



**William Biddlecombe**   **Joe Dike**   **Sam Artino**   **Monty Tapp**   **Mark Claus**   **Matt Grieves**   **Joel Hagy**  
Councilmember   Councilmember   Councilmember   Mayor   Vice-Mayor   Councilmember   Councilmember

### **CITY COUNCIL — REGULAR COUNCIL MEETING**

Tuesday, February 11, 2025 @ 6:30 PM

City Council Chambers  
417 Main Street  
Huron, Ohio 44839

### **LIVESTREAM MEETING INFORMATION**

*This regular meeting of Council will be conducted in person in Council Chambers at Huron City Hall and live streamed on the City of Huron's YouTube channel. The public is free to observe and hear the discussions and deliberations of all members of City Council via the following link: <https://www.youtube.com/channel/UCpRAV-AnmlA6lfukQzKakQg>*

- I. Call To Order** Moment of Silence followed by the Pledge of Allegiance to the Flag
- II. Roll Call of City Council**
- III. Approval of Minutes**
  - III.a** Minutes of the January 28, 2025 Council work session and regular meetings.
- IV. Audience Comments** Citizens may address their concerns to City Council. Please state your name and address for the recorded journal. (3-minute time limit)
- V. Old Business**
  - V.a** Ordinance No. 2025-3 (**second reading**) (*submitted by Matt Lasko*)  
A resolution repealing and replacing Section 1359.04 (Fees) of Chapter 1369 (Transient Rental Property) of the Huron Codified Ordinances.
- VI. New Business**
  - VI.a** Ordinance No. 2025-4 (*submitted by Matt Lasko*)  
An appropriations ordinance.
  - VI.b** Resolution No. 17-2025 (*submitted by Matt Lasko*)  
A resolution delineating an overlay in relation to the proposed ConAgra Incentive District within the City of Huron; adopting a written Economic Development Plan as to the same; and setting the time and place of a public hearing and approving related matters.
  - VI.c** Motion  
Motion to set a public hearing on Council's formal adoption of the proposed Incentive District TIF Ordinance for Tuesday, April 8, 2025 at 6:30pm immediately preceding the regular Council meeting.
  - VI.d** Resolution No. 18-2025 (*submitted by Stuart Hamilton*)  
A resolution authorizing a grant application to the Ohio Department of Transportation (ODOT) Highway Safety Improvement Program (HSIP) relating to the South Main Street Streetscape Project in an amount not to exceed \$500,000; and authorizing acceptance of said grant should be application be

successful.

**VII. City Manager's Discussion**

**VIII. Mayor's Discussion**

**IX. For the Good of the Order**

**X. Executive Session(s)**

- X.a** Executive session to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property.
- X.b** Executive Session to consider confidential information relating to marketing plans, business strategies, production techniques, trade secrets, personal financial statements for applications for economic development assistance.
- X.c** Executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee.

**XI. Adjournment**



**TO:** Mayor Tapp and City Council  
**FROM:** Matthew Lasko  
**RE:** Ordinance No. 2025-3 (**second reading**) (*submitted by Matt Lasko*)  
**DATE:** February 11, 2025

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## Subject Matter/Background

AS SUBMITTED BY CHRISTINE GIBBONEY, PLANNING & ZONING MANAGER:

Current language within Chapter 1369 Transient Rental Property relative to fees:

### **1369.04 FEES.**

*All fees set forth in this Chapter shall be approved and adopted by City Council in accordance with Article III of the City's Charter and the Codified Ordinances. The effective date of any changes to such fees shall be in accordance with Section 3.06 of the Charter unless a different date is set forth in the adopting Ordinance.*

*(Ord. 2021-7. Passed 3-23-21.)*

On 3-20-2020, during a regular meeting, City Council established the fees by motion/vote: \$400 per year, per unit, fee which includes one reinspection, with additional re-inspections charged at \$50 each.

To have these fees codified, the following amendment is proposed:

### **1369.04 FEES.**

*Fees are hereby established as follows:*

*\$400 per year, per unit, shall include one (1) re-inspection. The fee for additional re-inspections shall be \$50.00 per inspection.*

Previous versions of 1369.04 included language about annual reviews by City Council and the Finance Committee; suggesting that they consider changes in mid-January each year.

For the purpose of processing, staff would recommend future changes to be made prior to year-end, with an effective date of the first of the year in order for staff to revise all applications and notifications and be prepared to implement the change as applications are receipted for those certificates expiring in January. There have been no changes made to this legislation since its first reading on January 28, 2025.

## Financial Review

There is no financial impact relating to this legislation. This ordinance simply codified the existing annual registration fee of \$400.

**Legal Review**

The matter has been reviewed, follows normal administrative procedure and is properly before you.

**Recommendation**

If Council is in agreement with the request, a motion placing Ordinance No. 2025-3 on its second reading is in order.

[Ordinance No. 2025-3 Section 1369.04 Fees Setting Transient Rental Fee at \\$400.00 \(1\).docx](#)

ORDINANCE NO. 2025-3  
Introduced by Joel Hagy

AN ORDINANCE REPEALING AND REPLACING SECTION 1369.04 (FEES) OF CHAPTER 1369 (TRANSIENT RENTAL PROPERTY) OF THE HURON CODIFIED ORDINANCES.

WHEREAS, this Council hereby determined the changes and amendments set forth within this Ordinance are in the best interest of the City of Huron and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That Section 1369.04 (Fees) of Chapter 1369 (Transient Rental Property) of the Codified Ordinances of the City of Huron, Ohio, which currently reads as follows,

1369.04 FEES.

All fees set forth in this Chapter shall be approved and adopted by City Council in accordance with Article III of the City's Charter and the Codified Ordinances. The effective date of any changes to such fees shall be in accordance with Section [3.06](#) of the Charter unless a different date is set forth in the adopting Ordinance.  
(Ord. 2021-7. Passed 3-23-21.)

shall be and hereby is repealed in its entirety.

SECTION 2. That a new revised and restated Section 1369.04 (Fees) of Chapter 1369 (Transient Rental Property) of the Codified Ordinances of the City of Huron, Ohio, shall be amended to read as follows,

1369.04 FEES.

Fees are hereby established as follows:

\$400.00 per year, per unit, and shall include one (1) re-inspection. The fee for additional re-inspections shall be \$50.00 per inspection.  
(Ord. 2025-3. Passed \_\_\_\_\_.)

and shall be, and hereby is, adopted and thereafter shall be in full force and effect.

SECTION 3. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

SECTION 4. In accordance with Section 3.06 of the Charter of the City of Huron, Ohio, this Ordinance shall take effect thirty (30) days following its adoption.

\_\_\_\_\_  
Monty Tapp, Mayor

ATTEST: \_\_\_\_\_  
Clerk of Council

ADOPTED: \_\_\_\_\_



**TO:** Mayor Tapp and City Council  
**FROM:** Matthew Lasko  
**RE:** Ordinance No. 2025-4 (*submitted by Matt Lasko*)  
**DATE:** February 11, 2025

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### **Subject Matter/Background**

Ordinance No. 2025-4 requests the Council's authorization for changes to the annual budget appropriations. Please refer to Exhibit "A" of the ordinance for the detailed breakdown.

### **Financial Review**

See Exhibit "A" for financial review and details of supplemental appropriations.

### **Legal Review**

The matter has been reviewed, follows normal administrative procedure and is properly before you.

### **Recommendation**

If Council is in agreement with the request, a motion adopting Ordinance No. 2025-4 is in order.

[Ordinance No. 2025-4 Supplemental Appropriations \(1\).docx](#)  
[2025-4 Exhibit A.pdf](#)

ORDINANCE NO. 2025-4

Introduced by Joel Hagy

AN ORDINANCE AMENDING ORDINANCE NO. 2024-58, ADOPTED ON DECEMBER 18, 2024, TO PROVIDE FOR SUPPLEMENTAL APPROPRIATIONS FROM THE GENERAL FUND AND OTHER FUNDING SOURCES.

WHEREAS, pursuant to Ordinance No. 2024-58, adopted December 18, 2024, Huron City Council adopted the annual budget for the fiscal year ending December 31, 2025 for the operations of all City departments and offices; and

WHEREAS, Council has established various funds for the financial operation of the City, and through the current fiscal year certain funds have been determined to have insufficient funds and certain Funds have been determined to have excess funds; and

WHEREAS, it is necessary to amend the budget to reflect supplemental appropriations and appropriations transfers to accommodate the operational needs of certain City departments and offices and to assure all funds of the City are in proper balance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That Exhibit "A" of Ordinance 2024-58, adopted on the 18<sup>th</sup> day of December, 2025, is hereby amended to provide for supplemental appropriations and appropriation transfers between funds as to each fund set forth in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the Director of Finance and the City Manager are hereby authorized to expend the funds herein appropriated for the purpose of paying the operating expenses of the City for the fiscal year ending December 31, 2025, and to make the necessary entries on the accounting records of the City to reflect the appropriations and expenditures herein authorized to properly balance the various funds of the City.

SECTION 3. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

SECTION 4. That in accordance with Section 3.06 of the Charter of the City of Huron, appropriation ordinances shall take effect immediately; WHEREFORE, this Ordinance shall take effect immediately upon its adoption.

\_\_\_\_\_  
Monty Tapp, Mayor

ATTEST: \_\_\_\_\_  
Clerk of Council

ADOPTED: \_\_\_\_\_

CITY OF HURON  
BUDGET APPROPRIATION ADJUSTMENTS, AND CASH TRANSFERS  
SUMMARY SHEET

**Exhibit A**

DATE: 2/11/2025  
ORDINANCE: 2025-4

**Appropriation Measure**

An appropriation measure is necessary to appropriately budget for additional expenses and transfer budget between line items. In accordance with the Ohio Revised Code, Council must approve supplemental appropriations, budget transfers above the City's legal level of control, and cash transfers.

**APPROPRIATION MEASURE**

Fund Name	Fund Number	Department/Activity	Object Level	Increase/(Decrease) Amount	Reason for Appropriation Measure
Healthcare Fund	703	Healthcare Plan	PERSONNEL SERVICES	\$ 100,000	For HSA employee contribution and HRA overruns. The fund has sufficient cash balance.
General Fund	110	Finance Dept.	PERSONNEL SERVICES	\$ (5,925)	Budget Transfer from wages to consulting expense accounts for each Fund to allocate budget for contracted Finance Director services.
General Fund	110	Finance Dept.	OTHER EXPENSES	\$ 5,925	
Fire Levy Fund	214	Fire Dept. Admin	PERSONNEL SERVICES	\$ (2,370)	
Fire Levy Fund	214	Fire Dept. Admin	OTHER EXPENSES	\$ 2,370	
Street Lighting Fund	215	Street Lights	PERSONNEL SERVICES	\$ (1,185)	
Street Lighting Fund	215	Street Lights	OTHER EXPENSES	\$ 1,185	
Water Fund	604	Water Admin	PERSONNEL SERVICES	\$ (8,295)	
Water Fund	604	Water Admin	OTHER EXPENSES	\$ 8,295	
Electric Fund	654	Electric Admin	PERSONNEL SERVICES	\$ (5,925)	
Electric Fund	654	Electric Admin	OTHER EXPENSES	\$ 5,925	

**NET IMPACT ON TOTAL APPROPRIATIONS \$ 100,000**



**TO:** Mayor Tapp and City Council  
**FROM:** Matthew Lasko  
**RE:** Resolution No. 17-2025 (*submitted by Matt Lasko*)  
**DATE:** February 11, 2025

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### **Subject Matter/Background**

Resolution No. 17-2025 is an intermediary step for establishment of a new .40(C) TIF for the ConAgra property. This legislation approves the overlay, economic development plan and engineer certification, and sets a public hearing for the benefit of property owners in the proposed TIF area, which in this case is the City of Huron. If this legislation is approved, the public hearing would be held on April 8, 2025 at 6:30pm in Council Chambers immediately preceding the regular Council meeting.

#### Legislative History

Resolution No. 13-2022 - Huron City Schools Compensation Agreement (adopted January 11, 2022)

Resolution 13-2022 - EHOVE School Compensation Agreement (adopted January 11, 2022)

Ordinance No. 2024-51 - Terminating 2011 TIF (adopted November 26, 2024)

### **Financial Review**

There is no financial impact directly related to this legislation, as this legislation is an intermediary step in the establishment of the new ConAgra TIF.

### **Legal Review**

The matter has been reviewed, follows normal administrative procedure and is properly before you.

### **Recommendation**

If Council is in agreement with the request, a motion placing Resolution No. 17-2025 is in order.

[Resolution No. 17-2025 ConAgra Approving Overlay and Economic Development Plan \(2\).docx](#)  
[Certificate of Engineer \(executed 2-4-25\).pdf](#)

RESOLUTION NO. 17-2025  
Introduced by Sam Artino

A RESOLUTION DELINEATING AN OVERLAY IN RELATION TO THE PROPOSED CONAGRA INCENTIVE DISTRICT WITHIN THE CITY OF HURON, OHIO; AND ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO THE SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING AND APPROVING RELATED MATTERS.

WHEREAS, this Council (the "Council") of the City of Huron, Ohio (the "City") is contemplating the authorization of an incentive district tax increment financing exemption from real property taxation with respect to a parcel located within the boundaries of the City, as authorized under Division (C) of Ohio Revised Code Section 5709.40; and

WHEREAS, pursuant to Division (C)(2) of Ohio Revised Code Section 5709.40, this Council must conduct a public hearing on a Resolution proposed under Ohio Revised Code Section 5709.40(C)(1) authorizing an incentive district, which such public hearing must be preceded by sufficient notice to every real property owner whose property is located within the boundaries of such incentive district, here the "ConAgra Incentive District", and such notice must include a map of the ConAgra Incentive District on which this Council must have delineated an overlay; and

WHEREAS, this Resolution is not an ordinance proposed under Ohio Revised Code Section 5709.40(C)(1) establishing an incentive district, but is a Resolution delineating an overlay and adopting a written economic development plan such that this Council may, in the future, consider one or more ordinances proposed under Ohio Revised Code Section 5709.40(C)(1) authorizing the ConAgra Incentive District (the "Proposed Incentive District TIF Ordinance"); and

WHEREAS, such an overlay must satisfy Division (A)(6) of Ohio Revised Code Section 5709.40, namely an overlay must be an area of not more than three hundred (300) acres that is a square, or that is a rectangle having two (2) longer sides that are not more than twice the length of the two (2) shorter sides; and

WHEREAS, the overlay depicted in Exhibit A attached hereto and incorporated herein by reference (the "Overlay") is drawn in accordance with the foregoing; and

WHEREAS, pursuant to Division (A)(5)(f) of Ohio Revised Code Section 5709.40, the City Engineer, or the individual or entity acting as the City Engineer (the "City Engineer"), is contemplating whether the adequacy of the existing public infrastructure serving the ConAgra Incentive District is sufficient to meet the residential needs of the ConAgra Incentive District; and

WHEREAS, the City Engineer is required to consider a written economic development plan for the ConAgra Incentive District as has been adopted for such purposes by this Council; and

WHEREAS, this Council has determined that it is necessary and appropriate and in the best interests of the City to adopt a written economic development plan for the ConAgra Incentive District, a copy of which is provided substantially in the form of Exhibit B attached hereto and incorporated herein by reference (the "Economic Development Plan"); and

WHEREAS, in order to consider the Proposed Incentive District TIF Ordinance, the City must comply with the public hearing and notice provisions of Ohio Revised Code Section 5709.40(C) and

5709.40(D) and the City intends to (i) set a time and place for a public hearing to occur not later than thirty (30) days prior to adopting the Proposed Incentive District TIF Ordinance and (ii) authorize the City's transmittal of notice of the public hearing and the Proposed Incentive District TIF Ordinance to every real property owner (including, but not limited to, the City) whose property is located within the boundaries of the proposed ConAgra Incentive District.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON:

SECTION 1. Pursuant to Division (A)(6) of Ohio Revised Code Section 5709.40 and Exhibit A attached hereto, this Council hereby delineates the Overlay as it relates to and serves to further describe the proposed ConAgra Incentive District.

SECTION 2. Under Division (A)(5)(f) of Ohio Revised Code Section 5709.40, this Council hereby adopts the Economic Development Plan in furtherance of this Council's future consideration of the Proposed Incentive District TIF Ordinance with respect to the ConAgra Incentive District.

SECTION 3. This Council hereby provides the following authorizations and ratifications pursuant to the requirements of Ohio Revised Code Section 5709.40, each required in order to authorize the ConAgra Incentive District pursuant to the Proposed Incentive District TIF Ordinance, as follows:

(i) Pursuant to Ohio Revised Code Section 5709.40(C)(2)(a), this Council hereby determines that a public hearing with respect to this Council's formal adoption of the Proposed Incentive District TIF Ordinance shall occur on April 8, 2025 at a regularly scheduled meeting of this Council at 6:30pm at Council Chambers located at 417 Main Street, Huron, Ohio 44839, which such public hearing shall occur not later than thirty (30) days prior to this Council's formal adoption of the Proposed Incentive District TIF Ordinance.

(ii) Pursuant to Ohio Revised Code Section 5709.40(C)(2)(a), this Council hereby authorizes the City Manager, the Clerk of this Council, and their designees, to give every real property owner (including, but not limited to, the City) whose property is located within the boundaries of the ConAgra Incentive District subject of the Proposed Incentive District TIF Ordinance, which such notice shall be given not later than thirty (30) days prior to the public hearing set by this Resolution Section 3(i).

SECTION 4. 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 Ordinance 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 Ohio Revised Code Section 121.22.

SECTION 5. This Resolution shall be in full force and effect from and immediately following its adoption.

ATTEST: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Monty Tapp, Mayor

ADOPTED: \_\_\_\_\_

## EXHIBIT A

### DESCRIPTION OF OVERLAY

The Overlay, outlined below in yellow, is intended to include the real property situated in the City of Huron, Ohio, County of Erie, and State of Ohio consisting of the real property identified by the Erie County Auditor's permanent parcel identification number: 42-61270.001 (including any subsequent combinations or subdivisions) as identified in the records of the Erie County Auditor from time to time, as outlined below in blue. The real property located within the Incentive District Overlay is estimated to include approximately 22.6 acres of real property.



EXHIBIT B

City of Huron, Ohio

Economic Development Plan for the "ConAgra Incentive District" Development Area

February 11, 2025

## OVERVIEW OF PROPOSED DEVELOPMENT

The City of Huron, Ohio, a municipal corporation validly existing under the Constitution of the State of Ohio and its Charter, has acquired real property identified by the Erie County Auditor's Permanent Parcel Identification Number 42-61270.001 generally situated to the east of Huron Street, to the north of Cleveland Road, and the west of Meeker Avenue within the City of Huron, Ohio. It is currently anticipated that one or more private developers, pursuant to their acquisition of the real property from the City, will construct a new subdivision consisting of approximately one hundred (100) single family dwelling units to be known as the "ConAgra Development." Such single-family dwelling units are expected to be conveyed by one or more future developers to future owners in fee simple and may include a mix of residential assets comprising single family dwelling units such as, but not limited to, townhomes, condominiums, or single-family homes. The ConAgra Development is expected to occur upon the real property comprising the Erie County Auditor's permanent parcel identification number 42-61270.001 (including any subsequent combinations or subdivisions) as identified in the records of the Erie County Auditor from time to time.

## LAND USE CONTROLS

As currently described by the Erie County Auditor's permanent parcel identification number 42-61270.001, such real property is zoned, according to the Planning and Zoning Code of the City of Huron, Ohio (Part 11 of the Codified Ordinances of the City of Huron, Ohio, as amended or supplemented from time to time (the "Zoning Code")), as "MU-GD" (Mixed Use – Granary District). Additionally, the real property may become subject to one or more "planned development project" designations pursuant to Chapter 1126 of the Zoning Code. The planned development project is further intended for development to be laid out so that proposed uses, buildings, and site improvements relate to each other and to adjoining existing uses and to the public realm in such a way that they will be compatible, with no material adverse impact of one use on another.

The general ordinances and resolutions of the City of Huron, Ohio shall apply except as otherwise provided within this Exhibit B. All references to the City of Huron, Ohio general ordinances and resolutions refer to the version of such general ordinances and resolutions in force at the time of their adoption. Whenever there is a conflict or difference between the provisions of this ConAgra Preliminary Development Plan, its text and exhibits, and the general ordinances and resolutions of the City, the provisions of this ConAgra Preliminary Development Plan's text and exhibits shall prevail. Where the Preliminary Development Plan, its text and exhibits are silent, the provisions of the general ordinances and resolutions of the City of Huron, Ohio and the Zoning Code of the City of Huron, Ohio shall prevail.

## DEVELOPMENT MIX

Constructed in one or more phases, the entire ConAgra Development is presently anticipated to consist of not more than one hundred (100) single family dwelling units, the development of public infrastructure improvements needed to service the ConAgra Development (including, but not limited to, seawall construction and reconstruction designed to protect the shoreline of the real property constituting the area). Single family dwelling units may include a mix of residential assets comprising single family dwelling units such as, but not limited to, townhomes, condominiums, or single-family homes. The City may enter into one or more Development Agreements or other agreements with one or more developers in order to contractually agree upon various terms included within this Preliminary Development Plan and to identify further terms associated with the completion of the ConAgra Development.

## ANALYSIS AND ASSESSMENT

The ConAgra Development is generally expected to be guided and informed by the City of Huron: Vision 2020 planning initiative implemented by the City to further its economic development efforts, including, but not limited to, the development of the real property constituting the ConAgra Development (See [https://cms2.revize.com/revize/cityofhuron/community/community\\_outreach.php](https://cms2.revize.com/revize/cityofhuron/community/community_outreach.php)).

To promote the variety of flexibility of residential land development that is necessary to meet the demands of increased urbanization, population growth, and the demand for well-organized residential areas within the City of Huron, Ohio, the proposed ConAgra Development is intended to be designed using smart-growth principles fostering a human scale, pedestrian-friendly community, with the volume of single family dwelling units necessary to serve multi-generational needs.

With multiple access points from adjacent roadways to the internal roadway system of the City, including Cleveland Road and nearby River Road, the ConAgra Development is intended to be designed to encourage walkability within the City of Huron, Ohio. Road networks within the ConAgra Development are intended to be designed and arranged on walkable blocks, with anticipated connections to Cleveland Road and nearby River Road, all fostering a more integrated transportation and development pattern within the City of Huron, Ohio and its urban core. Roads at the ConAgra Development are anticipated to include sidewalks or other trails and thereby encourage pedestrian mobility to and within the City's urban core.

While construction and completion of the ConAgra Development may occur in one or more phases, visual unity is anticipated to be achieved with respect to the overall ConAgra Development. Landscape elements in view of public rights-of-way, entry features, project identity signage, street trees, and other landscaping are anticipated features of the ConAgra Development intended to operate in a cohesive manner complementary to the surrounding areas of the City of Huron, Ohio.

## CONCLUSION

It is the conclusion of the City of Huron, Ohio and its staff that it is in the interests of the City of Huron, Ohio to proceed with the approval of an "Engineer's Certificate" and this Economic Development Plan so as to provide for the further approval, by the Council of the City of Huron, Ohio, of the ConAgra Incentive District pursuant to Ohio Revised Code Section 5709.40(C).

**CERTIFICATE OF ENGINEER PURSUANT TO  
SECTION 5709.40(A)(5)(f) OF THE OHIO REVISED CODE**

The undersigned does hereby certify that:

1. I am the duly chosen, qualified and acting engineer for the City of Huron, Ohio.
2. I have reviewed an economic development plan (the "Economic Development Plan") for the area in which the "ConAgra Incentive District" is proposed, which is identified on the attached Exhibit A (the "Incentive District Overlay"). The form of the proposed economic development plan is attached hereto as Exhibit B.
3. The public infrastructure currently serving the proposed ConAgra Incentive District is inadequate to meet the development needs of such ConAgra Incentive District, as evidenced by the Economic Development Plan.
4. The certification in paragraph 3 above is based on the following identified infrastructure needs in relation to the proposed ConAgra Incentive District:
  - construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts, and providing lighting systems;
  - construction, reconstruction, extension, and installation of water lines, sanitary sewer lines, storm water management systems, and fire and water protection systems (including, but not limited to, seawall construction and reconstruction designed to protect the shoreline of the Incentive District);
  - construction or reconstruction of one or more public parks including recreational facilities, grading, trees, park plantings, bikeways, trails, park accessories and related improvements;
  - construction or installation of streetscape improvements including trees, tree grates, curbs, sidewalks, street and sidewalk lighting, landscaping, archways, statues, gazebos, pavilions, shelters, signage, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements;
  - design and traffic studies preliminary to the foregoing;
  - acquisition of real estate or interests in real estate necessary to accomplish the improvements enumerated above; and
  - engineering costs, miscellaneous expenses in connection with the foregoing, and necessary appurtenances to the foregoing, and related improvements undertaken as part of the same project.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4<sup>th</sup> day of February, 2025.

  
\_\_\_\_\_  
Russell Critelli

Title: City of Huron, Ohio Engineer

## EXHIBIT A

### DESCRIPTION OF OVERLAY

The Overlay, outlined below in **yellow**, is intended to include the real property situated in the City of Huron, Ohio, County of Erie, and State of Ohio consisting of the real property identified by the Erie County Auditor's permanent parcel identification number: 42-61270.001 (including any subsequent combinations or subdivisions) as identified in the records of the Erie County Auditor from time to time, as outlined below in **blue**. The real property located within the Incentive District Overlay is estimated to include approximately 22.6 acres of real property.



EXHIBIT B

City of Huron, Ohio

**Economic Development Plan for the “ConAgra Incentive District” Development Area**

February 11, 2025

## **OVERVIEW OF PROPOSED DEVELOPMENT**

The City of Huron, Ohio, a municipal corporation validly existing under the Constitution of the State of Ohio and its Charter, has acquired real property identified by the Erie County Auditor's Permanent Parcel Identification Number 42-61270.001 generally situated to the east of Huron Street, to the north of Cleveland Road, and the west of Meeker Avenue within the City of Huron, Ohio. It is currently anticipated that one or more private developers, pursuant to their acquisition of the real property from the City, will construct a new subdivision consisting of approximately one hundred (100) single family dwelling units to be known as the "ConAgra Development." Such single-family dwelling units are expected to be conveyed by one or more future developers to future owners in fee simple and may include a mix of residential assets comprising single family dwelling units such as, but not limited to, townhomes, condominiums, or single family homes. The ConAgra Development is expected to occur upon the real property comprising the Erie County Auditor's permanent parcel identification number 42-61270.001 (including any subsequent combinations or subdivisions) as identified in the records of the Erie County Auditor from time to time.

## **LAND USE CONTROLS**

As currently described by the Erie County Auditor's permanent parcel identification number 42-61270.001, such real property is zoned, according to the Planning and Zoning Code of the City of Huron, Ohio (Part 11 of the Codified Ordinances of the City of Huron, Ohio, as amended or supplemented from time to time (the "Zoning Code")), as "MU-GD" (Multi Use Granary District). Additionally, the real property may become subject to one or more "planned development project" designations pursuant to Chapter 1126 of the Zoning Code. The planned development project is further intended for development to be laid out so that proposed uses, buildings, and site improvements relate to each other and to adjoining existing uses and to the public realm in such a way that they will be compatible, with no material adverse impact of one use on another.

The general ordinances and resolutions of the City of Huron, Ohio shall apply except as otherwise provided within this Exhibit B. All references to the City of Huron, Ohio general ordinances and resolutions refer to the version of such general ordinances and resolutions in force at the time of their adoption. Whenever there is a conflict or difference between the provisions of this ConAgra Preliminary Development Plan, its text and exhibits, and the general ordinances and resolutions of the City, the provisions of this ConAgra Preliminary Development Plan's text and exhibits shall prevail. Where the Preliminary Development Plan, its text and exhibits are silent, the provisions of the general ordinances and resolutions of the City of Huron, Ohio and the Zoning Code of the City of Huron, Ohio shall prevail.

## **DEVELOPMENT MIX**

Constructed in one or more phases, the entire ConAgra Development is presently anticipated to consist of not more than one hundred (100) single family dwelling units, the development of public infrastructure improvements needed to service the ConAgra Development (including, but not limited to, seawall construction and reconstruction designed to protect the shoreline of the real property constituting the area). Single family dwelling units may include a mix of residential assets comprising single family dwelling units such as, but not limited to, townhomes, condominiums, or single-family homes. The City may enter into one or more Development Agreements or other agreements with one or more developers in order to contractually agree upon various terms included within this Preliminary Development Plan and to identify further terms associated with the completion of the ConAgra Development.

## **ANALYSIS AND ASSESSMENT**

The ConAgra Development is generally expected to be guided and informed by the City of Huron: Vision 2020 planning initiative implemented by the City to further its economic development efforts, including, but not limited to, the development of the real property constituting the ConAgra Development ([See https://cms2.revize.com/revize/cityofhuron/community/community\\_outreach.php](https://cms2.revize.com/revize/cityofhuron/community/community_outreach.php)).

To promote the variety of flexibility of residential land development that is necessary to meet the demands of increased urbanization, population growth, and the demand for well-organized residential areas within the City of Huron, Ohio, the proposed ConAgra Development is intended to be designed using smart-growth principles fostering a human scale, pedestrian-friendly community, with the volume of single family dwelling units necessary to serve multi-generational needs.

With multiple access points from adjacent roadways to the internal roadway system of the City, including Cleveland Road and nearby River Road, the ConAgra Development is intended to be designed to encourage walkability within the City of Huron, Ohio. Road networks within the ConAgra Development are intended to be designed and arranged on walkable blocks, with anticipated connections to Cleveland Road and nearby River Road, all fostering a more integrated transportation and development pattern within the City of Huron, Ohio and its urban core. Roads at the ConAgra Development are anticipated to include sidewalks or other trails and thereby encourage pedestrian mobility to and within the City's urban core.

While construction and completion of the ConAgra Development may occur in one or more phases, visual unity is anticipated to be achieved with respect to the overall ConAgra Development. Landscape elements in view of public rights-of-way, entry features, project identity signage, street trees, and other landscaping are anticipated features of the ConAgra Development intended to operate in a cohesive manner complementary to the surrounding areas of the City of Huron, Ohio.

## **CONCLUSION**

It is the conclusion of the City of Huron, Ohio and its staff that it is in the interests of the City of Huron, Ohio to proceed with the approval of an "Engineer's Certificate" and this Economic Development Plan so as to provide for the further approval, by the Council of the City of Huron, Ohio, of the ConAgra Incentive District pursuant to Ohio Revised Code Section 5709.40(C).



**TO:** Mayor Tapp and City Council  
**FROM:** Stuart Hamilton , Service Director  
**RE:** Resolution No. 18-2025 (*submitted by Stuart Hamilton*)  
**DATE:** February 11, 2025

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### **Subject Matter/Background**

This grant application to the ODOT HSIP (Highway Safety Improvement Program) relates to the South Main Street Streetscape Project. Eligible projects must be non-complex, simple projects under \$500,000 and must be constructed within 2 years. Funding for construction and design is included, and special consideration is given to pedestrian safety improvements. Examples of eligible projects include safety signage, edge lines or center line rumble strips, roadside fixed object treatments/removals, crosswalk improvements and pedestrian crossing equipment. This application is due on or before March 31, 2025.

Resolution No. 18-2025 authorized submission of the application and acceptance of grant funds, should the application be successful.

### **Financial Review**

There is no financial impact from this application.

### **Legal Review**

The matter has been reviewed, follows normal administrative procedure and is properly before you.

### **Recommendation**

If Council is in agreement with the request, a motion adopting Resolution No. 18-2025 is in order.

[Resolution No. 18-2025 ODOT HSIP South Main Street Streetscape Grant \(2\).doc](#)

RESOLUTION NO. 18-2025  
Introduced by William Biddlecombe

A RESOLUTION AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) RELATING TO THE SOUTH MAIN STREET STREETScape PROJECT IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED THOUSAND AND XX/100 DOLLARS (\$500,000.00); AND FURTHER AUTHORIZING THE CITY MANAGER TO ACCEPT SAID GRANT AWARD IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED THOUSAND AND XX/100 DOLLARS (\$500,000.00), SHOULD THE APPLICATION BE SUCCESSFUL.

WHEREAS, the City of Huron desires to seek grant funding from the Ohio Department of Transportation ("ODOT") Highway Safety Improvement Program ("HSIP") to partially subsidize the South Main Street Streetscape Project (referred to as the "Project"); and

WHEREAS, portions of the Project meet basic eligibility requirements for project funding as it has a direct relationship to implementation of safety improvements in an area with safety concerns; and

WHEREAS, the City of Huron has the authority to apply for financial assistance and to administer the amounts received from ODOT; and

WHEREAS, the City of Huron must direct and authorize the City Manager to act as the Authorized Representative for the application and project, if awarded.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON AS FOLLOWS:

SECTION 1. That the Council of the City of Huron hereby authorizes submission of a grant application to the Ohio Department of Transportation Highway Safety Improvement Program to become eligible for potential funding assistance relating to the South Main Street Improvement Project in an amount not to exceed Five Hundred Thousand and xx/100 Dollars (\$500,000.00).

SECTION 2. If grant funds are awarded, the City Manager is further authorized and directed to execute an agreement for and on behalf of the City of Huron, Ohio with the Ohio Department of Transportation Highway Safety Improvement Program, for a grant in the amount not to exceed Five Hundred Thousand and xx/100 Dollars (\$500,000.00), and which agreement shall be in substantially the form on file with the Clerk of Council.

SECTION 3. That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of the Council and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including O.R.C. §121.22 of the Revised Code

SECTION 4. That this Resolution shall go into effect and be in full force and effect immediately upon its passage.

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Monty Tapp, Mayor

ATTEST: \_\_\_\_\_  
Clerk of Council

ADOPTED: \_\_\_\_\_