

**CITY OF CHEVIOT  
STATE OF OHIO**

**ORDINANCE NO. 25- 17**

**TO AUTHORIZE THE DONATION OF THE PROPERTY LOCATED AT 3625 HARRISON AVENUE AND ADJACENT GAMBLE AVENUE LOT, CHEVIOT, OHIO, TO THE COMMUNITY IMPROVEMENT CORPORATION OF GREATER CINCINNATI, INC. AND AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO EXECUTE ANY AND ALL REQUIRED DOCUMENTS NECESSARY FOR SAID TRANSFER; AND TO DECLARE AN EMERGENCY.**

**WHEREAS**, Council desires to donate the property located at 3625 Harrison Avenue and Adjacent Gambel Avenue Lot, Cheviot, Ohio to the Community Improvement Corporation of Greater Cincinnati, Inc.;

**WHEREAS**, the conveyance of the property will allow the Community Improvement Corporation of Greater Cincinnati, Inc. to act as the City's agent in the sale of the subject property in furtherance of the City's economic development goals;

**WHEREAS**, community improvement corporations, by statute, are nonprofit corporations organized under the provisions of Chapter 1724 of the Ohio Revised Code and subject to the general nonprofit corporation provisions of Chapter 1702 of the Ohio Revised Code to the extent such provisions are not inconsistent with Chapter 1724;

**WHEREAS**, R.C. 1724.01 provides that community improvement corporations (such as the Community Improvement Corporation of Greater Cincinnati, Inc.) are organized "for the sole purpose of advancing, encouraging, and promoting the industrial, economic, commercial, and civic development of a community or area";

**WHEREAS**, Article VIII, Section 13 of the Ohio Constitution, in authorizing the creation of organizations such as community improvement corporations, speaks of "corporations not for profit designated...as...agencies or instrumentalities;"

**WHEREAS**, R.C. 1724.10(B)(3) authorizes the conveyance of municipal property no longer needed for municipal purposes to the Community Improvement Corporation of Greater Cincinnati, Inc. without advertisement for bids;

**WHEREAS**, the City of Cheviot and the Community Improvement Corporation of Greater Cincinnati, Inc. have previously entered into a certain agreement authorizing the Community Improvement Corporation of Greater Cincinnati, Inc. to, among other things, sell lands or interests in lands owned by the City determined from time to time by the City not to be needed for public purposes;

**WHEREAS**, the Community Improvement Corporation of Greater Cincinnati, Inc. accepted the designation of agent and resolved to accept the donation of the property from the City;

**WHEREAS**, the Community Improvement Corporation of Greater Cincinnati, Inc. further resolved to accept the donation of the subject property in order to assist in the development of industrial, commercial, distribution and research activities to the benefit of the people of Cheviot, thereby providing additional opportunities for their gainful employment;

**WHEREAS**, the President of the Community Improvement Corporation of Greater Cincinnati, Inc., was further authorized on to execute any and all documents necessary to complete said acceptance; and

**WHEREAS**, the transfer of the subject property to the Community Improvement Corporation of Greater Cincinnati, Inc., as well as the Community Improvement Corporation of Greater Cincinnati, Inc.'s corresponding sale of the subject property upon the terms and conditions set forth in that certain Real Estate Purchase Agreement, will promote private investment and community improvement and relieve City taxpayers of the burden of ongoing maintenance for the property.


**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHEVIOT, STATE OF OHIO, TWO-THIRDS OF ALL MEMBERS THEREOF CONCURRING, THAT:**

Section 1.     **Purpose.** City Council has determined that the property located at 3625 Harrison Avenue and Adjacent Gambel Avenue Lot, Cheviot, Ohio (Hamilton County Parcel Nos. 551-0005-0050, 551-0005-0416, and 551-0005-0061) is no longer needed for municipal purposes and is better utilized accomplishing the City's economic development goals within the City's central business district. The purpose of this Ordinance is to authorize the donation of said property to the Community Improvement Corporation of Greater Cincinnati, Inc. and to authorize the Safety-Service Director to execute any and documents in connection with the City's donation of the subject properties to the Community Improvement Corporation of Greater Cincinnati, Inc.


Section 2.     **Public Good.** The City's conveyance of the subject property to the Community Improvement Corporation of Greater Cincinnati, Inc. will help promote the welfare of the people of the City, and will further promote the utilization of the City's central business district for commercial opportunities, benefiting the community.

Section 3.     **Minimum Purchase Price and Required Terms.** City Council hereby establishes the minimum sales price of \$1.00 for the property and required terms of sale, as is set forth more fully in that certain Real Estate Purchase Agreement, attached as Exhibit A and incorporated herein by this reference.

Section 4.     **Emergency.** This ordinance shall be an emergency measure for the health, safety, and welfare of the citizens of Cheviot and shall take effect immediately. The emergency is necessary in order to ensure that the City completes the sale in a timeline sufficient to allow the City to use the demolition grant.

  
Kerry Smyth  
President of Council

10/7/25  
Date passed

  
Samuel D. Keller  
Mayor

10-7-25  
Date approved

Attest:

  
Jenny M. Eilermann  
Clerk of Council

Approved as to form:

  
Kimberlee Erdman Rohr  
Law Director

CERTIFICATE OF PUBLICATION

I, Jenny M. Eilermann, Clerk of the Council of the City of Cheviot, Ohio, hereby certify that the foregoing ordinance, or a succinct summary, was published in the *Cincinnati Court Index*, a newspaper of general circulation in the City of Cheviot, Ohio, in accordance with Section 731.21 of the Ohio Revised Code, on the following dates:

- 1) 10-10, 2025, and
- 2) 10-17, 2025.

  
Jenny M. Eilermann  
Clerk of Council