

RECORD OF RESOLUTIONS

Resolution No. 33-2026

Passed: June 9, 2026

A RESOLUTION DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE RIVER DISTRICT NEW COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE RIVER DISTRICT NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, on October 4, 2024, a Petition for Establishment of the River District New Community Authority under Chapter 349 of the Ohio Revised Code (the “Petition”) for the establishment of the River District New Community Authority (the “Authority”) was filed with the Clerk of Council of the City of West Carrollton, Ohio (the “Council”), as “organizational board of commissioners” within the meaning of R.C. Section 349.01(F)(3) by the City of West Carrollton, Ohio (the “City”) in its capacity as statutory developer of the Authority under R.C. Section 349.01(E) (the “Statutory Developer”), which Petition the Council approved by Resolution 23-2024 dated October 8, 2024 and approved the creation of the Authority on November 26, 2024 pursuant to its Resolution 26-2024; and

WHEREAS, the Petition described the boundaries of the related new community district (the “District”); and

WHEREAS, on June 4, 2026, the Statutory Developer filed an application (the “Application”) with this Council requesting that certain parcels of real property identified therein as the Additional Property be added to the District; and

WHEREAS, with respect to the Application, the City is the only City that can be defined as a “proximate city,” as that term is defined in R.C. Section 349.01(M); this Council, as the organizational board of commissioners for the District, is the legislative authority of the only “proximate city”; pursuant to R.C. Section 349.03; and, therefore, the City is not required to approve or sign the Application as a “proximate city” prior to the approval of the Application by this Council; and

WHEREAS, the Application further provides that the addition of such real property will be conducive to the public health, safety, convenience and welfare of the District, will be consistent with the development of the District, and will not jeopardize the plan of development of the District; and

WHEREAS, pursuant to R.C. Section 349.03(A), this Council, as the organizational board of commissioners for the determination of the sufficiency of the Application, upon finding the Application sufficient and in compliance with the required statutory requirements, must fix a time and place for a public hearing on the Application; and

WHEREAS, pursuant to R.C. Section 349.03(A), if determined to be sufficient, this Council shall hold the public hearing not less than thirty (30) days nor more than forty-five (45) days from the date the Application was filed by the Developer with this Council; and

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WHEREAS, pursuant to R.C. Section 349.03(A), the Clerk of Council shall give notice of the public hearing on the Application by publication once each week for three (3) consecutive weeks in a newspaper of general circulation prior to the hearing date.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST CARROLLTON, OHIO:

Section 1: This Council finds and determines that the Application complies with the requirements of R.C. Section 349.03 as to form and substance.

Section 2: Pursuant to R.C. Section 349.03, this Council hereby determines to hold a public hearing on the Petition on July 14, 2026, in the Council Chambers of the City located at 300 E. Central Ave., West Carrollton, Ohio 45449, approximately on or after 6:30 p.m., and this Council hereby authorizes the City Manager, the Clerk of Council, and/or their designees to cause notice of the public hearing to be published once per week for three (3) consecutive weeks, as provided in Revised Code Section 7.16, in a newspaper of general circulation within Montgomery County, Ohio.

Section 3: This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including R.C. Section 121.22.

Section 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: June 9, 2026



Mayor

Attest: Tracy Moore
Clerk of Council

Effective Date: June 9, 2026

APPLICATION TO ADD PROPERTY
TO A NEW COMMUNITY DISTRICT AND
TO AMEND THE PETITION FOR ESTABLISHMENT OF
THE RIVER DISTRICT NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

TO THE CITY COUNCIL
OF THE CITY OF WEST CARROLLTON, OHIO:

The undersigned, City of West Carrollton, Ohio (the "Developer"), is a municipal corporation under the Constitution and laws of the State of Ohio (the "State"), and is the "developer" within the meaning of Ohio Revised Code Section 349.01 for the River District New Community Authority (the "Authority"), a new community authority established under and operating pursuant to Ohio Revised Code Chapter 349 (the "Act").

On October 4, 2024, the City Council (the "Council") of the City of West Carrollton, Ohio (the "City") received a petition (the "Original Petition") filed by the Developer under the Act to create the Authority. The Council approved the Original Petition pursuant to its Resolution 23-2024 dated October 8, 2024, and approved the creation of the Authority on November 26, 2024, pursuant to its Resolution 26-2024.

Pursuant to this application (the "Application") and Ohio Revised Code Section 349.03(B), the Developer hereby applies to add property to the territory of the River District New Community Authority District (as constituted as of the date of this application, the "Original District," and as altered by the approval of this application, the "District") and to amend the Original Petition (the Original Petition as amended by approval of this Application, as may be supplemented or amended by subsequent petitions or applications to add property from time to time, the "Petition").

Exhibit A, attached hereto, is a map showing the Original District, as well as a description of the real property that the Developer identified in the Original Petition as comprising the Original District. To that end, with respect to the real property at issue in this Application, the Developer hereby applies as follows:

1. **Additional Property.** The Developer seeks the addition to the District of certain real property consisting of approximately .978 acres in the City (the "Additional Property"), which Additional Property consists of parcels of real property located in the City that are being consolidated at the time of this Application with parcel number K48-00509-0002 to form a new consolidated parcel of approximately 3.028 acres, all as depicted on Exhibit B attached hereto. The Additional Property is generally situated along East Dixie Drive in the City, as described more particularly in Exhibit B attached hereto, which identifies the location of the Additional Property. The Additional Property is owned by or is under the control of the Developer. The Developer hereby confirms that the addition of the Additional Property will be conducive to the public health, safety, and convenience and

welfare, will be consistent with the development of the District, and will further the plan of development for the District.

2. Amendments to Petition. The Petition shall constitute the Original Petition as amended by this Application. The Original Petition is hereby amended to include the Additional Property within the District, subject to the conditions contained in this Application. The Additional Property will be made subject to the existing Declaration of Covenants and Restrictions for the Authority.
3. All other provisions of the Original Petition are hereby reaffirmed as applicable to the Additional Property.
4. Definitions. Words and terms not defined herein shall have the meanings given in Ohio Revised Code Section 349.01, unless context requires a different meaning.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed as of this 4th day of June, 2026.

CITY OF WEST CARROLLTON, OHIO

By: Amber Holloway

Name: Amber Holloway
Title: City Manager

ATTEST:

Graey Mouse
Clerk of Council

APPROVED AS TO FORM:

Joshua R. Lounsbury
Joshua R. Lounsbury, Law Director

EXHIBIT A

MAP OF ORIGINAL DISTRICT AND
DESCRIPTION OF PARCELS COMPRISING THE ORIGINAL DISTRICT

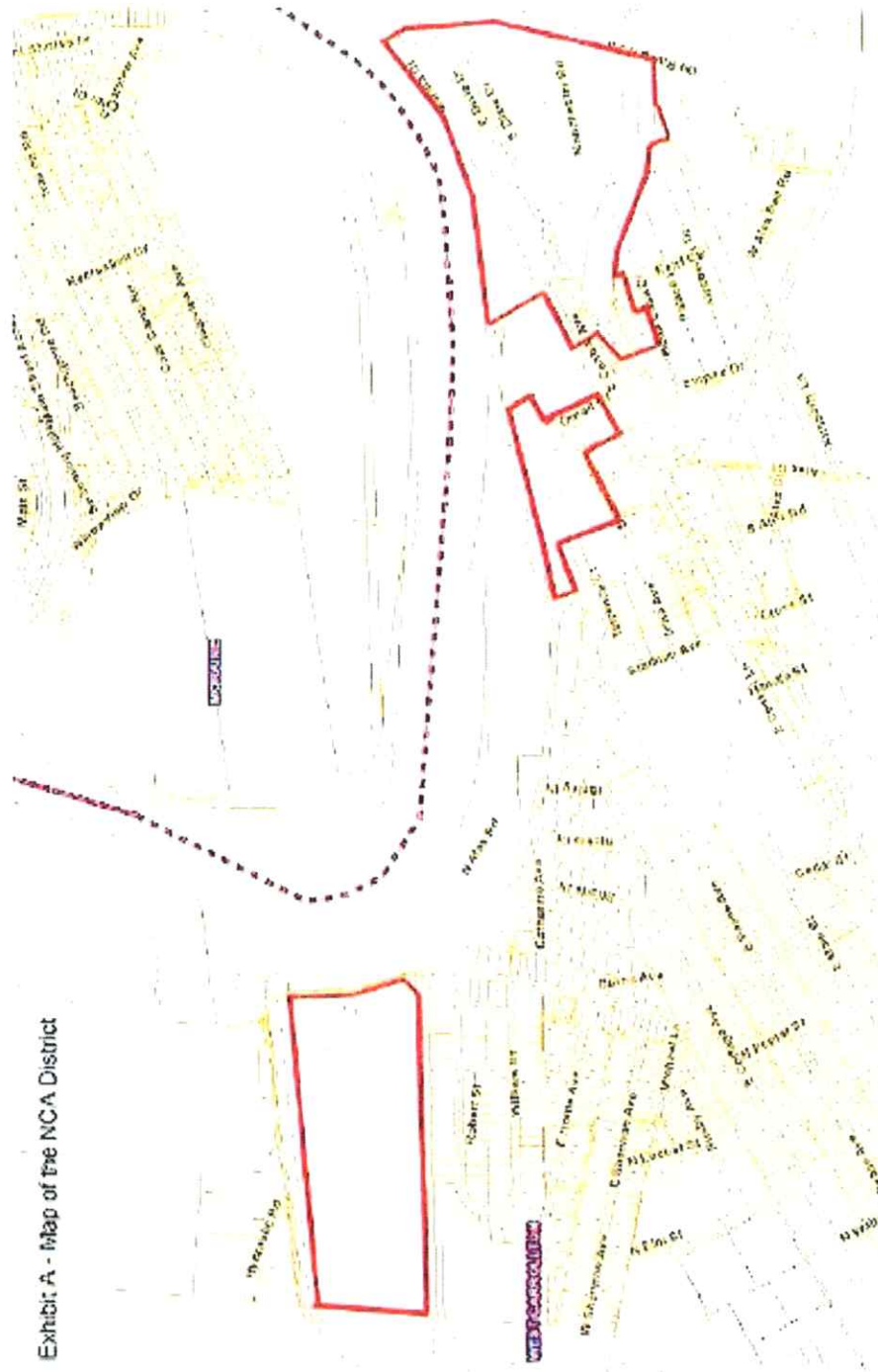


Exhibit A - Map of the NCA District

NCA DISTRICT PARCELS

Parcel ID	Address	Acres
Old Mc Donalds/Bowman/N. Ales Properties		
K48-00111-0070	1 Bowman Lane	0.1740
K48-00111-0144	1 Bowman Lane	0.5620
K48-00111-0174	1 Bowman Lane	0.3700
K48-00111-0115 & 0138	1 Bowman Lane	1.5590
K48-00111-0114	1 Bowman Lane	2.5050
K48-00111-0002	214 N Ales Road	0.4876
K48-00111-0201	218 N Ales Road	0.2223
K48-00212-0003	8331 Central Ave	0.8790
Marina Drive Properties		
K48-00509-0004	5665 Marina Drive	0.5800
K48-00509-0005	5650 Marina Drive	1.6800
K48-00509-0041	5649 Marina Drive	0.5200
K48-00509-0043	5641 Marina Drive	0.2340
K48-00509-0042	5641 Marina Drive	0.1670
K48-00509-0005	5637 Marina Drive	0.0850
K48-00509-0007	5457 Marina Drive	0.3260
K48-00508-0001	5449 Marina Drive	0.3200
K48-00509-0001	5657 Marina Drive	0.7900
Carrollton Plaza Properties		
K48-00111-0102	955 E Dixie Dr	0.4010
K48-00509-0038	Dixie Dr	0.3120
K48-00509-0002	100 E Dixie Dr	2.0500
K48-00509-0037	100 E Dixie Dr	10.9870
East Dixie Properties		
K48-00111-0048,49,52,67 & 68	932 East Dixie Dr	0.8740
K48-00111-0052,58,59,60 & 61	936 East Dixie Dr	0.6199
Total River District Mixed Use Area		26.6379
Appvion Site		
K48-00517-0004	4000 Hydraulic Road	27.209
Total NCA Parcels and Area		53.8469

