

J. THOMAS HODGES & ASSOCIATES

BRADLEY THOMAS, ATTORNEY-AT-LAW



810 Sycamore Ste 211
Cincinnati, Ohio 45202

513.515.4696
brad@jthlaw.com

Mayor Aftab Pureval
City of Cincinnati
801 Plum St.
Cincinnati, Ohio 45202

6/8/22


Dear Mayor Pureval,

Attached is a Community Entertainment District (“CED”) Application for my clients Mt. Washington Community Development Corporation and the Port of Greater Cincinnati Development Authority. This joint venture will bring new small businesses to the Mt. Washington Neighborhood Business District, help existing businesses expand their hours, and contribute to the vibrancy of the neighborhood.

With the new CED designation, currently empty storefronts can more easily be filled, and existing restaurants that have been hurt by the pandemic can re-open their dining rooms.

Included are letters of support from the Mt. Washington Community Council, Mt. Washington Community Development Corporation, and Mt. Washington Community Urban Redevelopment Corporation, highlighting the broad support this proposal has in the community. A check for the \$1,500.00 application fee is being sent by mail and should arrive shortly.

Thank you for your time and please do not hesitate to contact me with any questions or concerns.

Sincerely,

Brad Thomas

Enclosures-

- *CED Application
- *Exhibit A- Map
- *Exhibit B- Parcels
- *Exhibit C- Address List
- *Exhibit D- Letters of Support (3)
- *Surveyor’s Certificate

Community Entertainment District (CED) Application & Checklist

1. Requested Name of the District: Mt. Washington

2. Principal applicant's name and address of property owned within the proposed district.
(Applicant ownership of property is a requirement of the CED application process)

Name:	PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY
Address:	6139 PLYMOUTH AVE
Parcel Number:	001-0002-0162-00
Contact Phone Number:	513.515.4696

3. Is the applicant a non-profit entity? Yes No
- a. Is the applicant requesting the reduced application fee? Yes No
- b. Verify that non-profit is Active and in Good Standing in Ohio? Yes No

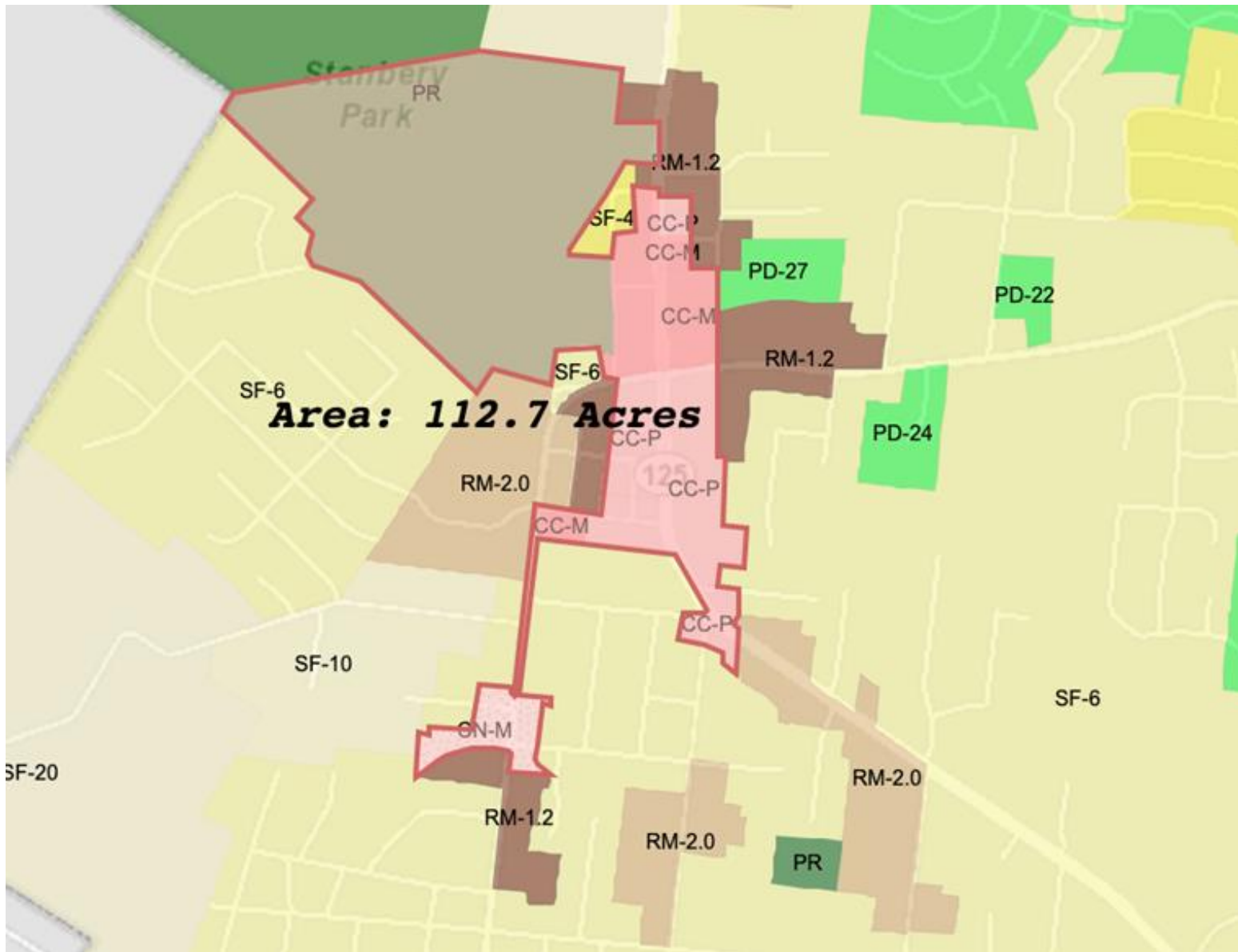
4. Explain relationship of entity, if any, to an affiliated non-profit involved with this application:
The application is a joint effort of the Port Authority and the Mt. Washington Community Development Corporation.

5. Nature of establishments desired:
Mt. Washington seeks to attract and retain new small businesses and restaurants with this CED designation. There are several vacant buildings in the district where new businesses could be located. The Community is looking to attract a coffee shop/tap house, add full service restaurants to the business district, and support existing business that would be able to expand their hours and product mix with the CED designation.

6. Evidence of being in accord with current zoning:
All areas in the CED are zoned CC-P, CC-M or CN-M. A portion of the district is also zoned PR in the event the neighborhood and park board elect to develop a "Tavern on the Green" type restaurant in Stanbery Park. No residential areas are included in the CED.

Attachments (it is preferred that all materials be submitted in electronic format):

- Cover Letter with all applicant contact information and any additional supporting comments.
- Detailed color map of boundaries and zoning in proposed CED (as Exhibit A).
- Itemized list of all parcels within the CED mapped area in Excel format (as Exhibit B).
- Itemized street boundary (street number, name, even/odd) in Excel format (as Exhibit C).
- Documentation from a certified surveyor or engineer licensed under R.C. 4733, including his/her name, stating the number of acres in the proposed CED.
- Letters of Support (as Exhibit D). Letters may be from property owners and stakeholders in or near the proposed CED, including but not limited to community councils, neighborhood business district associations, community development corporations, business owners, and homeowners.
- Application Fee: \$15,000. Non-profit entities may request that the fee be reduced to \$1,500.



COLOR MAP OF BOUNDARIES AND ZONING IN PROPOSED CED

PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER CITY	STATE	ZIP	STREET NUMBER	STREET NAME	STREET AB
001-0003-0088-00	VILARDO PROPERTIES INC	6229 BEECHMONT AVE	Cincinnati	Ohio	45230	6229	BEECHMONT	AVE
001-0003-0090-00	VILARDO PROPERTIES INC	6235 BEECHMONT AVE	Cincinnati	Ohio	45230	6235	BEECHMONT	AVE
001-0003-0306-00	GARCIA- DUARTE OLGA R	6236 BEECHMONT AVE	Cincinnati	Ohio	45230	6236	BEECHMONT	AVE
001-0003-0309-00	GLOVER RANDY B	6236 BEECHMONT AVE	Cincinnati	Ohio	45230	6236	BEECHMONT	AVE
001-0003-0092-00	VILARDO PROPERTIES INC	6241 BEECHMONT AVE	Cincinnati	Ohio	45230	6241	BEECHMONT	AVE
001-0002-0012-90	CINCINNATI CITY OF	2269 OXFORD AVE	Cincinnati	Ohio	45230	2269	OXFORD	AVE
001-0002-0152-00	FRED & PETE LLC	2270 OXFORD AVE	Cincinnati	Ohio	45230	2270	OXFORD	AVE
001-0002-0010-00	WIMBERLY JANETTE	2273 OXFORD AVE	Cincinnati	Ohio	45230	2273	OXFORD	AVE
001-0002-0161-00	FERRIS LURLINE R	6124 CORBLY RD	Cincinnati	Ohio	45230	6124	CORBLY	RD
001-0002-0246-00	ROSENBERG BART H	6126 CORBLY RD	Cincinnati	Ohio	45230	6126	CORBLY	RD
001-0002-0093-00	SLEMMER ROBERT WESTON & ZACHARY WESTON CO-TR	6127 CORBLY RD	Cincinnati	Ohio	45230	6127	CORBLY	RD
001-0002-0116-00	KROGER LIMITED PARTNERSHIP I	6219 CORBLY RD	Cincinnati	Ohio	45230	6219	CORBLY	RD
001-0002-0049-90	CINCINNATI CITY OF	6220 CORBLY RD	Cincinnati	Ohio	45230	6220	CORBLY	RD
001-0002-0151-00	2202 BEECHMONT LLC	6220 CORBLY RD	Cincinnati	Ohio	45230	6220	CORBLY	RD
001-0002-0187-00	2202 BEECHMONT LLC	6222 CORBLY RD	Cincinnati	Ohio	45230	6222	CORBLY	RD
001-0002-0162-00	PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY	6139 PLYMOUTH AVE	Cincinnati	Ohio	45230	6139	PLYMOUTH	AVE
001-0003-0001-00	KNODT MICHAEL J & BECKY L	6117 CAMPUS LN	Cincinnati	Ohio	45230	6117	CAMPUS	LN
001-0002-0321-90	CINCINNATI CITY OF	6122 CAMPUS LN	Cincinnati	Ohio	45230	6122	CAMPUS	LN
001-0003-0304-00	HEALTHSOURCE OF OHIO INC	6131 CAMPUS LN	Cincinnati	Ohio	45230	6131	CAMPUS	LN
001-0002-0110-00	LAZARUS DAVID JR & JANIFER L	6136 CAMPUS LN	Cincinnati	Ohio	45230	6136	CAMPUS	LN
001-0003-0216-90	CINCINNATI CITY OF	6141 CAMPUS LN	Cincinnati	Ohio	45230	6141	CAMPUS	LN
001-0003-0294-90	CINCINNATI CITY OF	6145 CAMPUS LN	Cincinnati	Ohio	45230	6145	CAMPUS	LN
002-0002-0455-00	TOWERVIEW PROPERTIES LLC	1830 SUTTON AVE	Cincinnati	Ohio	45230	1830	SUTTON	AVE
002-0002-0232-00	TOWERVIEW PROPERTIES LLC	1832 SUTTON AVE	Cincinnati	Ohio	45230	1832	SUTTON	AVE
002-0002-0421-00	TOWERVIEW PROPERTIES LLC	1834 SUTTON AVE	Cincinnati	Ohio	45230	1834	SUTTON	AVE
003-0002-0028-00	MT WASHINGTON POST NO 484	1837 SUTTON AVE	Cincinnati	Ohio	45230	1837	SUTTON	AVE
001-0003-0013-00	HAVEN GROUP	1906 SUTTON AVE	Cincinnati	Ohio	45230	1906	SUTTON	AVE
003-0002-0060-00	N A H I INC	1911 SUTTON AVE	Cincinnati	Ohio	45230	1911	SUTTON	AVE
003-0002-0160-00	SIENNA EXPEDITING SERVICES LLC	1917 SUTTON AVE	Cincinnati	Ohio	45230	1917	SUTTON	AVE
001-0003-0008-00	HELWIG BARBARA	1920 SUTTON AVE	Cincinnati	Ohio	45230	1920	SUTTON	AVE
001-0003-0235-90	CINCINNATI CITY OF	2042 SUTTON AVE	Cincinnati	Ohio	45230	2042	SUTTON	AVE
003-0002-0106-00	1824 MEARS LLC	6060 COLTER AVE	Cincinnati	Ohio	45230	6060	COLTER	AVE
003-0002-0015-00	THOMPSON ANN	6086 COLTER AVE	Cincinnati	Ohio	45230	6086	COLTER	AVE
001-0003-0172-00	MJ INVESTMENT GROUP LLC	6102 BENNEVILLE ST	Cincinnati	Ohio	45230	6102	BENNEVILLE	ST
001-0003-0015-00	HIBBSON LLC	6112 BENNEVILLE ST	Cincinnati	Ohio	45230	6112	BENNEVILLE	ST
001-0003-0062-00	ROTH JAMES R TR	1953 MEARS AVE	Cincinnati	Ohio	45230	1953	MEARS	AVE
001-0003-0211-00	CRB PROP LLC	1955 MEARS AVE	Cincinnati	Ohio	45230	1955	MEARS	AVE
001-0003-0061-00	DIGIOVENALE LUCY C	1963 MEARS AVE	Cincinnati	Ohio	45230	1963	MEARS	AVE
001-0003-0084-00	MLJ PROPERTIES LLC	2038 BEECHMONT AVE	Cincinnati	Ohio	45230	2038	BEECHMONT	AVE
001-0003-0217-90	PUBLIC LIBRARY OF CINTI & HAMILTON COUNTY	2049 BEECHMONT AVE	Cincinnati	Ohio	45230	2049	BEECHMONT	AVE
001-0003-0181-00	WHITE T P & SONS CO THE	2050 BEECHMONT AVE	Cincinnati	Ohio	45230	2050	BEECHMONT	AVE
001-0002-0324-90	CINCINNATI CITY OF	2055 BEECHMONT AVE	Cincinnati	Ohio	45230	2055	BEECHMONT	AVE
001-0002-0115-00	FAMILY STONE LLC THE	2057 BEECHMONT AVE	Cincinnati	Ohio	45230	2057	BEECHMONT	AVE
001-0002-0114-00	SOHNGEN KIMBERLY K TR	2061 BEECHMONT AVE	Cincinnati	Ohio	45230	2061	BEECHMONT	AVE
001-0002-0113-00	SOHNGEN KIMBERLY K TR	2063 BEECHMONT AVE	Cincinnati	Ohio	45230	2063	BEECHMONT	AVE
001-0003-0180-00	FIFTH THIRD BANK THE	2064 BEECHMONT AVE	Cincinnati	Ohio	45230	2064	BEECHMONT	AVE
001-0003-0182-00	FIFTH THIRD BANK	2064 BEECHMONT AVE	Cincinnati	Ohio	45230	2064	BEECHMONT	AVE
001-0002-0112-00	SOHNGEN KIMBERLY K TR	2065 BEECHMONT AVE	Cincinnati	Ohio	45230	2065	BEECHMONT	AVE
001-0002-0169-00	SOHNGEN KIMBERLY K TR	2065 BEECHMONT AVE	Cincinnati	Ohio	45230	2065	BEECHMONT	AVE
001-0002-0282-00	SAN SAM & CINDY TENG	2067 BEECHMONT AVE	Cincinnati	Ohio	45230	2067	BEECHMONT	AVE
001-0002-0111-00	GANIM NICHOLAS G & MARYANN	2069 BEECHMONT AVE	Cincinnati	Ohio	45230	2069	BEECHMONT	AVE
001-0002-0191-00	FIFTH THIRD BANK THE	2070 BEECHMONT AVE	Cincinnati	Ohio	45230	2070	BEECHMONT	AVE
001-0002-0123-00	FIFTH THIRD BANK THE	2098 BEECHMONT AVE	Cincinnati	Ohio	45230	2098	BEECHMONT	AVE
001-0002-B117-00	WADE WILLIAM J TR	2100 BEECHMONT AVE	Cincinnati	Ohio	45230	2100	BEECHMONT	AVE
001-0002-0104-00	STANMAR REALTY COMPANY	2109 BEECHMONT AVE	Cincinnati	Ohio	45230	2109	BEECHMONT	AVE
001-0002-0155-00	MT WASHINGTON SAVINGS & LOAN CO THE	2110 BEECHMONT AVE	Cincinnati	Ohio	45230	2110	BEECHMONT	AVE
001-0002-0344-00	MT WASHINGTON SAVINGS & LOAN CO THE	2110 BEECHMONT AVE	Cincinnati	Ohio	45230	2110	BEECHMONT	AVE
001-0002-0103-00	TOM FUCITO PROPERTIES LLC	2111 BEECHMONT AVE	Cincinnati	Ohio	45230	2111	BEECHMONT	AVE
001-0002-0221-00	SLEMMER ROBERT WESTON & ZACHARY WESTON SLEMMER CO-TRUSTEES	2115 BEECHMONT AVE	Cincinnati	Ohio	45230	2115	BEECHMONT	AVE
001-0002-0224-00	ROBUC PROPERTIES LLC	2117 BEECHMONT AVE	Cincinnati	Ohio	45230	2117	BEECHMONT	AVE
001-0002-0098-00	CAPITAL RESERVE INC	2119 BEECHMONT AVE	Cincinnati	Ohio	45230	2119	BEECHMONT	AVE
001-0002-0193-00	GANGLOFF WILLIAM P	2121 BEECHMONT AVE	Cincinnati	Ohio	45230	2121	BEECHMONT	AVE
001-0002-0096-00	SCHULTZ ALFRED J TR & MARY E TR	2127 BEECHMONT AVE	Cincinnati	Ohio	45230	2127	BEECHMONT	AVE
001-0002-0095-00	2131 BEECHMONT AVE 2019 LLC	2131 BEECHMONT AVE	Cincinnati	Ohio	45230	2131	BEECHMONT	AVE
001-0002-0094-00	UNION SAVINGS BANK	2137 BEECHMONT AVE	Cincinnati	Ohio	45230	2137	BEECHMONT	AVE
001-0002-0281-00	2202 BEECHMONT LLC	2202 BEECHMONT AVE	Cincinnati	Ohio	45230	2202	BEECHMONT	AVE
001-0002-0160-00	BRONX PARK SOUTH II CINCINNATI LLC @2	2203 BEECHMONT AVE	Cincinnati	Ohio	45230	2203	BEECHMONT	AVE
001-0002-0068-00	2202 BEECHMONT LLC	2204 BEECHMONT AVE	Cincinnati	Ohio	45230	2204	BEECHMONT	AVE
001-0002-0280-00	CAIN DENNIS J	2210 BEECHMONT AVE	Cincinnati	Ohio	45230	2210	BEECHMONT	AVE
001-0002-0238-00	CAIN DENNIS	2216 BEECHMONT AVE	Cincinnati	Ohio	45230	2216	BEECHMONT	AVE
001-0002-0002-00	AUTOZONE DEVELOPMENT LLC	2223 BEECHMONT AVE	Cincinnati	Ohio	45230	2223	BEECHMONT	AVE
001-0002-0033-00	GSC PROPERTIES LLC	2231 BEECHMONT AVE	Cincinnati	Ohio	45230	2231	BEECHMONT	AVE
001-0002-0064-00	OHIO VALLEY GOODWILL INDUSTRIES REHABILITATION CE	2234 BEECHMONT AVE	Cincinnati	Ohio	45230	2234	BEECHMONT	AVE
001-0002-0039-00	CAP 3 NIKI LLC	2238 BEECHMONT AVE	Cincinnati	Ohio	45230	2238	BEECHMONT	AVE
001-0002-0032-00	FRED & PETE LLC	2239 BEECHMONT AVE	Cincinnati	Ohio	45230	2239	BEECHMONT	AVE
001-0002-0055-00	GSC PROPERTIES LLC	2244 BEECHMONT AVE	Cincinnati	Ohio	45230	2244	BEECHMONT	AVE
001-0002-0031-00	FRED & PETE LLC	2245 BEECHMONT AVE	Cincinnati	Ohio	45230	2245	BEECHMONT	AVE
001-0002-0030-00	FRED & PETE LLC	2249 BEECHMONT AVE	Cincinnati	Ohio	45230	2249	BEECHMONT	AVE
001-0002-0029-00	FIRSTAR BANK NA US BANK TAX DEPARTMENT	2261 BEECHMONT AVE	Cincinnati	Ohio	45230	2261	BEECHMONT	AVE
001-0005-0062-00	ST VINCENT DE PAUL STORES	2300 BEECHMONT AVE	Cincinnati	Ohio	45230	2300	BEECHMONT	AVE
001-0005-0067-00	JURGENSEN JAMES P & JAMES P JURGENSEN TR	2303 BEECHMONT AVE	Cincinnati	Ohio	45230	2303	BEECHMONT	AVE
001-0005-0068-00	JURGENSEN JAMES P & JAMES P JURGENSEN TR	2307 BEECHMONT AVE	Cincinnati	Ohio	45230	2307	BEECHMONT	AVE
001-0005-0069-00	HUGHES EDWARD G III	2311 BEECHMONT AVE	Cincinnati	Ohio	45230	2311	BEECHMONT	AVE
001-0005-0070-00	GOLDEN HILL DEVELOPMENT LLC	2313 BEECHMONT AVE	Cincinnati	Ohio	45230	2313	BEECHMONT	AVE
001-0005-0125-00	GOLDEN HILL DEVELOPMENT LLC	2313 BEECHMONT AVE	Cincinnati	Ohio	45230	2313	BEECHMONT	AVE
001-0005-0071-00	CINCINNATI CITY OF	2317 BEECHMONT AVE	Cincinnati	Ohio	45230	2317	BEECHMONT	AVE
001-0005-0058-00	JUDD WESTEN T	2320 BEECHMONT AVE	Cincinnati	Ohio	45230	2320	BEECHMONT	AVE

<u>STREET NAME</u>	<u>RANGE</u>	<u>EVEN/ODD</u>
Beechmont Ave	2036-2320	Even/Odd
Beechmont Ave	6221-6241	Even/Odd
Roxbury	6206	Even
Plaza Ave	All Addresses	Even/Odd
Oxford	2221-2300	Even/Odd
Corbly	6124-6222	Even/Odd
Tom Roth	All Addresses	Even/Odd
Plymouth	6139	Odd
Eppert	All Addresses	Even/Odd
Campus	6117-6145	Even/Odd
Sutton	1830-1920	Even/Odd
Sutton	2042	Even
Colter	6060-6086	Even
Benneville	6102-6112	Even/Odd
Mears	1953-1963	Odd

Mr. Thomas,

I have reviewed the GIS maps associated with the proposed Community Entertainment District located in the City of Cincinnati, Ohio.

The attached image represents a map of the proposed district, outlined and shaded. Based upon review and calculations from available GIS sources, I have determined the contiguous area of the proposed community entertainment district to be 112.7 acres more or less.

A digital file showing the area in greater detail is available upon request.



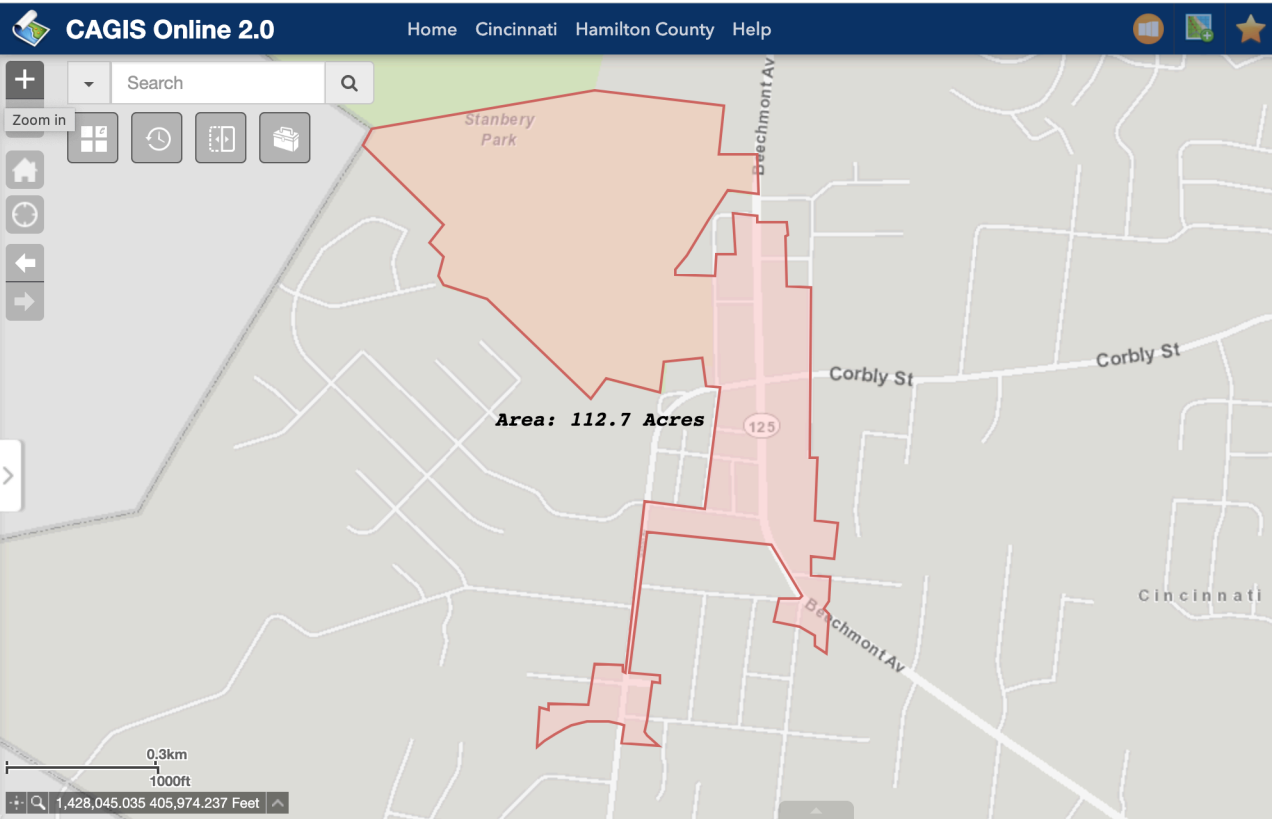
Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Smith", written over the printed name.

Steven Smith, Professional Engineer

PE.54439

Attachment





Mayor Aftab Pureval
Members of City Council
City Hall, 801 Plum Street
Cincinnati, OH 45202

May 2022

Re: Community Entertainment District in Mt. Washington

Dear City of Cincinnati,

We are so excited as a community for the progress we are making to establish a Community Entertainment District. Neighborhood organizations have worked together for years to help make this happen and we are thrilled it's coming to pass.

The membership of the Mt. Washington Community Council is fully aware of what the CED can do for the community, and especially the neighborhood Business District, and voted to be all in with it at our meeting in February 2022.

As always, thank you for your hard work!

Elissa Pogue

Elissa Pogue
President, Mt. Washington Community Council

MT. WASHINGTON COMMUNITY DEVELOPMENT CORPORATION (MWDCDC)

May 9, 2022

Mayor Purval Aftab
Members of Cincinnati City Council
State of Ohio Division of Liquor Control

To All Concerned,

Mt. Washington Community Development Corporation enthusiastically supports establishing a Community Entertainment District (CED) in our business district.

MWDCDC
513-232-8373
mwcdcinfo@gmail.com

6508 Ambar Avenue
Cincinnati, OH
45230-2817

We believe a Community Entertainment District is critical step toward economic revitalization for neighborhood business districts. In Cincinnati, there are approximately 10 CEDs and each neighborhood that has implemented a CED has seen large growth over the last few years.

We have presented and discussed this with our Community Council, business association and various business owners in our Neighborhood Business District (NBD). All have agreed that this step will benefit our entire community. This will help bring new businesses to our neighborhood to further our goal of creating more and varied destinations in our NBD.

Sincerely,

Wendy O'Neal

Wendy L. O'Neal
President, Mt. Washington CDC

EXHIBIT D



**MT WASHINGTON
COMMUNITY URBAN REDEVELOPEMENT CORPORATION**
6229 BEECHMONT AVE. CINCINNATI, OH 45230
MWCURC.ORG

May 9, 2022

Mayor Aftab Pureval
Members of Cincinnati City Council
State of Ohio Division of Liquor Control

To All Concerned,

Mt. Washington Community Urban Redevelopment Corporation supports establishing a Community Entertainment District (CED) in our Neighborhood Business District (NBD).

We believe Mt. Washington's revitalization efforts will benefit significantly with flexibility and options a Community Entertainment District brings to a neighborhood, as other neighborhoods in Cincinnati have experienced.

As we work to enhance and expand our businesses in Mt. Washington NBD, we see the CED as a primary marketing tool to attract new restaurants and other entertainment venues to Mt. Washington.

We also understand this will benefit our existing restaurant businesses as they seek to expand and include liquor service to their offerings.

Thank you for your support and consideration on this which we are convinced will make Mt. Washington a destination for all of Greater Cincinnati.

Sincerely,

Jack Vilaro
President MWCURC

THE MT WASHINGTON 06-16
COMMUNITY COUNCIL INC 06-16
PO BOX 30387
CINCINNATI, OH 45230

346
13-7154/2420

6/9/2022

DATE

CHECK AMOUNT
TRADE PROTECTION

PAY TO THE ORDER OF City of Cincinnati \$ 1500.00/100
one thousand five hundred 100/100 DOLLARS

WATCH HILL
BANK
Cincinnati, Ohio 45230
watchhillbank.com

FOR CED Application for MHWASH

Kurt Kur



FILE

RECEIVED
JUN 13 2022
COMMUNITY & ECONOMIC DEVELOPMENT