

1 City of Montgomery
2 City Council Public Hearing Minutes
3 November 3, 2021
4

5 Present

6 Brian Riblet, City Manager
7 Terry Donnellon, Law Director
8 Tracy Henao, Asst. City Manager
9 Kevin Chesar, Community Dev. Director
10 Gary Heitkamp, Public Works Director
11 Katie Smiddy, Finance Director
12 Greg Vonden Benken, Asst. Police Chief
13 Paul Wright, Fire Chief
14 Amy Frederick, Community Engagement Coordinator
15 Connie Gaylor, Clerk of Council
16

City Council Members Present

Chris Dobrozsi, Mayor
Craig Margolis, Vice Mayor
Lee Ann Bissmeyer
Mike Cappel
Ron Messer
Lynda Roesch
Ken Suer

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18 City Council convened its Public Hearing for November 3, 2021 at 6:45 p.m. at City Hall with Mayor Dobrozsi
19 presiding.

20
21 Mayor Dobrozsi stated that all Council members were in attendance.

22
23 Mayor Dobrozsi explained that the Public Hearing was to consider an application for a Community Entertainment
24 District.

25
26 Mayor Dobrozsi explained the process for the Public Hearing to those in attendance. He explained that in a Public
27 Hearing Council has the following options when considering an application:

- 28
- Approve the Recommendation
 - Deny the Recommendation
 - Take the matter under advisement and vote at another public meeting within thirty days.
- 30
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33 Mayor Dobrozsi explained that if City Council chooses the final option, it is suggested that they announce the date
34 and time of the subsequent hearing when the matter will be discussed and considered for vote.

35
36 **NEW BUSINESS**

37
38 **Application for a Community Entertainment District**

39
40 Mr. Riblet, Executive Director for the Montgomery Community Improvement Corporation explained that this is
41 an application to create a Community Entertainment District (“CED”) in an area located at the southern entrance
42 to the City. He stated that the MCIC owns property at the center of the proposed District which is an integral part
43 of the Montgomery Quarter development. This application on behalf of the MCIC will enable the City to allot
44 several new category D Liquor Licenses to support economic development in this area. This topic has been
45 discussed at different times in the past and it has always been intended to be used as an economic tool to assist
46 new development. Back in 2008 City Council passed Ordinance #11 defining the procedure to establish a
47 Community Entertainment District. In 2013, City Council passed Ordinance #4 amending the previous Ordinance
48 to mirror the procedural requirements as mandated by the State of Ohio. He explained that the City revisited this
49 back in 2019 with the Government Affairs Committee of Council anticipating the Montgomery Quarter project
50 coming on-line, and now that work is underway for Phase I of the project it is the appropriate time to bring this to
51 City Council.

52
53 Mr. Riblet stated that as part of the requirement, a certified exhibit prepared by CT Consultants has been provided
54 which depicts the are being proposed for the Entertainment District which can be no less than 20 contiguous acres.
55 You’ll see that Option A totals 25.4 acres which would qualify the Entertainment District for 5 licenses. (One
56 license for each 5 acres)

58 He explained that also provided was an Option B so the impact could be seen if City Council chose to expand the
59 Entertainment District in the future, primarily as Phase II of the MQ project comes on-line. This option would add
60 an additional 12 acres and an additional 2 or 3 licenses. After additional discussions and review of the phasing of
61 the MQ project, staff would request City Council to only consider approving Option A at this time and reserve the
62 possibility of expanding the Entertainment District at a later time. Another requirement is verification from the
63 applicant that the proposed improvements, in this case, the Montgomery Quarter project is equal to or will exceed
64 \$70MM. In materials provided, is communication from Gateway Montgomery Partners, LLC verifying the MQ
65 project will be in excess of \$100MM.

66
67 Mr. Riblet stated that, if approved by City Council and the Ohio Department of Liquor Control, this would allow
68 tenants of the Entertainment District to secure a license for \$2,500 rather than purchase in the open market
69 ranging from \$20 - \$30K. Mr. Riblet added that there is a processing fee of \$2500 plus an additional \$500 as
70 direct costs for publication from the MCIC to the City.

71
72 Mr. Donnellon added that the license could be expanded in the future if there is interest. The District could have a
73 maximum of 15 licenses.

74
75 Vice Mayor Margolis asked what type of liquor license this included.

76
77 Mr. Donnellon replied that they would all be Type D licenses which permits on premises consumption for
78 restaurants. He stated that during the pandemic the State did allow "carry-out" alcohol beverages under this
79 permit.

80
81 Mr. Messer asked about the costs to the City.

82
83 Mr. Riblet replied there was a \$2,500 processing fee and a \$500 publication fee that would be paid from the CIC
84 to the City.

85
86 Mr. Suer stated that this District fits into the plan for the development at the Montgomery Quarter and will be of
87 interest to the restaurants in the development.

88
89 Mrs. Bissmeyer stated that she felt this was imperative for the development to be successful.

90
91 Mr. Cappel asked if this license would be part of the DORA (Designated Outdoor Refreshment Area).

92
93 Mr. Riblet stated that it is included but it is up to the restaurants to participate.

94
95 Mayor Dobrozi restated that the options available to City Council related to this request were:

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- Approve the Recommendation
 - Deny the Recommendation
 - Take the matter under advisement and vote at another public meeting within thirty days.
- 98
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100
101 Mrs. Bissmeyer made a motion to accept the application from Executive Director Brian Riblet of the MCIC to
102 establish a Community Entertainment District Option A as detailed in the application packet. Mr. Cappel
103 seconded. City Council unanimously agreed,

104
105 Mayor Dobrozi asked if there was any further business to be heard in the Public Hearing. There being none, he
106 asked for a motion to adjourn from the Public Hearing.

108 Vice Mayor Margolis made a motion to adjourn. Mr. Cappel seconded. City Council unanimously agreed.

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110 The meeting was adjourned at 6:55 p.m.

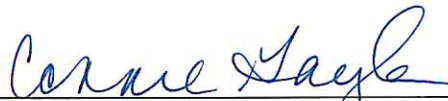
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Connie Gaylor, Clerk of Council