

**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.

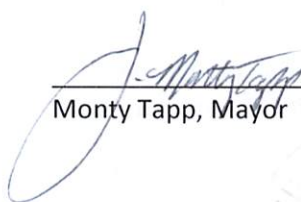
**SECTION 5.** This Resolution shall be in full force and effect from and immediately following its adoption.

ATTEST:

  
Clerk of Council

ADOPTED:

11 FEB 2025

  
Monty Tapp, Mayor

## 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).