

**RESOLUTION NO. 42 , 2021**

**A RESOLUTION DESIGNATING A PORTION OF THE MONTGOMERY ROAD  
CORRIDOR AS A COMMUNITY ENTERTAINMENT DISTRICT**

**WHEREAS**, R.C. § 4301.80 allows communities to designate Community Entertainment Districts to support economic development and to make available to authorized uses within the District additional licenses through the Ohio Department of Commerce/Division of Liquor Control; and

**WHEREAS**, pursuant to R.C. § 4301.80 and § 151.1218 of the Code of Ordinances, the Montgomery Community Improvement Corporation, a property owner within the proposed area, has submitted an application to the Mayor to recognize approximately 25+ acres to be designated as a Community Entertainment District to support economic development in and around the Montgomery Quarter Project; and

**WHEREAS**, upon receiving the application, the Mayor did make a recommendation to Council that Council accept the application, and pursuant to R.C. § 4301.80 and Code Section 151.1218, after appropriate public notice, Council did hold a public hearing on November 3, 2021 to review the application, and Council did find that designating the area as a Community Entertainment District will contribute to economic development in the area and that based upon the information received, the anticipated value of development in the area will exceed \$100,000,000 which qualifies the area, pursuant to R.C. § 4303.181, as a Community Entertainment District.

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** Council does hereby accept the recommendation of the Mayor and hereby designates the area depicted in the Engineer's survey outlined in Schedule A attached hereto comprised of approximately 25.4 contiguous acres as a Community Entertainment District. Council does find that:

(A) Designating this area will substantially contribute to entertainment, retail, educational, sporting, social, cultural and/or arts opportunities for the City of Montgomery;

(B) The development currently underway in the Montgomery Quarter Project, which is anticipated to be completed in the next three to five years, will exceed the \$70,000,000 threshold as required by R.C. § 4303.181 and Code Section 151.1218 qualifying the area to be designated as a Community Entertainment District;

(C) The proposed uses under development in the designated District are in accord with the City's Land Usage Code and include a hotel, various restaurants and retail establishments; and

(D) The applicant, The Montgomery Community Improvement Corporation, a property owner within the District, has properly complied with R.C. § 4301.80 and Code Section 151.1218 submitting the necessary information and documentation to the Mayor, and that a public hearing properly was held before Council upon the recommendation of the Mayor November 3, 2021, and that advance notice was properly published in the *Cincinnati Enquirer*.

**SECTION 2.** Based upon meeting the qualifications of R.C. § 4301.80 and the further qualifications of R.C. § 4303.181, Council does designate the area depicted on Schedule A attached as a Community Entertainment District, and authorizes the Clerk of

Council to submit a copy of this legislation to the Department of Commerce/Division of Liquor Control requesting that the properties within the District as depicted on Schedule A be designated and qualified for licenses under R.C. § 4303.181(J) to enable the Department to issue approximate one license for each five acres of land within the District.

**SECTION 3.** The City Manager is authorized to execute any and all additional documentation as may be necessary to complete this designation with the Department of Commerce/Division of Liquor Control.

**SECTION 4.** This Resolution shall be in full force and effect from and after its passage.

PASSED: December 1, 2021

ATTEST: Connie M. Gaylor  
Connie M. Gaylor, Clerk of Council

Craig D. Margolis  
Craig D. Margolis, Mayor

APPROVED AS TO FORM:

Terrence M. Donnellon  
Terrence M. Donnellon, Law Director



**MONTGOMERY STATION CONDOMINIUMS**

- LOT 7 - PID 603-0004-0128
- LOT 8 - PID 603-0004-CD07
- LOT 9 - PID 603-0004-CD03
- LOT 10 - PID 603-0004-CD06
- LOT 11 - PID 603-0004-CD08
- LOT 12 - PID 603-0004-CD05
- LOT 13 - PID 603-0004-CD02
- LOT 14 - PID 603-0004-CD04
- LOT 15 - PID 603-0004-CD01

**MONTGOMERY QUARTER PARCELS**

- LOT 1A - PID 603-0004-0203
- LOT 1B - PID 603-0004-0204
- LOT 1C - PID 603-0004-0205
- LOT 1D - PID 603-0004-0206
- LOT 2A-E PID 603-0004-0208, 0209, 0210, 0211
- LOT 2F - PID 603-0004-0212
- LOT 3 - PID 603-0004-0213
- LOT 4 - PID 603-0004-0214
- LOT 5 - PID 603-0004-0215
- LOT 6 - PID 603-0004-0216

MONTGOMERY QUARTER LAND = 18.7825 ACRES  
 MONTGOMERY STATION CONDOMINIUMS 6.5779 ACRES  
 TOTAL 25.3604 ACRES

NOTE:  
 THIS DRAWING IS BASED ON HAMILTON COUNTY CAGIS DIGITAL DATA,  
 AND NO FIELD SURVEYING WAS COMPLETED IN THE PRODUCTION OF  
 THIS MAP. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY,  
 NOR SHOULD BE USED OTHER THAN AN EXHIBIT TO SHOW THE  
 APPROXIMATE LIMITS OF THE AREA FOR THE DISTRICT AS REQUESTED.

MAP PREPARED BY:

JAMES BERTRAM, JR., P.S. 8225 OHIO \_\_\_\_\_ DATE

Your trusted advisor  
 engineers  
 architects  
 planners



NO.	REVISION	DATE

PROJECT NO. <b>210215.20</b>	DISCIPLINE <b>CIVIL</b>
SHEET NAME <b>EXHIBIT</b>	SHEET <b>1</b> OF <b>1</b>

**CITY OF MONTGOMERY**  
**HAMILTON COUNTY, OHIO**  
**ENTERTAINMENT DISTRICT**