens**

This document outlines information shared during the Community Engagement Meeting on Tuesday, August 26<sup>th</sup>, 2025. This document is intended as a summary and not as meeting minutes.

**Background**

Corryville Community Development Corporation (CCDC), a 501c3 organization dedicated to the revitalization of the Corryville neighborhood led significant development and redevelopment projects that have created 205 apartments, over 50 condominiums, and 140,000sf of office, research, and retails space. Mecklenburg Gardens restaurant closed in 2023 and has not been in use since. Property is vacant and blighted and has become a significant risk of public safety. The funding request is solely for the acquisition of the property. Once CCDC gains site control they will continue to plan further stabilization and redevelopment of the property. Approximately \$1.4 million funds from the Corryville District Tax Increment Financing will be used for acquisition and acquisition related expenses regarding the property.

**Location and Existing Site**



**Notice**

The Department of City Planning and Engagement (DCPE) sent out notices to 61 property owners within 400 feet of the subject properties and to the Corryville Community Council.

**Meeting Requests and Attendance**

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

Represented neighborhoods	Relationship with the City	Race/Ethnicity
Corryville: 4 Other: 6	Business Owner: 1	White/Caucasian: 8 Black/African American: 2

## Meeting Comments and Questions

### Q&A Notes:

**Community Member 1:** What are the plans for redevelopment?

**Applicant Response:** The current plans are for stabilization of the property with hopes to lease the property to a brewery or a German restaurant.

**Community Member 2:** How will this project benefit the community?

**Applicant Response:** CCDC sees it as a commercial reactivation project, bringing a business back into a business node of the neighborhood.

- There are crime reduction benefits from reactivating the site, such as a reduction in vandalism.

**Community Member 3:** Is the entire \$430K redevelopment cost coming out of TIF funds?

**Applicant Response:** No, just the cost for acquisition.

**Community Member 3:** Is there an agreement with the residents on how the business will operate as a good neighbor going forward (e.g. keeping noise levels lower late at night)?

**Applicant Response:** That will be taken into consideration.

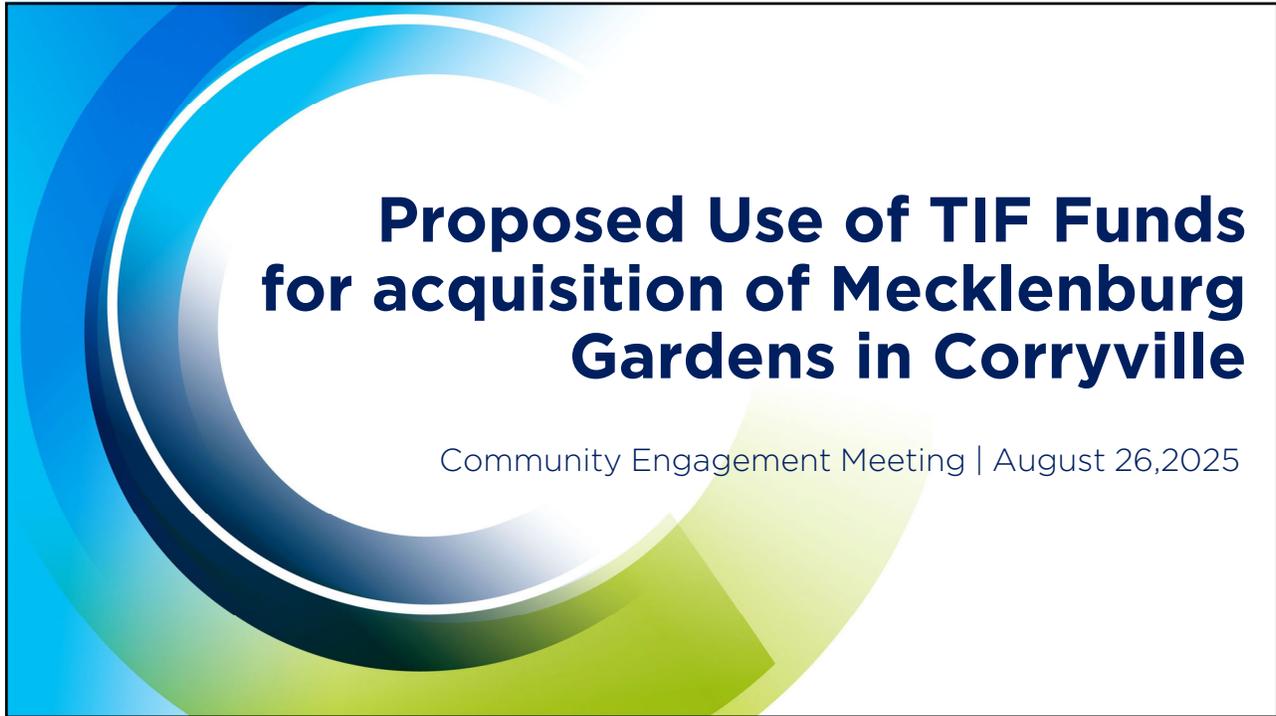
**Community Member 1:** What are your plans for the properties adjacent to Mecklenburg gardens (outside of the project boundary)?

**Applicant Response:** There are no plans for the properties outside of the scope. They will always have an interest in the property, but right now there are no planned acquisitions outside of the current Mecklenburg Gardens property.

**Community Member 2:** Is there a timeline for moving forward with the acquisition?

**DCED Representative:** The proposed use of TIF funds will likely move into the legislative process in September with plans to close on the property at the end of September. There are certain milestones the City is going to want to see from CCDC for that to happen.

- The City requires any redevelopment plans to have minimum investment goals to be completed within 6 months of the TIF allocation.



# Proposed Use of TIF Funds for acquisition of Mecklenburg Gardens in Corryville

Community Engagement Meeting | August 26, 2025

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## Welcome & Housekeeping

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
  - Please save all questions/comments until Q&A
  - Staff will unmute each participate 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*

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## 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

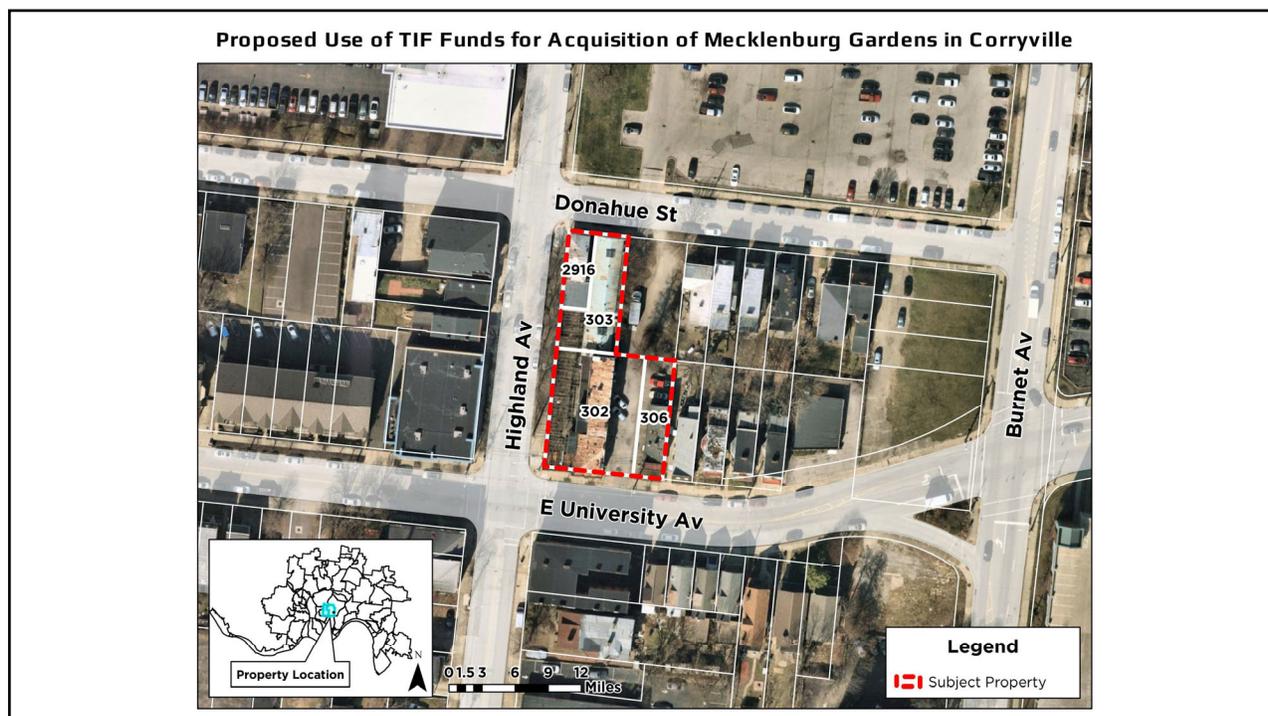
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## Purpose of Meeting

This is a public meeting to discuss the proposed use of TIF funds for acquisition of Mecklenburg Gardens in Corryville

- Dariah Williams is here to facilitate the meeting.
- DCPE 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.
- Brandon Williams from Corryville Community Development Corporation is here to answer any project related questions.
- **No decisions are being made at this meeting**

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## Background

- Corryville Community Development Corporation (CCDC), a 501c3 organization dedicated to the revitalization of the Corryville neighborhood.
- Mecklenburg Gardens restaurant closed in 2023 and has not been in use since. Property is vacant and blighted and has become a significant risk of public safety.
- The funding request is solely for the acquisition of the property.
- Approximately \$1.4 million funds from the Corryville District Tax Increment Financing for acquisition and acquisition related expenses regarding the property.

### **Location and Existing Site:**

- 302 University Avenue, 306 University Avenue, 303 Donahue Street, 2916 Highland Avenue, Corryville

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# Presentation



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**CORRYVILLE CDC**  
**Mecklenburg Gardens**  
**Revitalization**  
8/27/2025

City of Cincinnati  
Community Engagement  
Meeting



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## ABOUT THE CORRYVILLE CDC

**Mission:** “To cultivate a thriving, inclusive neighborhood by bringing residents, students, local businesses, and institutions together. We empower community-led initiatives that reflect the unique needs and aspirations of our diverse stakeholders. We are committed to driving innovation in placemaking, enhancing public spaces, and creating opportunities that inspire connection, celebrate creativity, and support resilient transformation.”

- In operation for 30 years, exclusively focused on revitalization efforts in Corryville.
- We have partnered to complete 205 apartments, 50+ condos, and over 140,000 sqft of office, research, and retail space.



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## MECKLENBURG GARDENS: ACQUISITION

- Corryville CDC submitted a financial assistance application to the City of Cincinnati, requesting the use of Corryville TIF district funds to finance an acquisition of the former Mecklenburg Gardens building at 302 E University Ave and neighboring Single Family home at 306 E University Ave.

- ◆ Expected closing date 10/04/2025
- ◆ Four Parcels are included in the transfer
  - 092-0004-0035-00 (302 E University Ave)
  - 092-0004-0038-00 (306 E University Ave)
  - 092-0004-0033-00 (303 Donahue St)
  - 092-0004-0221-00 (2916 Highland Ave)



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## PROPERTY PHOTOS

Mecklenburg Gardens Revitalization

**THEN**



**2012**

**THEN**



**2022**

**2025**



**NOW**

**2025**



**NOW**

283 E Martin Luther King Dr, Cincinnati, OH 45219



Corryville Community Development Corporation

P: 513-221-1687 E: info@corryvillecdc.org

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### MECKLENBURG GARDENS: PROGRESS THUS FAR

- Inspection Completed 4/30/2025
  - ◆ Found electric issues, water intrusion, structural needs, and roof issues
- ESA Phase 1 Completed 5/6/2025
  - ◆ ESA Phase 2 was not recommended by the environmental inspector.
- Project Presented to Corryville Community Council 5/13/2025
  - ◆ Corryville Community Council provided a letter of support for the acquisition with unanimous support.
- Appraisal Completed 6/6/2025
- Stabilization scopes was provided to select general contractors.
  - ◆ We estimate stabilization will cost approximately \$430,000
- Corryville CDC is actively reaching out to potential operators, architects are being engaged



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## MECKLENBURG GARDENS: OUR INTENT

The Corryville CDC views this initiative as primarily a commercial stabilization and reactivation project.

We want to do good by the community's dream by:

- Investing in a community asset.
- Attracting a brewery or german concept.
- Protecting and enhancing the existing architecture.
- Revitalizing a critical business node in the community.



**THANK YOU!**  
**ANY QUESTIONS?**  
CORRYVILLE CDC



## 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)

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## Contact

### **Department of City Planning & Engagement**

Dariah Williams, Community Engagement Specialist

[Dariah.williams@cincinnati-oh.gov](mailto:Dariah.williams@cincinnati-oh.gov)

*Written comment must be submitted by 5pm on Thursday, August 28, 2025, for inclusion in the public engagement summary.*

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**[External Email] Public comment regarding using TIF funds to acquire Mecklenburg Gardens**

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**From** Riley Owens <>  
**Date** Sat 8/9/2025 9:31 PM  
**To** Williams, Dariah <>

You don't often get email from m.riley.owens@gmail.com. [Learn why this is important](#)

**External Email Communication**

Hello,

My name is Riley Owens and I am a resident of Cincinnati and a former resident of Corryville. I am writing to express my general support for leveraging TIF funds to acquire Mecklenburg Gardens, to pave the way for a future renovation.

As someone who lived a stone's throw from Mecklenburg Gardens, I am saddened to hear that the establishment has since closed and fallen into disrepair. I hope Corryville is able to acquire and renovate the property. As a general note, I think the neighborhood needs to add massive injections of dense housing / mixed-use development in the immediate area to help drive more foot traffic to establishments like Mecklenburg Gardens, or Highland Coffee House across the street. There are plenty of vacant, underutilized lots nearby, as well as surface parking lots that ought to be put to a higher use.

Thanks,  
Riley Owens