

RESOLUTION 2020-20
VILLAGE OF NEW RICHMOND, OHIO

Council for the Village of New Richmond, Ohio met in regular session this 13th day of October, 2020 with the following members present:

Richard Feldkamp ✓
Melanie Slade ✓

Gary Skeene ✓
Becky Ploucha ✓

Mary Allen ✓
Larry Prues ✓

Councilperson Allen moved for adoption of the following:

**A RESOLUTION DESIGNATING A REVITALIZATION DISTRICT WITHIN
THE VILLAGE OF NEW RICHMOND, OHIO AND DECLARING AN
EMERGENCY**

WHEREAS, pursuant to Ohio Revised Code § 4301.81, on August 4, 2020 an Application was filed with the Mayor of the Village of New Richmond, Ohio, seeking the designation of a Revitalization District within the Village of New Richmond; and

WHEREAS, the Application seeking the designation of a Revitalization District is attached hereto as Exhibit "A"; and

WHEREAS, pursuant to Ohio Revised Code § 4301.81(C), the Mayor of the Village of New Richmond, Ohio, submitted the Application with his approval to the Village Council of New Richmond on August 25, 2020;

WHEREAS, in compliance with Ohio Revised Code § 4301.81(C), within thirty (30) days of receiving the Application from the Mayor, the Village of New Richmond, Ohio, published notice once a week for two consecutive weeks in the Clermont County Sun, a newspaper of general circulation, notifying the public that the Application was on file and available for inspection;

WHEREAS, the aforementioned notice also advised the public of the date and time a public hearing as to the Application would be held on October 13, 2020; and

WHEREAS, a public hearing was held on October 13th, 2020, to allow Village residents and entrepreneurs presently operating in the Village to comment upon the Application seeking the designation of a Revitalization District; and

WHEREAS, in compliance with Ohio Revised Code § 4301.81(C), the Mayor and Village Administration have recommended to the Village Council that the Application be granted for the reason that the proposed district does or will substantially contribute to entertainment, retail, educational, sporting, social, cultural, or arts opportunities for the community and will constitute the first and only Revitalization District within the Village of New Richmond.

**THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF
NEW RICHMOND, CLERMONT COUNTY, OHIO, THAT:**

SECTION 1. In accordance with the Ohio Revised Code Section 4301.81, the Village Council hereby finds that the Revitalization District does or will substantially contribute to entertainment, retail, educational, sporting, social, cultural, or arts opportunities for the community and designates the area within the Village of New Richmond, Ohio, identified and depicted in the map included in the Application attached hereto as Exhibit "A" as the Village first and only Revitalization District which will officially be named the "Village of New Richmond Revitalization District".

SECTION 2. The Village Council directs and authorizes the Village Administrator to execute any and all documents necessary to create the "Village of New Richmond Revitalization District" as well as take any necessary actions required to satisfy the requests of the Ohio Division of Liquor Control in establishing the "Village of New Richmond Revitalization District" including, but not limited to, obtaining a surveyor or engineer licensed under Chapter 4733 to document the number of acres in the "Village of New Richmond Revitalization District" if need be.

SECTION 3. The Village Council finds and determines that all formal actions of this Council relating to the adoption of this Resolution have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the Village of New Richmond, Ohio and that the Village by a $\frac{3}{4}$ majority vote hereby dispenses with the requirement that the Resolution be read on three separate days and hereby authorizes the adoption of the Resolution upon its first reading. That this Resolution shall take effect and be in force from the earliest date allowed by law.

Councilperson Slade seconded the motion to adopt the foregoing Resolution and upon roll call the vote was as follows:

Richard Feldkamp	<u>yes</u>
Larry Prues	<u>yes</u>
Melanie Slade	<u>yes</u>
Becky Ploucha	<u>yes</u>
Gary Skeene	<u>yes</u>
Mary Allen	<u>yes</u>

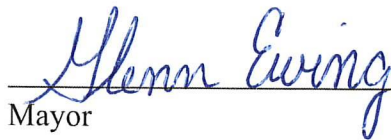
First Reading: 10-13-2020

Second Reading: _____

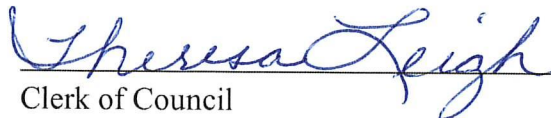
Third Reading: _____

Adopted: 10-13-2020

ATTEST:



Mayor

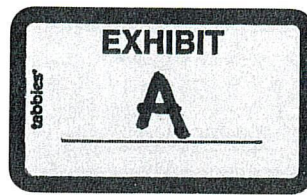


Clerk of Council

Approved as to Form:



Village Solicitor



Application Seeking Designation of "Revitalization District"

Date: **August 1 2020**

To: The Mayor of the Village of New Richmond
Village Hall, Light Ashburn Building
102 Willow Street
New Richmond, Ohio 45157

From: Widespread Properties, LLC , property owner

Dear Mayor,

I am the owner of property located at **401 Front Street** which is located in the Village of New Richmond (Village), Ohio. I am seeking to have my property's address and other properties in the Village together designated as a "Revitalization District" as described under Ohio Revised Code (ORC) section 4301.81 for the purpose of encouraging economic redevelopment of the Village. As required under the ORC, I am filing and delivering this application to you as the mayor of the Village.

As required by the Ohio Revised Code, I am including in this application the following items:

1. Applicant's Name and Address
Widespread Properties, LLC
2059 Buckler Road
New Richmond Ohio 45157

2. Map or Survey of Proposed Revitalization District

Attached is a map or survey of the proposed revitalization district in sufficient detail to identify the boundaries of the district proposed by the applicant and the property owned by the applicant.

3. Nature and Types of Establishments to be Located in District

Establishments that are or may be located within the proposed revitalization district may generally include entertainment, retail, educational, sporting, social, cultural, or arts and other establishments including restaurants, retail sales establishments, hotels, bed and breakfasts, museums, night clubs, sports facilities, marinas, shopping centers, performing arts theaters, motion picture theaters, convention facilities, and other entertainment facilities or complexes.

4. Proposed Time Frame for Completing Establishments Not Developed

Short-term Time Frame

Some establishments in the proposed revitalization district are in various stages of planning and development including building construction and renovation, and pre-opening and opening activities. These establishments are opening or anticipated to open within the next twenty-four months.

Long-term Time Frame

Additional planning and development of establishments are anticipated as the proposed new revitalization district is marketed and knowledge of the district increases creating additional interest and investment by investors and business establishments over the next two to ten years.

5. Evidence that Proposed Land Use is in Accord with Master Zoning Plan

Attached is a letter from Village Administrator and/or Village Planning and Zoning Administrator which states that the applicant's anticipated land uses relating to the proposed revitalization district are in accordance with the municipal corporation's master zoning plan".

6. Handling and Processing Fee

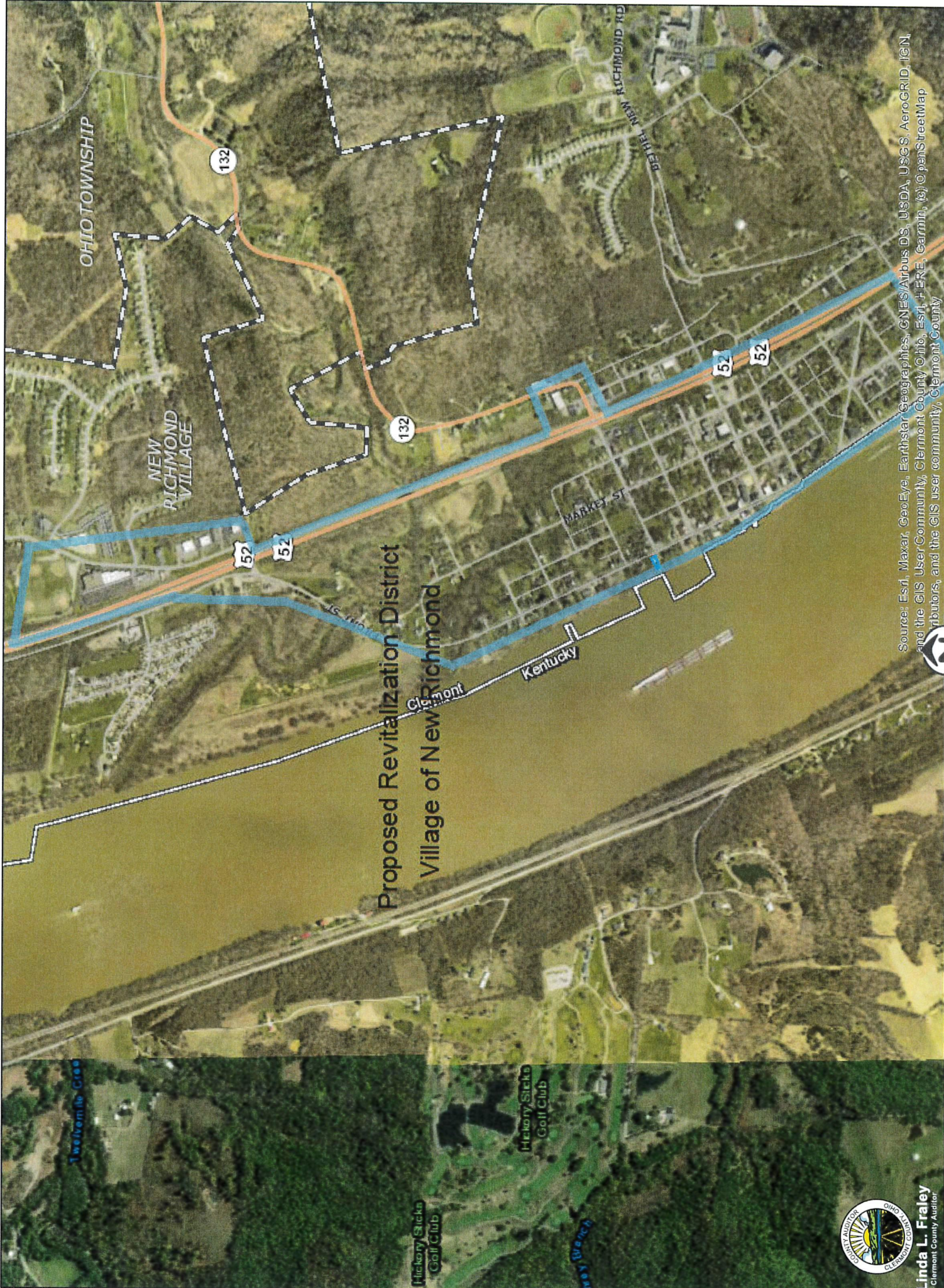
Payment in the amount of \$25.00 made payable to the Village of New Richmond for handling and processing of this application is attached/included to this application.

Sincerely,

Joby Houck, Member

Widespread Properties , LLC

Joby Houck



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Clermont County Ohio, Esri, HERE, Garmin, (b) OpenStreetMap contributors, and the GIS user community, Clermont County

The information contained in this map is a public resource in general information and a product of its use only as a general representation. Clermont County makes no warranty to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors. Any reliance on the information is at the user's risk of the user.

8/3/2020



Linda L. Fraley
Clermont County Auditor



August 3, 2020

Ohio Division of Liquor Control
6606 Tussing Road
Reynoldsburg, OH 43068

To Whom It May Concern,

This letter is to confirm that the application for a proposed revitalization district from the Village of New Richmond meets all land uses relating to said revitalization district and are in accordance with New Richmond's master zoning plan.

Thank you,

Andrew Gephardt
Village of New Richmond
Planning and Zoning
513 553 4146 x13