



**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, May 13, 2025 @ 6:30 PM

City Council Chambers  
417 Main Street  
Huron, Ohio 44839

**I. Public Hearing**

**I.a** Call to Order

Public Hearing on the City of Huron's Application to Re-District 41.88 acres of real property identified as Erie County, Ohio Permanent Parcel Nos. 42-01718.000 and 42-01721.000 from the current I-2 (General Industrial District) to R-1 (One-Family Residential District).

**I.b** Swear in Witnesses

**I.c** Witness Testimony

**I.d** Motion to Approve/Amend/Deny the City of Huron's Application to Re-District Property

**I.e** Adjourn Public Hearing

**II. Call To Order** Moment of Silence followed by the Pledge of Allegiance to the Flag

**III. Roll Call of City Council**

**IV. Approval of Minutes**

**IV.a** Minutes of the April 22, 2025 regular meeting of Council

**V. Oath of Office**

**V.a** City Manager Stuart Hamilton will administer the Oath of Office to Ryan L. Boesch as Sergeant in the Huron Police Department.

**VI. Mayor's Proclamation**

**VI.a** Mayor's Proclamation honoring and celebrating Dr. Stannard Baird Pfahl's commitment of many years of his adult life to recreational boat safety.

**VII. Audience Comments** Citizens may address their concerns to City Council. Please state your name and address for the recorded journal. (3-minute time limit)

**VIII. Old Business**

**IX. New Business**

**IX.a** Ordinance No. 2025-10 (*submitted by Stuart Hamilton*)

An ordinance establishing an incentive district encompassing a certain parcel of real property in the City (PPN: 42-61270.001); declaring improvements to a certain parcel of real property within the incentive district to be a public purpose; identifying certain public infrastructure improvements made,

to be made, in the process of being made, or that once made, will benefit or serve the parcel in the incentive district; requiring the owners of the parcel to make service payments in lieu of real property taxes; establishing a municipal improvement tax increment equivalent fund for the deposit of such service payments; approving related matters and declaring an emergency.

**IX.b** Ordinance No. 2025-11 (*submitted by Stuart Hamilton*)

An appropriations ordinance.

**IX.c** Ordinance No. 2025-12 (**first reading**) (*submitted by Stuart Hamilton*)

An ordinance to amend the official Zoning Map of the City of Huron to rezone approximately 41.88 +/- acres of land located on the east side of River Road, Erie County, Ohio Permanent Parcel Numbers 42-01718.000 & 42-01721.000, from I-2 General Industrial District) to R-1 (One-Family Residence District).

**IX.d** Resolution No. 40-2025 (*submitted by Doug Steinwart*)

A resolution authorizing submission of a grant application to the Boeckling Charitable Trust for the purchase of a new outdoor projection screen to support the Huron Boat Basin "Movies by the River" program in an amount not to exceed \$3,000; and further authorizing acceptance of the grant award, should the application be successful.

**X. City Manager's Discussion**

**XI. Mayor's Discussion**

**XII. For the Good of the Order**

**XIII. Executive Session(s)**

**XIII.a** Executive Session to consider confidential information relating to marketing plans, business strategies, production techniques, trade secrets, personal financial statements for applicants of economic development assistance.

**XIV. Adjournment**

**CITY OF HURON  
APPLICATION TO RE-DISTRICT PROPERTY**

Date : \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Address of Property to be Rezoned:**

\_\_\_\_\_

**Parcel Number:** \_\_\_\_\_

Applicant: (Name & Address - if different from the property owner)

\_\_\_\_\_

\_\_\_\_\_

Current Zoning District of Subject Property:

R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3 ☐

I-1 ☐ I-2 ☐ Other: \_\_\_\_\_

Explain the reason that re-districting/re-zoning is being  
requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Proposed Zoning District of Subject Property:**

R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3 ☐

I-1 ☐ I-2 ☐ Other: \_\_\_\_\_

Was a re-zoning request ever submitted for this property? No \_\_\_ Yes ☐: Date \_\_\_\_\_

Is the applicant represented by legal counsel? Yes ☐ No ☐

If Yes, Counsel's Name and Address: \_\_\_\_\_

Contact Number and Email \_\_\_\_\_

The following must be attached to this application:

1. A survey and legal description of the property.
2. A map of the subject property (maximum size 11" x17")
3. A map of the subject property in relation to the adjoining properties.(max size 11" x 17")
4. A complete list of the names and current addresses of all property owners within 150' of the exterior boundaries of the subject property.
5. A PDF of the completed application packet with all the above to be submitted via email to zoning@huronohio.us
6. A \$250.00 non-refundable application fee, made payable to the City of Huron. (Section 1321.12 (c))

APPLICANT NAME( Print): \_\_\_\_\_

APPLICANT SIGNATURE: \_\_\_\_\_

PROPERTY OWNER NAME (Print): \_\_\_\_\_

PROPERTY OWNER SIGNATURE: \_\_\_\_\_

(Required)

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**DO NOT WRITE BELOW THIS LINE**

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Date Completed Application Received: \_\_\_\_\_

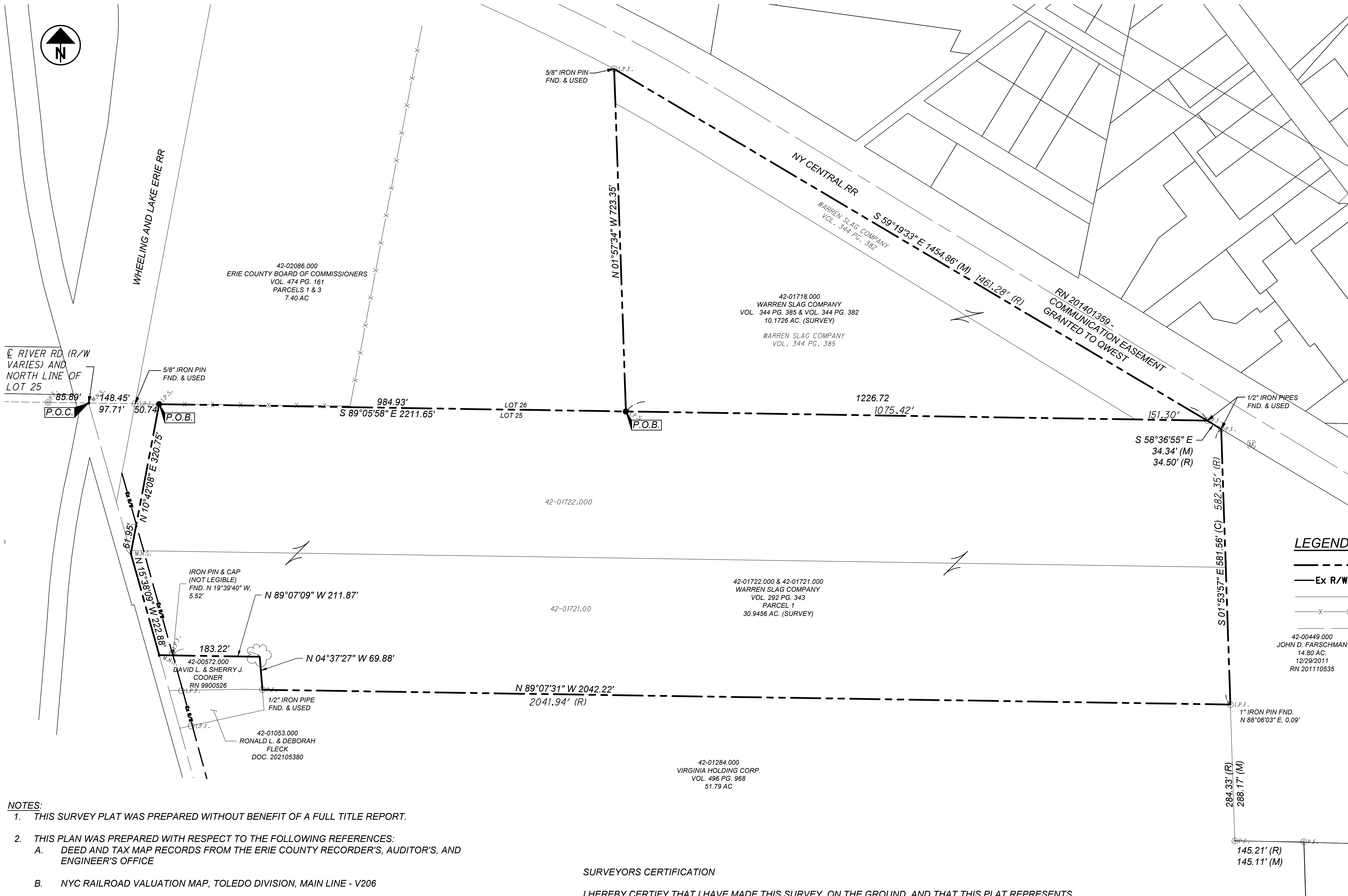
Zoning Department Representative: \_\_\_\_\_

Date to Planning Commission: \_\_\_\_\_

# BOUNDARY SURVEY PREPARED FOR THE CITY OF HURON

SITUATED IN THE CITY OF HURON, COUNTY OF ERIE, STATE OF OHIO, AND  
BEING A PART OF ORIGINAL LOT 25 & 26 SECTION 1 OF HURON TOWNSHIP

INTENT:  
THIS PLAT IS A GRAPHIC REPRESENTATION  
OF LEGAL DESCRIPTION. NO LOT SPLIT,  
CONSOLIDATION, OR TRANSFER OF REAL  
ESTATE IS INTENDED BY THIS PLAT.



## NOTES:

- THIS SURVEY PLAT WAS PREPARED WITHOUT BENEFIT OF A FULL TITLE REPORT.
- THIS PLAN WAS PREPARED WITH RESPECT TO THE FOLLOWING REFERENCES:
  - DEED AND TAX MAP RECORDS FROM THE ERIE COUNTY RECORDER'S, AUDITOR'S, AND ENGINEER'S OFFICE
  - NYC RAILROAD VALUATION MAP, TOLEDO DIVISION, MAIN LINE - V206
- PLANIMETRIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY OHM ADVISORS DURING DECEMBER 2022.
- MERIDAN IS REFERENCED TO THE OHIO PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) PER GPS OBSERVATIONS IN DECEMBER 2022.
- THIS PLAN IS NOT VALID UNLESS STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL.

## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY, ON THE GROUND, AND THAT THIS PLAT REPRESENTS GRAPHICALLY, IN SO FAR AS IS POSSIBLE, THE RESULTS OF SAID SURVEY. MADE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4733-37 OF THE OHIO ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

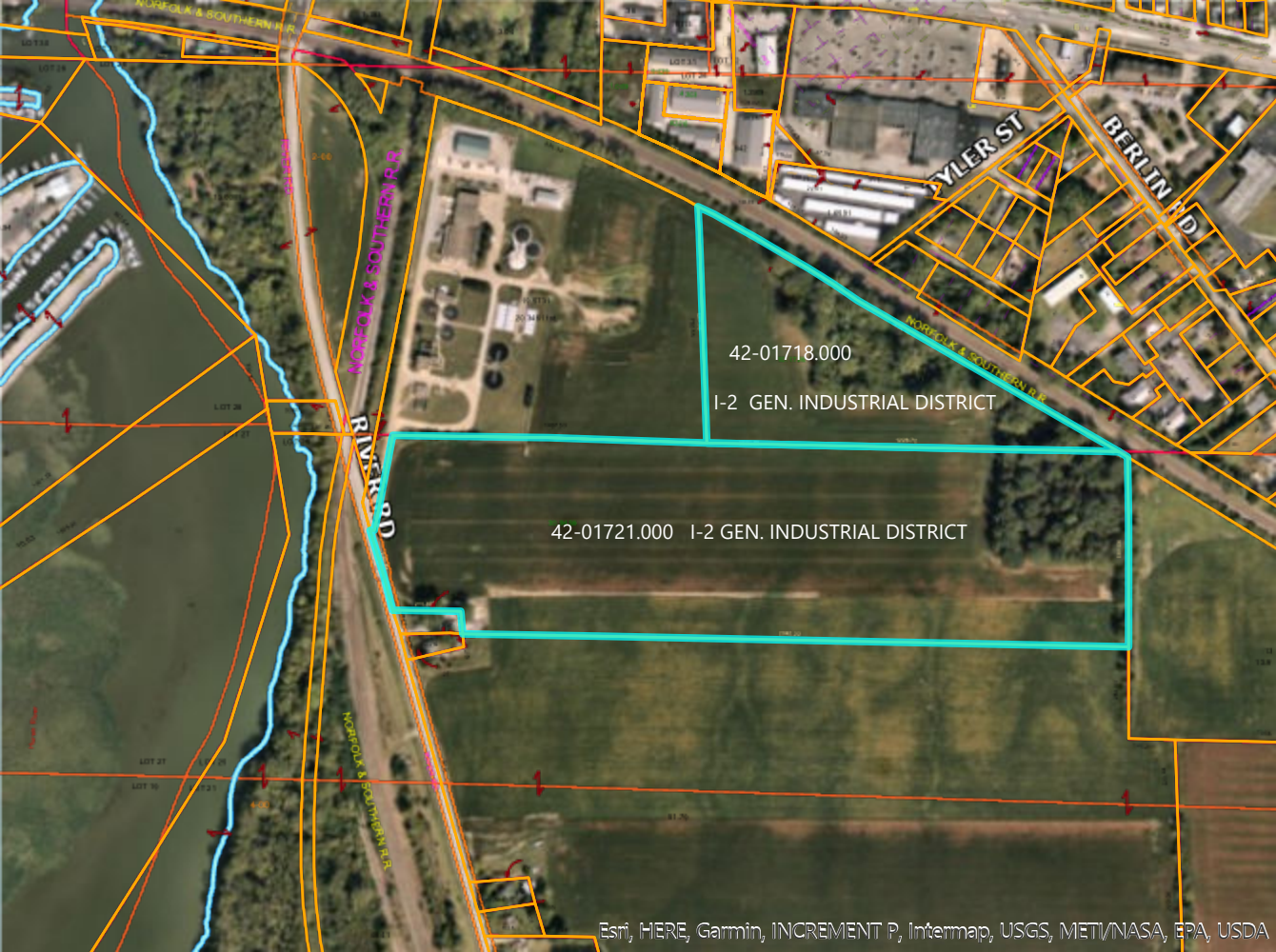
BRANDEN V. BATTIG PS 8708

DATE

0 100' 200'  
SCALE: 1"=100'

**OHM**  
ARCHITECTS ENGINEERS PLANNERS  
388 S. MAIN STREET SUITE 301  
AKRON, OH 44311  
330.913.1080  
OHM-ADVISORS.COM





42-01718.000

I-2 GEN. INDUSTRIAL DISTRICT

42-01721.000 I-2 GEN. INDUSTRIAL DISTRICT



## MAYOR'S PROCLAMATION

**Whereas**, the City of Huron wishes to honor and celebrate Dr. Stannard Baird Pfahl, Jr.'s commitment of many years of his adult life to recreational boat safety; and

**Whereas**, in 2006, Dr. Pfahl became a member of the United States Coast Guard Auxiliary. During his nearly 20 years of service, Dr. Pfahl has participated in over 900 Coast Guard missions and contributed over 13,000 volunteer hours in service to the citizens of the City of Huron and the surrounding communities; and

**Whereas**, Dr. Pfahl has conducted 265 vessel safety checks on local boats and provided useful boating tips to ensure safe passage to all who transit the waters leading to and from Lake Erie. Additionally, he has spent over 600 hours participating in the instruction of 110 boating safety classes which successfully graduated 680 students; and

**Whereas**, Dr. Pfahl's efforts have had a profound influence on the lives of those who take to the water in our community. His wise counsel has clearly helped to ensure that his neighbors understood the value of wearing a Coast Guard approved life jacket and that they were equipped to keep themselves safe on the waters in and around the Huron community.

**Now Therefore**, I, Monty Tapp, on behalf of the City of Huron, do hereby proclaim the service and dedication of Dr. Stannard Baird Pfahl, Jr. to be noteworthy and deserving of recognition, and urge all citizens to join me in congratulating Dr. Pfahl for his outstanding service to the City of Huron and wishing him many continued years of happiness and good health.

**IN WITNESS WHEREOF**, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE GREAT SEAL OF THE CITY OF HURON, ERIE COUNTY, OHIO ON THIS 13<sup>TH</sup> DAY OF MAY, 2025.

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Monty Tapp, Mayor



**TO:** Mayor Tapp and City Council  
**FROM:** Stuart Hamilton , Service Director  
**RE:** Ordinance No. 2025-10 (*submitted by Stuart Hamilton*)  
**DATE:** May 13, 2025

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### **Subject Matter/Background**

The legislation is yet another step in bringing the Conagra site back to a tax generating status. By establishing this TIF, it will generate enough revenue for the City to undertake the seawall restoration project, without which, there would be no development. The TIF revenue will allow the City to receipt 73.5% of future real estate taxes from this project over the course of 30 years. Through compensation agreements with both Huron City Schools (passed in 2021) and EHOVE Career Center (passed in 2022), they will receive 25% and 1.5%, respectively.

The Board of Education of the City School District, by its passage of Resolution No. 21-0132 on December 21, 2021, has (i) approved an exemption from real property taxation under the TIF Statute at a rate of up to One Hundred Percent (100%) for a period of not more than thirty (30) years, (ii) waived any further requirements of the TIF Statute, including but not limited to, the application of Ohio Revised Code Section 5709.82 and the notice requirements of Ohio Revised Code Section 5709.40 and 5709.83, and (iii) approved the School Compensation Agreement entered into between the City and the City School District (as approved by this Council pursuant to Resolution No. 12-2022 on January 11, 2022); provided, that the terms of this Ordinance reflect the School Compensation Agreement; and

The Board of Education of the JVSD, by its approval at its Board Meeting held on January 12, 2022, has (i) waived any further requirements of the TIF Statute, including but not limited to, the application of Ohio Revised Code Section 5709.82 and the notice requirements of Ohio Revised Code Section 5709.40 and 5709.83 and (ii) approved the E-HOVE School Compensation Agreement entered into between the City and the JVSD (as approved by this Council pursuant to Resolution No. 13-2022 on January 11, 2022); provided, that the terms of this Ordinance reflect the E-HOVE Compensation Agreement; and

Pursuant to Ohio Revised Code Section 5709.40(E)(1), the City sent notice of this Council's intention to adopt this Ordinance to the Board of Commissioners of Erie County, Ohio not later than forty-five (45) business prior to the adoption of this Ordinance.

### **Financial Review**

On passage of this legislation, separate legislation will follow to create a Conagra TIF fund. All receipts, debt payments and compensation agreements will be properly accounted for within this Fund.

### **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. 2025-10 as an emergency measure is in order.



[Ordinance No. 2025-10 ConAgra - TIF Ordinance \(1\).docx](#)  
[Legal 11.2926 Acre \(Planning Commission\) \(1\).pdf](#)

ORDINANCE NO. 2025-10

Introduced by Joe Dike

AN ORDINANCE TO ESTABLISH AN INCENTIVE DISTRICT ENCOMPASSING A CERTAIN PARCEL OF REAL PROPERTY IN THE CITY; DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY WITHIN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE; IDENTIFYING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE, TO BE MADE, IN THE PROCESS OF BEING MADE, OR THAT ONCE MADE, WILL BENEFIT OR SERVE THE PARCEL IN THE INCENTIVE DISTRICT; REQUIRING THE OWNERS OF THE PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF REAL PROPERTY TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; APPROVING RELATED MATTERS AND DECLARING AN EMERGENCY.

WHEREAS, the City of Huron, Ohio (the "City") is the fee owner of a certain parcel of real property located within the City, as identified more particularly as Exhibit A attached hereto (the "Project Site" with each parcel comprising the Project Site being referred to herein individually as a "Parcel"); and

WHEREAS, the City has identified the Project Site as a vacant portion of real property within the City and has prepared a strategy to foster development and redevelopment along the City's shoreline in an area of the City more commonly known as the "ConAgra Site", all in order to encourage, by one or more prospective developers, the new construction of what is expected to include a mix of one or more residential dwelling unit applications, including, but not limited to, approximately one hundred (100) or more townhomes, condominium units, or single-family dwelling units, as may be further determined by one or more Development Agreements or other agreements to be executed between the City and one or more developers from time to time (collectively, the "Project"); and

WHEREAS, the City desires for one or more future developers to construct the Project upon what is currently vacant real property within the City and further anticipates that certain "public infrastructure improvements" (as defined under Ohio Revised Code Section 5709.40(A)(8)) must be constructed in order to support the economic viability of the Project as more fully described on Exhibit B attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.40(B), this Council of the City (the "Council") approved Ordinance No. 2011-33 on November 8, 2011 (the "Original TIF Ordinance") authorizing an exemption from real property taxation equal to One Hundred Percent (100%) of the "improvements" (as defined by the Original TIF Ordinance) to parcels of real property (identified by Exhibit A to the Original TIF Ordinance) in the City for a period of thirty (30) years (the "Original TIF Exemption"); and

WHEREAS, the Parcel comprising the proposed Incentive District (as defined below and described on Exhibit A attached hereto and incorporated herein) is located within the City and the Incentive District is (i) not more than three hundred (300) total acres in size, (ii) enclosed by a continuous boundary, and (iii) pursuant to Ordinance No. 2024-51 approved by this Council on November 26, 2024 (the "Nonperforming Parcel Ordinance"), the Original TIF Exemption applicable to the Parcel authorized under the Original TIF Ordinance and Ohio Revised Code Section 5709.40(B) was terminated from and after tax lien date January 1, 2025 pursuant to this Council's declaration that the Parcel is a "nonperforming parcel" under Ohio Revised Code Section 5709.40(A)(9); and

WHEREAS, as a result of the Nonperforming Parcel Ordinance, the Parcel is not currently subject to another real property tax exemption authorized pursuant to Ohio Revised Code Section 5709.40(B) nor

included within an existing incentive district established under Ohio Revised Code Section 5709.40(C), and may be included within a subsequent incentive district established under Ohio Revised Code Section 5709.40(C) and this Ordinance; and

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42, 5709.43, 5709.82 and 5709.83 (the "TIF Statute") provide that this Council may, under certain circumstances, (i) establish one or more incentive districts within the City, and declare the Improvements (as defined below) to real property located within those incentive districts, to be a public purpose, (ii) exempt a percentage of such Improvements from real property taxation, (iii) identify certain public infrastructure improvements made, to be made, in the process of being made, or that once made, will benefit or serve that real property, (iv) identify one or more specific projects being, or to be, undertaken in the incentive district that place additional demand on the designated public infrastructure improvements, (v) require payments in lieu of real property taxes by the owners of the real property, and (vi) establish a public improvement tax increment equivalent fund and accounts and subaccounts therein; and

WHEREAS, pursuant to the TIF Statute, the boundaries of the Incentive District are coextensive with the boundaries of, and will include only, the respective portions of the Parcel comprising the Project Site, as specifically identified and depicted by Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Public Infrastructure Improvements described by Exhibit B attached hereto and incorporated herein will benefit or serve the Parcel comprising the Incentive District, and as required by Ohio Revised Code Section 5709.40(C)(3)(a), this Council has determined that the Project will place additional demand on the Public Infrastructure Improvements to be located at the Project Site and within the Incentive District; and

WHEREAS, as required by Ohio Revised Section 5709.40(A)(5)(f), this Council has approved a written Economic Development Plan (the "Plan") with respect to the Incentive District and delineated an "overlay" (as defined by Ohio Revised Code Section 5709.40(A)(6)) upon a map of the proposed Incentive District pursuant to its adoption of Resolution No. 17-2025 adopted on February 11, 2025; and

WHEREAS, as required by Ohio Revised Code Section 5709.40(A)(5)(f), the person or entity acting as engineer for the City, has certified, effective February 4, 2025, that the public infrastructure serving the Incentive District is inadequate to meet the development needs of the Incentive District, all as further evidenced by the Plan; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.40(C)(2)(a), the City held a public hearing on April 8, 2025, which such public hearing occurred not later than thirty (30) days prior to the date on which this Council considered formal adoption of this Ordinance, notice of the public hearing was sent by first-class mail to each owner of each Parcel to be located within the boundaries of the proposed Incentive District not later than thirty (30) days prior to the public hearing, and this Council has not received written request for any Parcel to be excluded from inclusion in any Incentive District from any owner pursuant to Ohio Revised Code Section 5709.40(C)(2)(a); and

WHEREAS, under Ohio Revised Code Section 5709.42, this Council has determined to require the owner or owners of each Parcel comprising the Project Site within the Incentive District, together with their successors and assigns (each an "Owner", and collectively the "Owners"), to make service payments in lieu of real property taxes on the portion of the Improvements exempted from real property taxation pursuant to this Ordinance; and

WHEREAS, the Parcel is located within the boundaries of the Huron City School District and the E-HOVE Joint Vocational School District (the "City School District" and the "JVSD" respectively, and together, the "School Districts"); and

WHEREAS, the Board of Education of the City School District, by its passage of Resolution No. 21-0132 on December 21, 2021, has (i) approved an exemption from real property taxation under the TIF Statute at a rate of up to One Hundred Percent (100%) for a period of not more than thirty (30) years, (ii) waived any further requirements of the TIF Statute, including but not limited to, the application of Ohio Revised Code Section 5709.82 and the notice requirements of Ohio Revised Code Section 5709.40 and 5709.83, and (iii) approved the School Compensation Agreement entered into between the City and the City School District (as approved by this Council pursuant to Resolution No. 12-2022 on January 11, 2022); provided, that the terms of this Ordinance reflect the School Compensation Agreement; and

WHEREAS, the Board of Education of the JVSD, by its approval at its Board Meeting held on January 12, 2022, has (i) waived any further requirements of the TIF Statute, including but not limited to, the application of Ohio Revised Code Section 5709.82 and the notice requirements of Ohio Revised Code Section 5709.40 and 5709.83 and (ii) approved the E-HOVE School Compensation Agreement entered into between the City and the JVSD (as approved by this Council pursuant to Resolution No. 13-2022 on January 11, 2022); provided, that the terms of this Ordinance reflect the E-HOVE Compensation Agreement; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.40(E)(1), the City sent notice of this Council's intention to adopt this Ordinance to the Board of Commissioners of Erie County, Ohio not later than forty-five (45) business prior to the adoption of this Ordinance and this Council hereby ratifies the giving of such notice by the City; and

WHEREAS, this Council finds the Project in the best interests of the City with respect to the City's desire to encourage the new construction of single family dwelling units upon currently vacant real property in the City.

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

SECTION 1. This Council hereby establishes the ConAgra Incentive District, which shall consist of the Parcel comprising the Project Site (the "Incentive District"), which such boundaries of the Incentive District are depicted on Exhibit A hereto and incorporated herein. Pursuant to Ohio Revised Code Section 5709.40(C), this Council finds and determines that it is in the best interest of the City to declare the increase in the assessed value of each Parcel comprising the Project Site within the Incentive District after the effective date of this Ordinance (the "Improvements") to be a public purpose and to authorize an exemption from real property taxation equal to One Hundred Percent (100%) of such Improvements (the "TIF Exemption"). The TIF Exemption shall commence on the earlier of [(i) the first tax year following the effective date of this Ordinance for which Improvements attributable to the construction of one or more structures within the boundaries of the Incentive District are completed and first appear on the tax list and duplicate of real and public utility property within the boundaries of the Incentive District or (ii) tax year 2028 (the "Commencement Date")]. The TIF Exemption shall end on the earlier of (i) thirty (30) years after the Commencement Date or (ii) the date on which the Public Infrastructure Improvements are paid in full and the City can no longer require Service Payments from the Owners, all in accordance with the requirements of the TIF Statute.

SECTION 2. Pursuant to Ohio Revised Code Section 5709.42, this Council directs and requires each Owner of each Parcel comprising the Project Site included within the Incentive District to make annual service payments in lieu of real property taxes with respect to the Improvements allocable to each Parcel to the County Treasurer of Erie County, Ohio (the "County Treasurer") on or before the final dates for payment of real property taxes. Service payments in lieu of real property taxes, including any penalties and interest at the then current rate established under Ohio Revised Code Sections 323.121 and 5703.47, will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvements if they were not subject to the TIF Exemption authorized by this Ordinance. Such service payments in lieu of real property taxes, penalties and interest, and any other payments with respect to the Improvements that are received by the County Treasurer in connection with the reduction required by Ohio Revised Code Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions, as the same may be amended from time to time (the "Property Tax Rollback Payments," and together with the service payments in lieu of real property taxes and penalties and interest described above, the "Service Payments"), will be allocated and distributed in accordance with Section 4 of this Ordinance.

SECTION 3. This Council hereby establishes, pursuant to and in accordance with the provisions of the TIF Statute, the ConAgra Incentive District TIF Fund into which the City shall deposit all Service Payments collected with respect to the Parcel included within the Incentive District and received from the County Treasurer. Within the ConAgra Incentive District TIF Fund, the Finance Director of the City, or their designee, is hereby authorized to establish one or more accounts or sub-accounts associated with the ConAgra Incentive District TIF Fund, as may be required from time to time in the sole discretion of the Finance Director. The City, in its sole discretion, may utilize Service Payments deposited into the ConAgra Incentive District TIF Fund, and its associated accounts and sub-accounts, for the purposes authorized by the TIF Statute, this Ordinance, and other generally applicable Ohio law. The ConAgra Incentive District TIF Fund shall exist so long as Service Payments are collected and used for the purposes described above, after which the ConAgra Incentive District TIF Fund, and its associated accounts and sub-accounts, are to be dissolved and any surplus funds remaining in the ConAgra Incentive District TIF Fund shall be transferred to the City's general fund, all as set forth under Ohio Revised Code Section 5709.43.

SECTION 4. At the same time and in the same manner as real property tax distributions, the City requests that the County Treasurer distribute the Service Payments applicable to the Incentive District as follows:

FIRST, if applicable, to the appropriate taxing authorities the portion of the Service Payments that represent payments required under Ohio Revised Code Section 5709.40(F), as is required of the County Treasurer pursuant to Ohio Revised Code Section 5709.43(C); and,

SECOND, the remainder to the City for deposit into the ConAgra Incentive District TIF Fund.

The City shall then use the Service Payments for such uses as may be identified and approved by the City from time to time, including, but not limited to, the following:

FIRST, to the City to pay the costs of administration of the ConAgra Incentive District TIF Fund; and,

SECOND, to pay compensation to the Board of Commissioners of Erie County, in the eleventh and subsequent years of the TIF Exemption with respect to the Incentive District, equal to fifty percent



(50%) of the real property taxes that would have been payable to Erie County but for the TIF Exemption authorized pursuant to this Ordinance; and,

THIRD, to pay compensation to the City School District and the JVSD in the amounts and on terms described pursuant to (i) the City School Compensation Agreement executed between the City and the City School District and (ii) the E-HOVE Compensation Agreement executed between the City and the JVSD; and,

FOURTH, payment of the costs of any other Public Infrastructure Improvements defined by Ohio Revised Code Section 5709.40(A)(8) and selected in the sole discretion of the City, made, to be made, in the process of being made, or that once made will benefit or serve the Parcel comprising the Project Site and included within the Incentive District, all as authorized under Ohio Revised Code Section 5709.40 and more particularly defined by Exhibit B attached hereto and incorporated herein, and,

FIFTH, for any other lawful purpose pursuant to this Ordinance, the TIF Statute, its related laws and rules, and other generally applicable Ohio law.

SECTION 5. This Council determines that the Public Infrastructure Improvements described by Exhibit C attached hereto, are public infrastructure improvements made, to be made, in the process of being made, or that once made, will benefit or serve the Parcel included within the Incentive District. As required by Ohio Revised Code Section 5709.40(C)(3)(a), this Council hereby determines that the Project will place additional demand on the Public Infrastructure Improvements to be located at the Project Site within the Incentive District.

SECTION 6. This Council further authorizes and directs the City Manager and the Finance Director, or their designees, and other appropriate officers of the City to: (i) make such arrangements as are necessary and proper for the collection of Service Payments from the Owners of the Parcel comprising the Project Site and included within the Incentive District, (ii) facilitate the payment of the Service Payments from the County Treasurer to the City for deposit into the ConAgra Incentive District TIF Fund, (iii) prepare and sign all agreements, documents, instruments, amendments, or certificates as may be necessary to implement this Ordinance from time to time, including, but not limited to, any applications for real property tax exemption and remission (Form DTE-24) that may be required with respect to the Incentive District, and (iv) take all other actions as may be appropriate to implement this Ordinance. For the avoidance of doubt, Ohio Revised Code Section 5709.911 shall govern the priority status of the TIF Exemption authorized pursuant to this Ordinance. Pursuant to Ohio Revised Code Section 5709.40(C), 5709.911, and 5715.27, the Owner of the Parcel comprising the Project Site or the City may apply for the TIF Exemption authorized pursuant to this Ordinance with respect to the Parcel to be included within the Incentive District; provided, that any exemption application filed with the Ohio Tax Commissioner under Ohio Revised Code Section 5715.27 with respect to this Ordinance shall identify (i) the "nonperforming parcels" (as defined by the Nonperforming Parcel Ordinance) included in the Incentive District, (ii) the Original TIF Ordinance under which the Nonperforming Parcels were originally exempted, and (iii) the value history of each Nonperforming Parcel since the enactment of the Original TIF Ordinance, all as required by Ohio Revised Code Section 5709.40(C)(1).

SECTION 7. Pursuant to Ohio Revised Code Section 5709.40(I), the City Manager and the Finance Director, together with their designees, are authorized and directed to deliver a copy of this Ordinance to the Director of the Ohio Department of Development ("ODOD") within fifteen (15) days of

its adoption. On or before March 31st of each year that a TIF Exemption authorized pursuant to this Ordinance remains in effect, the City Manager and the Finance Director, together with their designees, are authorized to prepare and submit the status report required under Ohio Revised Code Section 5709.40(I) to the Director of ODOD.

SECTION 8. In accordance with Ohio Revised Code Section 5709.832, this Council hereby determines that no entity doing business upon any Parcel or any portion of any Parcel comprising the Project Site and included within the Incentive District shall deny any individual employment based on considerations of race, religion, sex, disability, color, national origin, or ancestry.

SECTION 9. The City acknowledges that it has created, or has joined, an applicable Tax Incentive Review Council (the "TIRC") with the membership of the TIRC constituted in accordance with Ohio Revised Code Section 5709.85. The TIRC shall, in accordance with Ohio Revised Code Section 5709.85, annually review all TIF Exemptions resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before the TIRC, all in accordance with Ohio Revised Code Section 5709.85.

SECTION 10. 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 11: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and general welfare and for the further reason that, this Council desires to support the timely and orderly development and completion of the Project to encourage economic development within the City and on currently vacant real property within the City, it is imperative this Ordinance be effective immediately; WHEREFORE, this Ordinance shall be in full force and effect from and immediately after its adoption.

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

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

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

## EXHIBIT A

### DESCRIPTION OF THE INCENTIVE DISTRICT

The Incentive District consists of the Parcel identified in the records of the Erie County Auditor as having the permanent parcel identification number 42-61270.001, as of the date of the passage of the Ordinance to which this Exhibit A is attached. The Incentive District shall consist of, and the authorizations of the Ordinance to which this Exhibit A is attached shall apply to, the Parcel comprising the Project Site, as such Parcel may be further sub-divided, combined, re-combined, re-numbered, or re-platted from time to time by the City, any future owner or owners of the Parcel, or the Erie County Auditor.

For the avoidance of doubt, the Parcel included within the Incentive District is outlined in blue below:



For the avoidance of doubt, a legal description identifying the Parcel included within the Incentive District is attached hereto, as follows:

[See Legal Description Attached]

## EXHIBIT B

### PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist generally of acquiring and constructing the Public Infrastructure Improvements described below, as selected in the sole discretion of the City in accordance with the Ordinance to which this Exhibit B is attached, the TIF Statute, its related rules and laws, and other generally applicable Ohio law, including but not limited to, the following:

- Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing, or changing of, as well as the continued maintenance of, the lines and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), traffic calming devices, sidewalks, bikeways, medians, and viaducts accessible to and serving the public, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto; and
- Construction, reconstruction, or installation of, as well as the continued maintenance of, public utility improvements (including any underground publicly owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems (including, but not limited to, seawall construction and reconstruction designed to protect the shoreline of the Project Site), and all other appurtenances thereto; and
- Construction, reconstruction, or installation of publicly owned gas, electric, and communication service facilities, and all other appurtenances thereto; and
- Construction or reconstruction of one or more public parks, including grading, trees and other park plantings, park accessories and related improvements, and all other appurtenances thereto; and
- Construction or installation of streetscape and landscape improvements including trees and shrubs, landscaping mounds and fencing, tree grates, planting beds, signage, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, and all other appurtenances thereto; and
- Construction of one or more public parking facilities, including public surface parking and public parking structures and related improvements, and all other appurtenances thereto; and
- Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes; and
- Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements; and
- Any on-going administrative expenses relating to the Public Infrastructure Improvements as well as maintaining the Service Payments in the ConAgra Incentive District TIF Fund, including but not limited to, engineering, architectural, legal, and other consulting and professional services; and
- All inspection fees and other governmental fees related to the foregoing; and

- Any and all other costs of the Public Infrastructure Improvements, as determined by the City in its sole discretion and in accordance with the Ordinance to which this Exhibit B is attached, the TIF Statute, its related rules and laws, and other generally applicable Ohio law.

The Public Infrastructure Improvements specifically include the costs of financing the Public Infrastructure Improvements, including the items of “costs of permanent improvements” set forth in Ohio Revised Code Section 133.15(B), and incurred with respect to the Public Infrastructure Improvements. “Costs” specifically include any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements and the debt service on any bonds or other obligations issued to finance the Public Infrastructure Improvements (including fees and administrative expenses of, and fund reserve funds necessary to pay or service any bonds or other obligations) (the “Debt Service”), all as determined by the City in its sole discretion and in accordance with the Ordinance to which this Exhibit B is attached, the TIF Statute, its related rules and laws, and other generally applicable Ohio law.





POLARIS ENGINEERING & SURVEYING - 34600 CHARDON ROAD SUITE D - WILLOUGHBY HILLS - OHIO - 44094

---

LEGAL DESCRIPTION OF  
11.2926 ACRE PARCEL  
(CITY OF HURON)

SITUATED IN THE CITY OF HURON, COUNTY OF ERIE, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 31, SECTION 1, ORIGINAL HURON TOWNSHIP, BEING TOWNSHIP NUMBER 6 IN THE 22 RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A RAILROAD SPIKE FOUND IN THE CENTERLINE INTERSECTION OF RIVER ROAD AND CLEVELAND ROAD EAST (WIDTH VARIES);

THENCE NORTH 15°39'53" EAST, 88.84 FEET TO A 3/4 INCH IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLEVELAND ROAD EAST, ALSO BEING THE SOUTHWEST CORNER OF LAND DESCRIBED TO THE NORFOLK & SOUTHERN RAILWAY COMPANY, BY DEED RECORDED IN VOLUME 547, PAGE 371 OF ERIE COUNTY RECORDS, PERMANENT PARCEL NUMBER 42-90077.000;

THENCE NORTH 14°36'12" EAST, ALONG A WESTERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, PASSING THROUGH A 5/8 INCH IRON PIN FOUND AT 44.71 FEET, A TOTAL DISTANCE OF 306.85 FEET TO A 1/2 INCH IRON PIN FOUND (I.D. CAP "HARTUNG") AT AN ANGLE POINT THEREIN;

THENCE NORTH 55°17'48" WEST, ALONG A WESTERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 212.41 FEET TO A 5/8 INCH IRON PIN FOUND (I.D. CAP "PDG") AT AN ANGLE POINT THEREIN;

THENCE NORTH 21°16'18" WEST, ALONG SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 10.41 FEET TO AN IRON PIN SET AT THE PRINCIPAL PLACE OF BEGINNING:

COURSE 1 THENCE NORTH 55°18'18" WEST, 22.03 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE;

COURSE 2 THENCE 185.05 FEET, ALONG AN ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 24° 39'24" AND A 183.62 FEET CHORD THAT BEARS NORTH 67° 38'00" WEST TO A PIN SET AT THE POINT OF TANGENCY IN A NORTHERLY LINE OF LAND DESCRIBED TO STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, BY RECEPTION NUMBER 200608925 & 200608926, PERMANENT PARCEL NUMBER 42-61270.000;

COURSE 3 THENCE SOUTH 25°36'40" WEST, ALONG A NORTHERLY LINE OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, 5.72 FEET TO AN IRON PIN SET:

COURSE 4 THENCE SOUTH  $86^{\circ}28'53''$  WEST, ALONG A NORTHERLY LINE OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES 241.81 FEET TO AN IRON PIN SET:

COURSE 5 THENCE NORTH  $80^{\circ}29'48''$  WEST, 69.39 FEET TO AN IRON PIN SET AT AN POINT OF CURVATURE:

COURSE 6 THENCE 143.45 FEET, BEING AN ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING AN RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF  $35^{\circ}44'10''$  AND AN 141.14 FEET CHORD THAT BEARS NORTH  $62^{\circ}37'43''$  WEST TO A POINT OF TANGENCY;

COURSE 7 THENCE NORTH  $44^{\circ}45'38''$  WEST, 50.59 FEET TO AN IRON PIN SET;

COURSE 8 THENCE SOUTH  $85^{\circ}22'44''$  WEST, 57.66 FEET TO THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER;

COURSE 9 THENCE NORTH  $4^{\circ}39'08''$  WEST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 30.74 FEET TO A POINT;

COURSE 10 THENCE NORTH  $11^{\circ}19'32''$  WEST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 93.00 FEET TO A POINT;

COURSE 11 THENCE NORTH  $0^{\circ}34'49''$  EAST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 216.00 FEET TO A POINT;

COURSE 12 THENCE NORTH  $4^{\circ}14'40''$  EAST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 239.00 FEET TO A POINT;

COURSE 13 THENCE NORTH  $25^{\circ}28'22''$  WEST, ALONG THE APPROXIMATE LOW WATER MARK OF THE HURON RIVER, 31.00 FEET TO THE SOUTHERLY EDGE OF AN EXISTING SHEET PILE;

COURSE 14 THENCE NORTH  $72^{\circ}20'12''$  EAST, ALONG THE SOUTHERLY EDGE OF AN EXISTING SHEET PILE, 487.00 FEET TO A POINT;

COURSE 15 THENCE SOUTH  $21^{\circ}16'18''$  EAST, ALONG THE WESTERLY EDGE OF AN EXISTING SHEET PILE, 671.50 FEET TO THE MOST NORTHERLY CORNER OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES;

COURSE 16 THENCE SOUTH  $21^{\circ}16'18''$  EAST, ALONG A NORTHERLY LINE OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES AND ALONG THE WESTERLY EDGE OF AN EXISTING SHEET PILE, 160.57 FEET TO A TO 1/2 INCH IRON PIN FOUND (I.D. HARTUNG);

COURSE 17 THENCE NORTH  $68^{\circ}43'42''$  EAST, ALONG A NORTHERLY LINE OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, AND ALONG THE FACE OF AN EXISTING SHEET PILE WALL TO THE SOUTHWEST CORNER OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 66.00 FEET TO A 1/2 INCH IRON PIN FOUND (I.D. CAP "HARTUNG");

COURSE 18 THENCE SOUTH  $21^{\circ}16'18''$  EAST, ALONG A WESTERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 45.00 FEET TO A 1/2 INCH IRON PIN FOUND (I.D. CAP "HARTUNG");

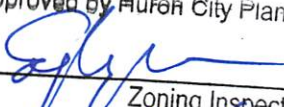
COURSE 19 THENCE SOUTH 68° 43' 42" WEST, ALONG A NORTHERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 150.00 FEET TO A PIN SET AT AN ANGLE POINT THEREIN;

COURSE 20 THENCE SOUTH 21° 16' 18" EAST, ALONG SAID NORFOLK & SOUTHERN RAILWAY COMPANY, 79.59 FEET THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 11.2926 ACRES OF LAND AS CALCULATED AS DESCRIBED BASED ON A FIELD SURVEY PERFORMED IN MAY 2022 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS STAMPED "POLARIS S-7388". PRIOR DEED REFERENCE IS THE CITY OF HURON, AS RECORDED IN RECEPTION NUMBER 200711763, PERMANENT PARCEL NUMBER 42-61270.001 AND STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, AS RECORDED IN RECEPTION NUMBERS 200608925 & 200608926, PERMANENT PARCEL NUMBER 42-61270.000

RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388

S:\2017 PROJECTS\17228- LIBERTY DEVELOPMENT - 10 ACRE PARCEL - HURON (CWS)\2-PROJECT SURVEYING INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION HURON PARCEL.DOC

Approved by Huron City Planning Commission

  
Zoning Inspector

05/04/2022  
Date



**TO:** Mayor Tapp and City Council  
**FROM:** Stuart Hamilton , Service Director  
**RE:** Ordinance No. 2025-11 (*submitted by Stuart Hamilton*)  
**DATE:** May 13, 2025

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### **Subject Matter/Background**

Ordinance No. 2025-11 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. 2025-11 is in order.

[Ordinance No. 2025-11 Supplemental Appropriations.docx](#)  
[2025-11 Exhibit A.pdf](#)

ORDINANCE NO. 2025-11

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, as amended by Ordinance No. 2025-4 adopted on February 11, 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: 5/13/2025  
ORDINANCE: 2025-11

**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
General Fund	110	City Manager	PERSONNEL SERVICES	\$ 4,700	Adjustment for Worker's Compensation Tru-Up Audit
General Fund	110	Finance Dept.	PERSONNEL SERVICES	\$ 1,500	
Boat Basin Fund	210	Boat Basin	PERSONNEL SERVICES	\$ 700	
General Fund	110	Finance Dept.	PERSONNEL SERVICES	\$ (25,000)	Transferring budget to service contracts from personnel services due to vacant admin. positions.
General Fund	110	Finance Dept.	OTHER EXPENSES	\$ 25,000	
Garbage Fund	201	Garbage /Recycling	OTHER EXPENSES	\$ 4,000	Budget for DRETAC Fees (Property Taxes)
Parks and Rec. Fund	207	Parks/Rec	OTHER EXPENSES	\$ 7,318	Increase to spend grants (2) awarded
Street Maint. Fund	212	Streets	OTHER EXPENSES	\$ 26,000	Increase for unexpected maintenance on plows
Fire Levy Fund	214	Fire Dept.	PERSONNEL SERVICES	\$ 2,500	Increase budget for Fire Department physicals
Fire Levy Fund	214	Fire Dept.	OTHER EXPENSES	\$ 25,000	To account for Fire Levy Annexation Agreement with Twp.
Fire Levy Fund	214	Fire Dept.	OTHER EXPENSES	\$ 138,000	To account for Fire equipment purchase (Grant)
Economic Dev. Fund	277	Economic Dev.	OTHER EXPENSES	\$ 25,000	To account for TIF legal contracts
Sawmill Creek Impr. TIF	421	TIF	OTHER EXPENSES	\$ (49,600)	Properly account for TIF Revenue Bonds and service payments
Sawmill Creek Infrs. TIF	422	TIF	OTHER EXPENSES	\$ 235,650	
Water Fund	604	Water Admin	PERSONNEL SERVICES	\$ (50,000)	Transferring budget to service contracts from personnel services due to vacant admin. positions.
Water Fund	604	Water Admin	OTHER EXPENSES	\$ 50,000	
Electric Fund	654	Electric Admin	PERSONNEL SERVICES	\$ (37,000)	
Electric Fund	654	Electric Admin	OTHER EXPENSES	\$ 40,000	

**NET IMPACT ON TOTAL APPROPRIATIONS \$ 423,768**



**TO:** Mayor Tapp and City Council  
**FROM:** Stuart Hamilton , Service Director  
**RE:** Ordinance No. 2025-12 (**first reading**) (*submitted by Stuart Hamilton*)  
**DATE:** May 13, 2025

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### **Subject Matter/Background**

On February 26, 2025, the City of Huron submitted an application to rezone approximately 41.88 +/- acres of land located on the east side of River Road, Erie County, Ohio Permanent Parcel Numbers 42-01718.000 & 42-01721.000 (hereinafter the "Property"), from I-2 General Industrial District) to R-1 (One-Family Residence District). This request stems from the City entering into a purchase agreement with Triban Investment LLC to purchase the subject property. Triban Investment LLC has proposed a concept plan for development of 170-220 single-family, for-sale housing units. The rezoning of this property is a condition of the sale, and without a rezoning change from I-2 (does not permit residential use) to R-1, the transaction will not meet contractual requirements.

The rezoning application has proceeded through a process of review and recommendation by the Planning Commission on March 26, 2025, and City Council will hold a Public Hearing on the application on May 13, 2025 at 6:30pm, immediately preceding the regular Council meeting. Notice of the Public Hearing was published in the Sandusky Register on April 11, 2025.

If adopted, Ordinance No. 2025-12 will amend the City's Zoning Map to reflect the zoning change from I-2 to R-1, which will allow the transaction for the sale of the property to proceed through due diligence to closing.

### **Financial Review**

There is no financial impact from this legislation.

### **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 to place Ordinance No. 2025-12 on its first reading is in order.

[Ordinance No. 2025-12 Exh 1 Planning Commission Recommendation to Council.docx](#)

[Ordinance No. 2025-12 Rezone River Rd Property from I-2 to R-1 \(1\).docx](#)

[Ordinance No. 2025-12 Exh A Rezoning Application - River Road \(City of Huron\).pdf](#)



TO: Mayor Tapp and Members of City Council  
FROM: Christine Gibboney, Planning & Zoning Manager  
RE: PC Recommendation: Rezoning Application – River Road Vacant Parcels from I-2 to R-1  
DATE: March 27, 2025

---

Current Zoning District: I-2- General Industrial

Parcel No's.: 42-01718.000 & 42-01721.000

Existing Land Use: Vacant land, approximately 41 acres

Traffic Considerations : River Road

Owner: City of Huron

The Planning Commission held a Public Hearing on March 26, 2025, to review and make recommendation on the City's application for the rezoning of two city-owned parcels on River Road (42-01718.00 & 42-01721.000) from the current I-2 General Industrial District to R-1 One Family Residence District.

The Planning Commission made a motion to recommend the approval of the rezoning application, as submitted, to City Council. Motion passed by a 4-0 vote.

The recommendation is properly before City Council for legislative action pursuant to the process outlined in Sections 1139.06 (b) (4) (5).

ORDINANCE NO. 2025-12  
Introduced by Sam Artino

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HURON TO REFLECT THE REZONING OF APPROXIMATELY 41.88 +/- ACRES OF VACANT LAND OWNED BY THE CITY OF HURON LOCATED ON THE EAST SIDE OF RIVER ROAD, ERIE COUNTY, OHIO PERMANENT PARCEL NUMBERS 42-01718.000 & 42-01721.000, FROM THE CURRENT I-2 (GENERAL INDUSTRIAL DISTRICT) TO R-1 (ONE-FAMILY RESIDENCE DISTRICT); AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Section 1121.05 (a) of the Codified Ordinances, the City is divided into nine categories of zoning districts; and

WHEREAS, Section 1121.05 (b) of the Codified Ordinances prescribes that all zoning districts be duly approved and recorded on an adopted Zoning Map on file in the Office of the City Clerk; and

WHEREAS, the City of Huron submitted an application to rezone approximately 41.88 +/- acres of land located on the east side of River Road, Erie County, Ohio Permanent Parcel Numbers 42-01718.000 & 42-01721.000 (hereinafter the "Property"), from I-2 General Industrial District) to R-1 (One-Family Residence District); and

WHEREAS, pursuant to Section 1139.03 of the Codified Ordinances, the rezoning application has proceeded through a process of review and recommendation by the Planning Commission on March 26, 2025; and

WHEREAS, the Huron City Council was advised of the Planning Commission recommendation to support the rezoning request as presented; and

WHEREAS, Huron City Council, as required by Section 1139.03 of the Codified Ordinances, held a Public Hearing on the proposed rezoning request on May 13, 2025, and finds and concludes that the rezoning application should be approved because it promotes the public necessity, convenience and general welfare, and further constitutes good zoning practice.

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

SECTION 1. That the official Zoning Map for the City of Huron previously adopted on December 27, 2016 by Ordinance 2016-33 shall be and hereby is amended to change the zoning classification of the Property on the east side of River Road, Erie County, Ohio Permanent Parcel Numbers 42-01718.000 & 42-01721.000, from I-2 (General Industrial District) to R-1 (One-Family Residence District) and shall supersede all previously published zoning maps for the City.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. 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: \_\_\_\_\_

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



**CITY OF HURON  
APPLICATION TO RE-DISTRICT PROPERTY**

Date : \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Address of Property to be Rezoned:**

\_\_\_\_\_

**Parcel Number:** \_\_\_\_\_

Applicant: (Name & Address - if different from the property owner)

\_\_\_\_\_

\_\_\_\_\_

Current Zoning District of Subject Property:

R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3 ☐

I-1 ☐ I-2 ☐ Other: \_\_\_\_\_

Explain the reason that re-districting/re-zoning is being  
requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Proposed Zoning District of Subject Property:**

R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3 ☐

I-1 ☐ I-2 ☐ Other: \_\_\_\_\_

Was a re-zoning request ever submitted for this property? No \_\_\_ Yes ☐: Date \_\_\_\_\_

Is the applicant represented by legal counsel? Yes ☐ No ☐

If Yes, Counsel's Name and Address: \_\_\_\_\_

Contact Number and Email \_\_\_\_\_

The following must be attached to this application:

1. A survey and legal description of the property.
2. A map of the subject property (maximum size 11" x17")
3. A map of the subject property in relation to the adjoining properties.(max size 11" x 17")
4. A complete list of the names and current addresses of all property owners within 150' of the exterior boundaries of the subject property.
5. A PDF of the completed application packet with all the above to be submitted via email to zoning@huronohio.us
6. A \$250.00 non-refundable application fee, made payable to the City of Huron. (Section 1321.12 (c))

APPLICANT NAME( Print): \_\_\_\_\_

APPLICANT SIGNATURE: \_\_\_\_\_

PROPERTY OWNER NAME (Print): \_\_\_\_\_

PROPERTY OWNER SIGNATURE: \_\_\_\_\_

(Required)

---

**DO NOT WRITE BELOW THIS LINE**

\*\*\*\*\*

Date Completed Application Received: \_\_\_\_\_

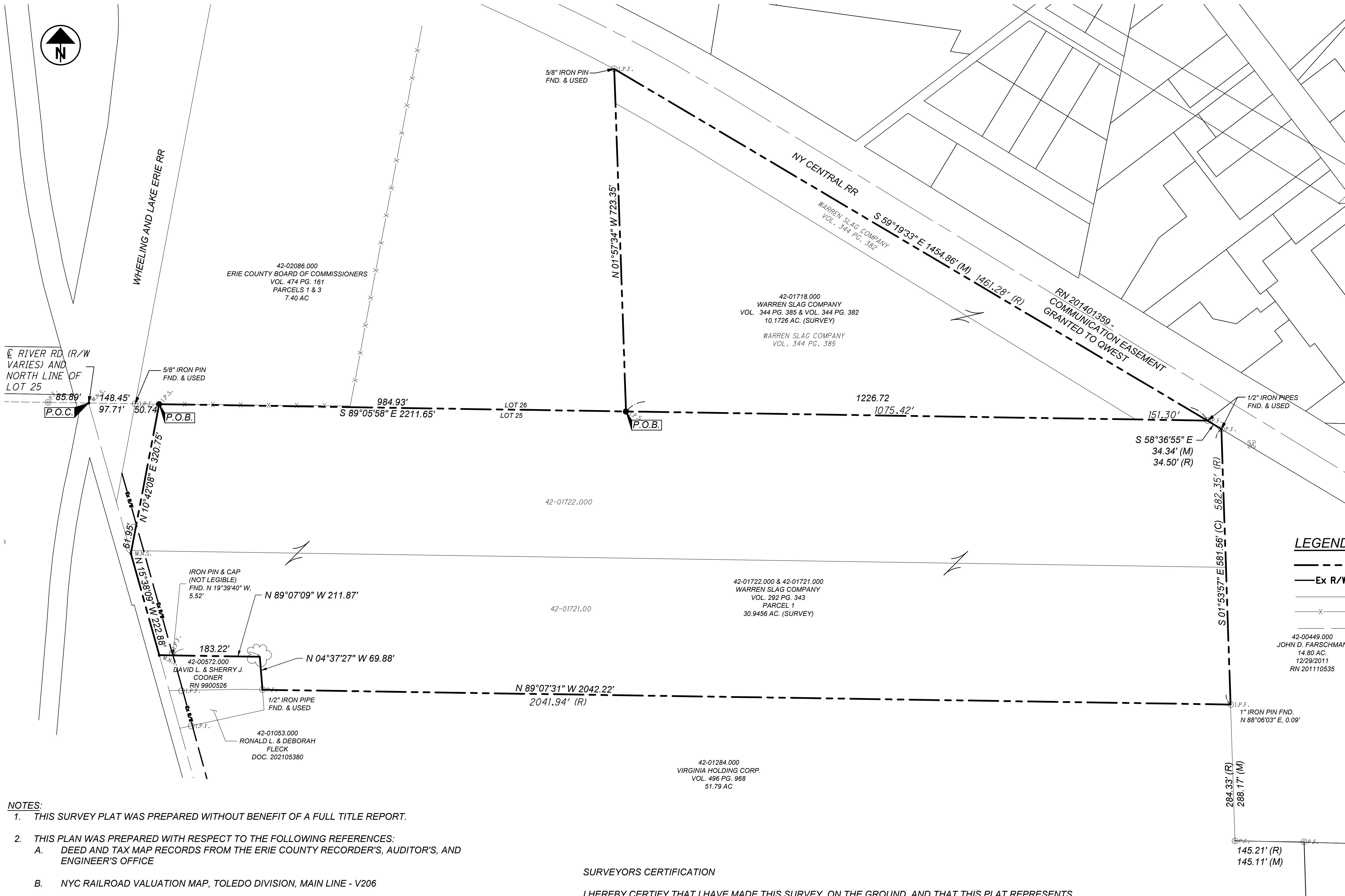
Zoning Department Representative: \_\_\_\_\_

Date to Planning Commission: \_\_\_\_\_

# BOUNDARY SURVEY PREPARED FOR THE CITY OF HURON

SITUATED IN THE CITY OF HURON, COUNTY OF ERIE, STATE OF OHIO, AND  
BEING A PART OF ORIGINAL LOT 25 & 26 SECTION 1 OF HURON TOWNSHIP

INTENT:  
THIS PLAT IS A GRAPHIC REPRESENTATION  
OF LEGAL DESCRIPTION. NO LOT SPLIT,  
CONSOLIDATION, OR TRANSFER OF REAL  
ESTATE IS INTENDED BY THIS PLAT.



## NOTES:

- THIS SURVEY PLAT WAS PREPARED WITHOUT BENEFIT OF A FULL TITLE REPORT.
- THIS PLAN WAS PREPARED WITH RESPECT TO THE FOLLOWING REFERENCES:
  - DEED AND TAX MAP RECORDS FROM THE ERIE COUNTY RECORDER'S, AUDITOR'S, AND ENGINEER'S OFFICE
  - NYC RAILROAD VALUATION MAP, TOLEDO DIVISION, MAIN LINE - V206
- PLANIMETRIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY OHM ADVISORS DURING DECEMBER 2022.
- MERIDAN IS REFERENCED TO THE OHIO PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) PER GPS OBSERVATIONS IN DECEMBER 2022.
- THIS PLAN IS NOT VALID UNLESS STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL.

## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY, ON THE GROUND, AND THAT THIS PLAT REPRESENTS GRAPHICALLY, IN SO FAR AS IS POSSIBLE, THE RESULTS OF SAID SURVEY. MADE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4733-37 OF THE OHIO ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

BRANDEN V. BATTIG PS 8708

DATE

0 100' 200'  
SCALE: 1"=100'



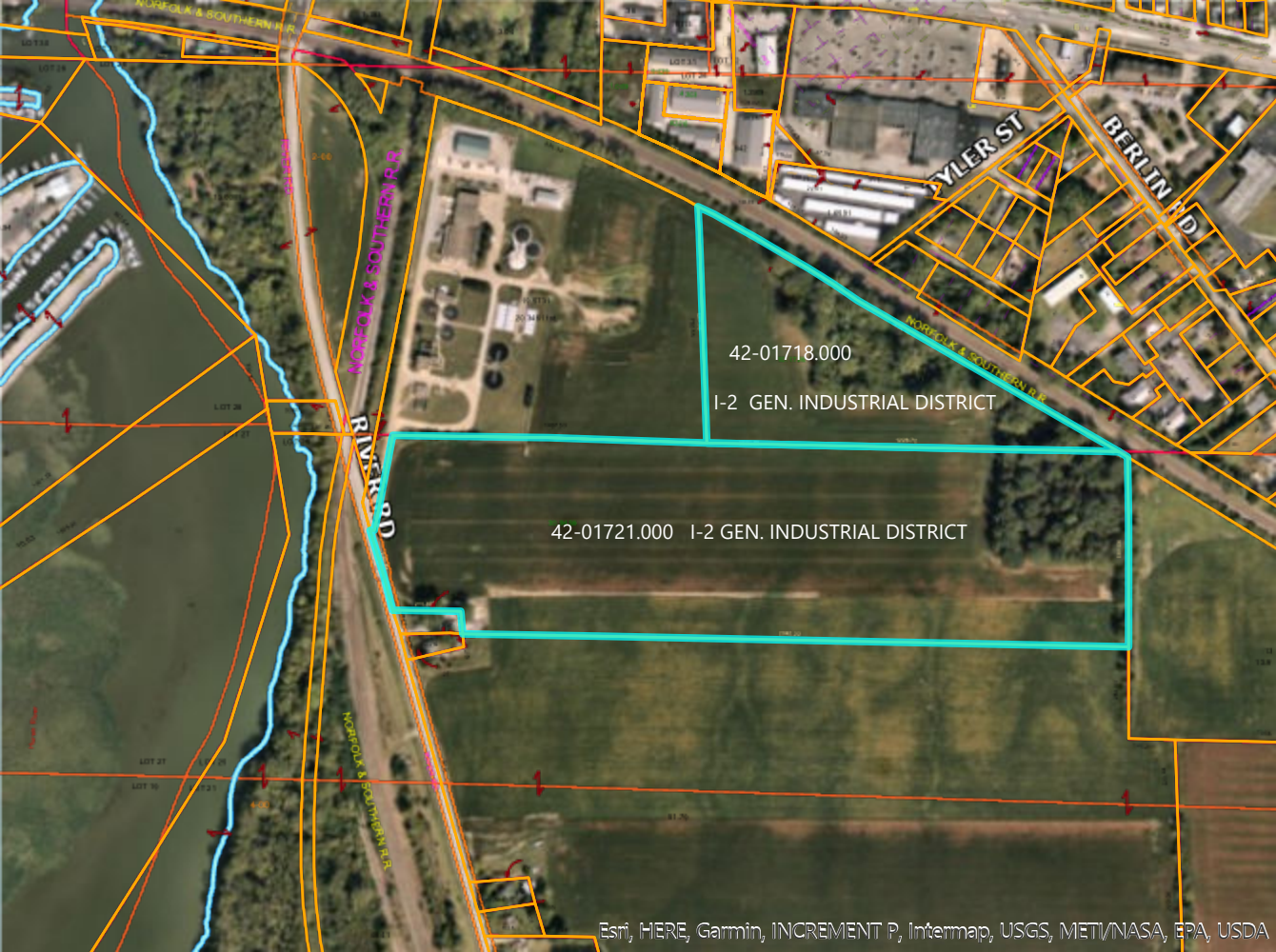
ARCHITECTS ENGINEERS PLANNERS

388 S. MAIN STREET SUITE 301  
AKRON, OH 44311  
330.913.1080

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1  
OF 1





42-01718.000

I-2 GEN. INDUSTRIAL DISTRICT

42-01721.000 I-2 GEN. INDUSTRIAL DISTRICT



**TO:** Mayor Tapp and City Council  
**FROM:** Doug Steinwart , Operations Manager  
**RE:** Resolution No. 40-2025 (*submitted by Doug Steinwart*)  
**DATE:** May 13, 2025

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### **Subject Matter/Background**

As submitted by Doug Steinwart, Parks & Recreation Director:

We are respectfully requesting Council's adopting of Resolution No. 40-2025 authorizing submission of an application to the Boeckling Charitable Trust for grant funding to purchase a new projection screen and audio system for use in the Huron Boat Basin Amphitheater for the summer "Movies by the River" event series in the amount of \$3,000. Purchase of anew projection system will enhance the quality and accessibility of the Movies by the River event series, and will improve ease of use, reliability and visual presentation for the benefit of Erie County residents and visitors.

If the grant application is successful, Resolution No. 40-2025 also authorizes acceptance of the grant award and execution of a grant agreement with the Boeckling Charitable Trust.

### **Financial Review**

There is no financial impact from this legislation. If awarded, the grant money will be accounted for in the Boat Basin operating fund.

### **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. 40-2025 is in order.

[Resolution No. 40-2025 Boeckling Charitable Trust Grant Application Projection Screen.doc](#)

RESOLUTION NO. 40-2025  
Introduced by Matt Grieves

A RESOLUTION AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE BOECKLING CHARITABLE TRUST FOR THE PURCHASE OF A NEW OUTDOOR PROJECTION SCREEN TO SUPPORT THE HURON BOAT BASIN "MOVIES BY THE RIVER" PROGRAM IN AN AMOUNT NOT TO EXCEED THREE THOUSAND AND XX/100 DOLLARS (\$3,000.00); AND FURTHER AUTHORIZING THE CITY MANAGER TO ACCEPT SAID GRANT AWARD IN AN AMOUNT NOT TO EXCEED THREE THOUSAND AND XX/100 DOLLARS (\$3,000.00), SHOULD THE APPLICATION BE SUCCESSFUL.

WHEREAS, the City of Huron desires to seek grant funding from the Boeckling Charitable Trust to help subsidize the purchase of new, portable outdoor projection screen for its summer event series titled "Movies by the River" at the Huron Boat Basin (the "Event"); and

WHEREAS, the City meets basic eligibility requirements for funding as the Event meets the grant program guidelines; and

WHEREAS, the City seeks to enhance the quality and accessibility of this community Event through the purchase of a new, high-quality projection screen, which will improve ease of use, reliability and visual presentation for the benefit of Erie County residents and visitors; and

WHEREAS, the City of Huron has the authority to apply for financial assistance and to administer the amounts received from the Boeckling Charitable Trust.

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 Boeckling Charitable Trust to become eligible for potential funding assistance relating to the purchase of an outdoor projection screen to support the Huron Boat Basin "Movies by the River" summer event series, in an amount not to exceed Three Thousand and xx/100 Dollars (\$3,000.00).

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 Boeckling Charitable Trust for a grant in the amount not to exceed Three Thousand and xx/100 Dollars (\$3,000.00), 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: \_\_\_\_\_