

**MINUTES OF THE REGULAR MEETING
MASSILLON CITY COUNCIL
HELD MONDAY, MAY 20, 2024**

COUNCIL PRESIDENT SLATER – Welcome to the Massillon City Council Meeting for Monday, May 20, 2024. We have in attendance the following City officials: Mayor, Jamie Slutz, Asst. Law Director, Edmond Mack, Director of Development, Ted Herncane, and Income Tax/Budget Director, Lori Kotagides-Boron. Under #5 on the agenda is where the public can speak on any topic that appears on tonight’s agenda and under #17 is where the public can speak on any topic that does NOT appear on tonight’s agenda. I’d like to remind you that if you have a cell phone, please set it to mute, vibrate or turn it off. Thank you.

COUNCIL PRESIDENT SLATER – Roll call.

1. ROLL CALL

Roll call for the evening found the following Council Members present: Holly Bryan-Huth, Jill Creamer, Sarita Cunningham, Julie Harwig Smith, Ed Lewis, Mark Lombardi, Eric Ray and Mike Snee.

Roll call of 8 present

COUNCIL PRESIDENT SLATER – Councilman Lombardi.

COUNCILMAN LOMBARDI – Thank you, Mr. President. I’d like to make a motion to excuse Councilman Gregg this evening.

COUNCIL PRESIDENT SLATER – Seconded by Councilman Snee. Roll call.

8 yes to excuse Councilman Gregg

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Councilman Gregg has been excused. Councilman Lewis.

2. INVOCATION

COUNCILMAN ED LEWIS

3. PLEDGE OF ALLEGIANCE

LED BY COUNCILMAN LEWIS

4. READING OF THE JOURNAL

COUNCIL PRESIDENT SLATER – Thank you, Councilman Lewis. Madam Clerk are the minutes of the previous meeting transcribed and open for public viewing?

COUNCIL CLERK ROLLAND – Yes, they are.

COUNCIL PRESIDENT SLATER – Are there any additions or corrections to be made?

COUNCIL CLERK ROLLAND – No, there are not.

COUNCIL PRESIDENT SLATER – Then the minutes stand approved as written.

5. **REMARKS OF DELEGATIONS AND CITIZENS TO MATTERS ON THE AGENDA**
6. **NEW AND MISCELLANEOUS BUSINESS**

COUNCIL PRESIDENT SLATER – I'd like to call up at this time the Director of Development, Ted Herncane.

TED HERNCANE – Mr. President, thank you, Members of Council. We wanted to take a couple of minutes this evening for a brief presentation, partly by myself, partly by County Auditor, Alan Harold, on a certain matter that we intend to bring forward here very soon, next week or two. Over the last couple of months, we've been speaking with Auditor Harold and officials from the Village of Navarre regarding a joint TIF project down around Menard's there at the SR21 area. This is a unique proposition. I think there have been many if...a few in the State, none in the County of a joint TIF agreement between multiple jurisdictions. Auditor Harold will give some more details about this, but what we are proposing is a joint TIF with the City of Massillon, the Village of Navarre and Stark County on four parcels, one of which is in the City, three of which are in Perry Twp. The parcel in the City is the Dairy Queen. The developed parcel would be the Sheetz in the township and then two undeveloped or vacant parcels in the township as well. In a nutshell, and forgive me for some of you more seasoned members, I will give a brief summary of how a TIF works. The tax increment financing TIF is one of the economic development tools that local governments use to fund public infrastructure associated with various projects. We have several TIF agreements in the City and have done so for many, many years. What a TIF does; when Council passes a TIF ordinance on a parcel or parcels of property; what that does is that it locks in the tax value of that parcel as the base line. When a building is then constructed on that parcel or parcels, obviously, the tax value goes up and the property taxes that the property owner pays goes up. The increment in tax increment financing is that difference between the base value when the ordinance is established and the top value when the project is completed. The property owner, even on the vacant parcel, makes their property taxes just like any of you would. Those property taxes go to the local school board, they go to museums and libraries and Boards of Developmental Disabilities and others. The City receives a small percentage of that and there's some other organizations as well. So when the TIF project is done and that property owner is paying higher property taxes, that difference between the base line and the improved value, they still pay that, but Auditor Harold then directs those payments not to those entities that we just talked about, but a TIF fund which is then used to pay for public infrastructure like roads, bridges, ditches, water lines, sewer improvements and thing like that. So, what Alan is going to talk about here in a minute is a joint agreement between the Village of Navarre, Stark County and the City of Massillon on what we think is a rather unique proposition. He will go through some numbers with you. The Mayor and I are in support of this. We feel that this is a good test project to see if things like this can work. It would be for ten years. It would not be a thirty year TIF, so the window would be relatively small and when Auditor Harold goes through it, I want you to pay attention to the two projects that he's going to talk about. A joint agreement like this is mutually beneficial. We believe, the Mayor and myself, we believe that we are gaining more from this than we are putting in. The TIF on the Dairy Queen parcel by itself would create some \$10,000 to \$12,000 a year. It's a relatively small project, but he's

going to talk about a project outside of the City which is imminent and he's going to talk about a project that we have to look forward to down the road and we need more to assist with that project. So, we feel we're putting a lot less in than we're getting out except our benefit is going to be realized in the next, let's say, five to eight years. I'm going to pass out some of the handouts and Auditor Harold will speak a little bit about those handouts.

ALAN HAROLD – Thanks, Ted. Mr. Council President, nice to see you tonight and Members of Council. The genesis of this was a call I got from one of the developers of the business park there along Sterilite Rd. with the need to improve the intersection at Sterilite Rd. and Fohl Rd. right there and we all know the great development that's going. Some of that stretch is in the City, the rest of it is in the Village of Navarre. But, the people in their trucks and cars, they don't know any different. They're just going to work and going to the store and shopping and doing all of those things. So, he called and said, "Hey, we've got a little bit of a gap to fill here from the financing stand point. Do you have any ideas or do you have the checkbook handy?". And I said "I don't have the checkbook handy. Unless somebody tells me write a check and in those instances, it's the Commissioners". And I said "Let me think about this a little bit". So I get to nosing around and drive out here as I often do and talk to the county engineer and on the first page here, you see just a little map of the general area between SR 30 and going down SR 21 and SR 627, that's Richville Dr. and you see all these little dots along the way here. In Regional Planning through the county engineer, had done a study of this general area a couple of years ago; back in 2022 it was released, I believe, to say "What do we need to do to improve this area? What kind of plan can we set forth?". Because of all the growth down there and these are just some little dots that were identified. But there was a nice study done about 400 pages long with all the details on what needs to be done there, traffic counts or what not. So you turn to the second page there; we know some of the growth that's come into the area and particularly Tractor Supply of late, and the area that we're looking to have this TIF improve is Sterilite and Fohl to the south and then Sterilite and Navarre and Millennium and Navarre to the north. And when I came out and drove this thing, really just to look at the south side and I'd kind of drive up to the north and I said "Well, shoot, you can't really fix one without fixing the other over time and a mechanism such as this will really help". So, why is the county's involvement in this? And I kind of put this little moniker growing safely together because we all are in this together. Because down here at the north, Millennium and Navarre, is mostly in the City of Massillon, but part of it is in Perry Twp. And Sterilite and Navarre is mostly in the City of Massillon, but part of it is in Perry Twp. And Sterilite and Fohl is mostly in the Village of Navarre, but some of it is in Bethlehem Twp. So, we have all these jurisdictions where because of the rules for how you spend public funds, Massillon could not do all the improvement up on the north side without somehow engaging with Perry Twp. because they couldn't improve that land and Navarre can't use all of its dollars to improve the southern part of the project because there's a portion of that improvement there that's in Bethlehem Twp. too. So, if you flip to the next page, we have these kind of two improvements that are kind of laid out here. The first is down at Sterilite and Fohl and that's to add a traffic light and to improve the approach there. There was a contract that has been submitted to the Village of Navarre for about \$890,000.00 and here's how its funded; the Ohio Dept. of Development and the Ohio Dept. of Transportation are most of the money. The Village of Navarre put in \$50,000.00, the developer put in \$50,000.00 and so they're about \$186,000.00 short. But they need to move on this this year. Because some of these Dept. of Development dollars expire in 2024. So they're ready to go and we talked several ready things. This thing is shovel ready. They're waiting to sign the contract in the next month. Sterilite and Navarre, Millennium and Navarre; we had a little meeting a couple of months ago where we included your City Engineer, Alex; County Engineer, Keith Bennett, to kind of talk through what's involved in a

project this size and they relayed that there's going to be some opportunities through SCATS which is largely spending State of Ohio dollars. There's potentially some other grants available. But the engineering isn't near complete on that. This is just an idea and a needed idea, but putting this project forward would give Alex and his engineering dept., Council, the Mayor in planning to say, "Okay, now we've got some dollars from the local side that we would be able to commit to this too". So, that gives confidence in beginning to plan the north side. Timeline is probably three to five, six years out, at least. A lot of engineering. Getting in the line for the funding stream for that. But really and truly, you can't have both of them close so you couldn't do both of these at once. You can't say, "Well, we're going to wait to do the north side and then do the south side after that. The south side is ready to go and you all know that once you do do the improvements to the north side, that south side better be improved because all of that traffic's going to be pushed down that way. So, the solution is tax increment financing in a cooperative agreement between the City of Massillon, between the Board of Commissioners. The Board of Commissioners have jurisdiction over unincorporated property so we can't come in and do a TIF on anything in the City of Massillon or in the Village of Navarre in the same way the city or the village can't do anything that would involve an unincorporated parcel. But the County can and that's why us as opposed to going to Bethlehem and Perry to, they just have small parts of this, but the Commissioners do have over-arching ability to go in and do anything in an unincorporated part. And again, I relayed there that the village can't do its part in Bethlehem, the City can't do its part in Perry, so this just makes sense. The properties to be included on the TIF nominally and I know Ted had relayed that there's a couple of others there that we're still kind of working out, but nominally, it's the new Sheetz that's open now and the Dairy Queen that's open now and before you worry too much, when you do a TIF as opposed to an abatement. When you do a TIF, you can go back and reflect on what's going on at the property at the beginning of the year. So, there was not enough activity on those parcels at the beginning of the year for us to put any value on it. Those projects moved along very quickly. So, all that's going to show is the value of the land and all that really means is that we can get the maximum value out of the improvement here. We do some TIF's where the construction part started and we had to pick some of it up, but in here, there wasn't enough. We were out there on, I think, December 27th and then again January 3rd or 4th just to make sure that we were capturing everything right. But that's okay. The TIF revenue between the two buildings would generate about \$46,000.00 a year starting in calendar year 2026 because taxes are in arrears in Ohio and there wasn't anything there on January 1, 2024 and January 1, 2025 is when we're going to pick up the values of these properties and then they would pay into the TIF fund in 2026. It's a standard agreement, so this is one that you don't need a separate school board agreement or you don't need any compensation agreements with any of the other local subdivisions. It's ten years, 75% which is, again, the baseline TIF in the State of Ohio. The first dollars would go to fund the Sterilite and Fohl improvements. That's the one that's ready to go and the Village will cover the interim cost repaid by a note that will be issued by the Stark, I'm sorry; it says Stark Board of Trade, that's the developer; the Stark County Port Authority and then purchased by the County Treasurer with an expected repayment in five years or less. After that, the second dollars would come in the City of Massillon to be used for the improvements of that intersection to the north; those two intersections to the north. So again, we have two parcels that are being considered here. One is the Dairy Queen, kind of highlighted. The second one is the Sheetz right there. A lot of action at both of those tonight, when I drove by. The timeline is that the Sterilite and Fohl improvements are pretty much ready to go and we're about a month, we'd ask Council and the same with the Board of Commissioners and the same with the Village of Navarre, to approve this at some time by mid-June. The benefits are some shared resources for common concerns. There are still areas that need to be developed down there and by

either installing the traffic signals and improvements or having them on the books, that just makes those properties more marketable. Businesses certainly are going to be more than willing to invest down there when they know these improvements are coming. The funding stream is there. A lot of times we'll put a TIF and I'll get asked to kind of guess at a value to put out there and so we kind of have to guess to what these will generate. We have four other Sheetz's in the County and we have five or six other Dairy Queen's too. So we know what these things are worth. So, it makes things very, very certain when we do it. And, as I said, we need to improve the Fohl side in order really to be able to handle mechanically handle on the side of the north in addition to giving the engineers time to go through the planning and the funding proposals for that. This is, as Ted said in the beginning, I really can't stress this enough; this is really exciting. We have attorneys that we work with on these things and when I took this to them, again, a couple of months ago, he said, "Do you think we can pull this off?". I said that I know we can pull this off. Because trying to get everybody to line up with all their, what might be very, very valid and an important interest in their community are sometimes tough to do. But, I think we all recognize the opportunities down in that part of the City. I think we all can recognize the safety concerns with the amount of truck traffic that goes through there right now down in that part of the City and this is the best way to plan for growth, is to make the improvements before we're really called upon to see that they are done. So, I'll gladly take any questions from anybody and really thanks to Ted, to the Mayor, to Atty. Mack for everybody's help just as we've walked through this and kind of come up with this plan and concept and now it's your all's turn to ask questions or what have you. Mr. Lombardi; I'm sorry, this is your meeting.

COUNCIL PRESIDENT SLATER – Mr. Lombardi.

COUNCILMAN LOMBARDI – Thank you, President Slater. Thank you, Mr. Harold for that presentation. The one thing that I want to make sure that I'm clear on; what is the last date we have to make a decision by?

ALAN HAROLD – It would be plus or minus June 15th. So, the 17th I think is your Council meeting that's after that and I think that would probably work for the developer's time table. I should say the contractor's time table on this.

COUNCIL PRESIDENT SLATER – Anymore questions? Yes, Mr. Lombardi.

COUNCILMAN LOMBARDI – So, if this was presented and voted on the 17th; that would be good for you?

ALAN HAROLD – From my conversations with the developer and with the Village, because this is the Village's contract, if Council and the Commissioners could hit that mark, that would be acceptable.

COUNCILMAN LOMBARDI – Okay, thank you.

ALAN HAROLD – Yep. Thank you.

COUNCIL PRESIDENT SLATER – Councilwoman Creamer.

COUNCILWOMAN CREAMER – Thank you, Mr. President. Just a clarifying question, just to be sure; you mentioned Sheetz?

ALAN HAROLD – Yes.

COUNCILWOMAN CREAMER – And the Dairy Queen?

ALAN HAROLD – Correct.

COUNCILWOMAN CREAMER – So, Menard's has nothing to do with it? It's just mentioned in here just as a location?

ALAN HAROLD – A point of reference.

COUNCILWOMAN CREAMER – Okay. Question number 2, you mentioned or Ted mentioned four parcels. You only have two parcels here. What are the other two vacant parcels?

ALAN HAROLD – So there are two that are adjacent to the Auto Zone which are in Perry Twp., so on the east side of Erie Ave. south. There are two there that I think remain in consideration, but part of that needs to still be ferreted out with the township just to make sure they're okay with that too. But, nominally, we'll make everything work as we've laid out just with these two parcels.

COUNCILWOMAN CREAMER – Okay. Thank you.

ALAN HAROLD – Sure. Thank you.

COUNCIL PRESIDENT SLATER – Councilwoman Harwig Smith.

COUNCILWOMAN HARWIG SMITH – Thank you, President Slater. So, the \$186,000.00, the shortfall for the Sterilite and Fohl, are we having to come up with any money for that right now?

ALAN HAROLD – No.

COUNCILWOMAN HARWIG SMITH – Or is that shortfall is eventually going to be paid for with the TIF money?

ALAN HAROLD – Right. So the Village is going to front those costs, the Village would propose to front those costs through construction. At the end of construction, we would propose that the Stark Port Authority would issue a note that the County would buy and then that note would be repaid with the proceeds from the TIF. It would be the first thing that proceeds do is pay that note down and as soon as that note is paid down, then the balance of the funds would come into the TIF for the benefit of northern projects.

COUNCILWOMAN HARWIG SMITH – Thank you.

ALAN HAROLD – No, thank you.

COUNCIL PRESIDENT SLATER – Councilwoman Bryan-Huth.

COUNCILWOMAN BRYAN-HUTH – Thank you, Mr. President. Following along Julie's thought process, that will take us to post 2030 before that note would be paid down?

ALAN HAROLD – Correct.

COUNCILWOMAN BRYAN-HUTH – And the northern side would already be in effect at that time?

ALAN HAROLD – I would leave that for engineering. Again, it's a road to go down from the planning process for that and then lining up the bulk of the funding. By that point and time, it's probably a two-million-dollar project; give or take.

COUNCILWOMAN BRYAN-HUTH – Just to follow that hypothetically, in Massillon's planning and engineering, should we need a note in the same fashion one would be afforded to us as well?

ALAN HAROLD – I think that'd certainly be up for discussion at the time. That's not a commitment that I can make, of course, but a note that would similarly situated, I think we would have open ears.

COUNCILWOMAN BRYAN-HUTH – Because we'd be looking at 1.8 million?

ALAN HAROLD – That, yeah, but the thought from the City Engineer and the County Engineer is that funding would be available to cover the bulk of that cost.

COUNCILWOMAN BRYAN-HUTH – We'd still need \$360,000.00?

ALAN HAROLD – Correct.

COUNCILWOMAN BRYAN-HUTH – Thank you.

ALAN HAROLD – Sure thing.

COUNCIL PRESIDENT SLATER – Councilman Lewis.

COUNCILMAN LEWIS – So I just want to clarify, the four proposed parcels, three of them are Perry Twp. and one of them is Massillon?

ALAN HAROLD – Correct.

COUNCILMAN LEWIS – So, my question is how do we include Perry into a TIF in which they don't have a property within the property using the TIF?

ALAN HAROLD – The County can do that. The County can do all unincorporated areas.

COUNCILMAN LEWIS – Okay. Well then, I just want to be blunt here to ask a couple of questions. I don't want to make it sound like I'm trying to shoot a dagger in there or anything.

ALAN HAROLD – Sure.

COUNCILMAN LEWIS – But why would the township or the City just give Navarre money when they don't even have a property in the TIF? Because that's essentially what happens. We're just giving them the \$186,000.00.

ALAN HAROLD – Alan’s opinion; this is just Alan’s opinion. This is a common problem, right. The truck traffic through that section is a common problem, right. Plenty of trucks going from businesses in Massillon, plenty of Massillon residents coming and going from there. This all needs to be done and this is a, frankly, a very creative way for us to work together to make these needed safety improvements; Alan’s opinion.

COUNCILMAN LEWIS – Okay. And I get that. I can see where the commonality is. I guess the part I’m trying to wrap my head around is that we go into this TIF, we work with the County because we like the County; good people at the County.

ALAN HAROLD – Nice of you to say, Councilman.

COUNCILMAN LEWIS – The Village of Navarre is only putting \$50,000.00 up and \$186,000.00 short and the County and Massillon is coming...do you see how that can feel a little bit...I don’t know. Maybe I’m looking too hard at it.

COUNCIL PRESIDENT SLATER – Councilwoman Creamer.

COUNCILWOMAN CREAMER – Why did we choose ten years for a TIF? Why didn’t we expand it? Because if I’m looking at this and trying to calculate the amount of money that’s needed, we’re going to need about twelve years to pay off both projects. If it’s going to generate \$46,000 annually, we’re going to use \$186,000.00 for the first part of it. Well, looking at the \$360,000.00, if we do get the SCATS funding at 20% as Ms. Bryan-Huth stated, \$360,000.00, we’re going to come up short. So, have we decided like a fifteen-year TIF to cover this?

ALAN HAROLD – Again, thank you Councilwoman for the question. Ten years, 75% is the base that’s allowed under the law. Anything more than that, if you’re going to increase the percentage, so say you want to go ten years at 100% or if you want to increase the duration. So, you want to go and keep it at 75% to go from ten years to fifteen, you have to go to the local school board and in this case, local school boards for permission on this. So keeping this simple because this generally meets the need here. I understand what you’re saying and Mr. Herncane is probably better to answer the other part of the question.

TED HERNCANE – So, the next part is that we have other TIF agreements in that area. There’s a Baker-Hughes TIF, there’s the Shearer’s TIF and the Menard’s TIF as well. So, we’re looking at this as a way, I guess I have to say it, a good way to use some other folk’s dollars, just like down at Fohl Rd., they’re using our TIF dollars from the Dairy Queen; this is a good idea to bring in the Sheetz dollars to supplement or really close that gap and we also have other TIF accounts down there that we don’t want to deplete, but have some money in them and can cover any shortfalls at that time. The taxpayers of the City of Massillon are paying through their taxes whatever improvements we make to Sterilite, which is seeing a lot of excessive use over the last five years due to the development of the County Farm which is not in the City of Massillon. So, it’s kind of neat to then do this by bringing in some other jurisdictions to help us pay for the solution to the problem that they’re not creating all by themselves, but they’re certainly contributing to. See what I mean there? Partnership is a good thing. If you look at that area, I have to get on the website every time because I don’t know what is City, township, village...I mean, it weaves in and out so oddly down there that, to Mr. Harold’s point, there is a congestion problem. There is an infrastructure problem and it is

going to take the jurisdictions working together. I think, you guys know me; I'm a very positive person. There's also some things that we want to look to in the future in terms of these partnerships, right. We'd like to see opportunities where the City and, let's say Navarre, another jurisdiction has a Jed down there; there's obviously the Jed at the County Farm with Perry and the Village of Navarre, but frankly, I'd like to be a part of some day. I think this is the starting point in, not necessarily mending fences, because I wouldn't say that they're broken, but I think it is a good foot forward from the City's standpoint at this point to work together. Again, what we're putting into this is relatively minimal. I mean, the Dairy Queen parcel by itself is not going to solve a lot of our infrastructure problems, so, using that as our way in to this agreement, I think it benefits the City a lot, albeit down the road. But we have a lot of due diligence to do on our end and that SCATS grant is a couple of years off too.

COUNCIL PRESIDENT SLATER – Any more questions? Councilwoman Bryan-Huth.

COUNCILWOMAN BRYAN-HUTH – The SCATS grants is one acquisition for 80% of that funding or is it several pockets like on Sterilite and Fohl, the Ohio Dept. of Transportation and things like that?

TED HERNCANE – Our application to SCATS would be for the Navarre Rd. improvements because we can't do one. We pretty much have to do both. So, both of those are about \$1.8 million right now. So, our application to SCATS would be specifically for signalization and roadway improvements for the intersections at Sterilite and Navarre and Millennium and Navarre. It would have nothing to do with Fohl Rd.

COUNCILWOMAN BRYAN-HUTH – But, it's one application?

TED HERNCANE – One application, correct.

COUNCILWOMAN BRYAN-HUTH – Thank you.

TED HERNCANE – Now, if the engineer were he, he may say "Well, I think they're considered one project". I don't know if technically they're going to consider them two, but it's all part and parcel of the same project. Whether they require one or two applications, I don't know. But for all intentional purposes, its one project from our end. It's just one dollar amount.

COUNCILWOMAN BRYAN-HUTH – Thank you.

COUNCIL PRESIDENT SLATER – Any more questions? Councilman Snee.

COUNCILMAN SNEE – Thank you, President Slater. There's an old adage; more hands make less work and co-op is always better than going at it alone. That area is just expanding more and more. There's more businesses going in down there. I mean, Tractor Supply, Hendrickson and the land is wide open. I've seen our business increase truck traffic through there; up to twenty-one trailers a day and that's just from a single company. Eventually if this doesn't go through for whatever reason, eventually we're going to have to address this problem one way or another and I would much rather go as a co-op than independently which who knows what it could cost us later on down the road. So, those are just my initial thoughts. I think this is a lot work that has already been done and it seems like it's a really good deal. So, I'd fully support this. Thank you.

COUNCIL PRESIDENT SLATER – Councilwoman Cunningham.

COUNCILWOMAN CUNNINGHAM – Thank you, Mr. President. I agree with Mike and it's only going to get more expensive down the road and the way it's expanding, being proactive, I totally agree.

COUNCIL PRESIDENT SLATER – Any more comments or questions? Councilman Lewis.

COUNCILMAN LEWIS – I'm curious as to what is the reality that we'll ever be able to come into the Jed? And the reason I ask that is that when I look at the development area, I see the area that's within the City of Massillon is already fairly well developed. You've Sterilite there, you've got a couple other things there. There is with the open land are all a part of the Jed. We don't get a bite of the apple, then all the growth and development would not come to the City, it would come to the Jed. Does that make sense?

TED HERNCANE – Yes.

COUNCILMAN LEWIS – So, is that a reality or is that just us sitting by the phone on prom night?

TED HERNCANE – Are you speaking from personal experience here?

COUNCILMAN LEWIS – Maybe, maybe.

TED HERNCANE – You know I'm not an attorney. The legal folks will have to decipher that, but I do want to hold out hope that should there be an opportunity for us for them to look at that agreement, bring in a third party. There certainly is an argument that can be made that that Jed has created some cost that our taxpayers are funding with improvements to Sterilite Dr. I can't be specific because I don't know the legalities, but it is a hope and it is a conversation that we'd like to have at some point. It's been a thing over the last years but there's never really been a reason. The City's really not make a great argument and I think looking at some of those infrastructure improvements.

COUNCILMAN LEWIS – I'm not trying to be a nay-sayer. I like the spirit of what we're trying to do, but I also try to look at it from a City of Massillon and our citizen's perspective. You know, those developments largely are there because of Sterilite that went there first and the Baker's Hughes that came in there. And then you have, the Sheetz's is only there because of Menard's being there and so there's like developments that Massillon has done that some of the communities are greatly benefitting from us having done that and then they're locking us out of that wealth. I just want to make sure that if we are going to start showing our spirit of cooperation that we're going to get it recipitated at some point. That's all.

TED HERNCANE – I agree with what you're saying and you also have to realize that although the County Farm is not in the City of Massillon, with the type of companies and jobs they have down there, you can bet that we benefit in terms of residential housing and people spending their dollars in Massillon. So although we're not receiving income tax collections from it, it's close proximity to the City is a benefit. But if you look down SR 21; there's a lot of land between Massillon and Navarre that could be developed; future Jed's could be created and I think this is a nice test case to see if this can work. Because I'd like to see us, even if there's a

separate one down there, there's a lot of acreage down there that could be developed in the future and this would be a good barometer of whether we can do it or not.

COUNCIL PRESIDENT SLATER – Anymore questions or comments?

ALAN HAROLD – Mr. President, thank you and to Members of Council, thank you very much. I'm certainly available over the next few days. Just call down to the office and I'd be glad to help or to talk through this with anybody. But, again, I think this is a great opportunity for all of us to show the spirit of cooperation and when others are outside looking in to say, "Hey, you pulled that off?". I think that's a nice pat on our collective backs for say, "You know what, this is a good idea" and nothing's really standing in our way to get this done. No differences and that. Anything that might be in the way, we can work through. We really can. So, thank you very much for the time tonight and thank you, Mr. President for that.

COUNCILMAN LOMBARDI – President Slater?

COUNCIL PRESIDENT SLATER – Yes, Councilman Lombardi.

COUNCILMAN LOMBARDI – Mr. Hencane, can I expect that you'll be then putting forth legislation for us to discuss in our Work Session Committee next week?

TED HENCANE – Yes. That is what I was going to say. Don't be surprised if you see a legislation request for the Work Session on Tuesday for first read on the 3rd. We intend to get that to Diane as soon as we can this week. So, don't be surprised if it's in your packet for the Work Session on Tuesday. Thank you.

COUNCIL PRESIDENT SLATER – Thank you.

7. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

COUNCIL PRESIDENT SLATER – Ord. No. 49 – 2024.

ORDINANCE NO. 49 – 2024

BY: FINANCE COMMITTEE

AN ORDINANCE making certain appropriations from the unappropriated balance of the 1100 General Fund, for the purpose of income tax refunds, for the year ending December 31, 2024, and declaring an emergency.

COUNCIL PRESIDENT SLATER – Councilman Lewis.

COUNCILMAN LEWIS – Yes. Are there any questions regarding this? Seeing none, I make a motion that we suspend the rules requiring three readings, bringing Ord. No. 49 – 2024 forward for a vote.

COUNCIL PRESIDENT SLATER – Seconded by Councilman Lombardi. Roll call for suspension.

8 yes for suspension

COUNCIL PRESIDENT SLATER – And for passage.

8 yes for passage

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Ord. No. 49 – 2024 has passed.

8. UNFINISHED BUSINESS

9. PETITIONS AND GENERAL COMMUNICATIONS

10. BILLS, ACCOUNTS AND CLAIMS

LocalIQ Ohio – Gannett - \$ 2,086.40 Publication of Jan. & Feb. Ordinances

COUNCIL PRESIDENT SLATER – Councilman Lewis.

COUNCILMAN LEWIS – I make a motion that we pay the bills.

COUNCIL PRESIDENT SLATER – Seconded by Councilman Lombardi. Roll call.

8 yes to pay the bills

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. The Clerk will pay the bills and charge them to their proper accounts.

11. REPORTS FROM CITY OFFICIALS

Mayor’s Report - April 2024

12. REPORTS OF COMMITTEES

COUNCIL PRESIDENT SLATER – Our next Work Session will be Tuesday, May 28, 2024, at 6:30 p.m. as we are off Monday for Memorial Day.

13. RESOLUTIONS AND REQUESTS OF COUNCIL MEMBERS

14. CALL OF THE CALENDAR

15. THIRD READING ORDINANCE AND RESOLUTIONS

16. SECOND READING ORDINANCES AND RESOLUTIONS

17. REMARKS OF DELEGATIONS AND CITIZENS TO MATTERS NOT ON THE AGENDA

18. ADJOURNMENT

COUNCIL PRESIDENT SLATER – Councilman Lewis.

COUNCILMAN LEWIS – I make a motion to adjourn.

COUNCIL PRESIDENT SLATER – Seconded by Councilman Lombardi. Roll call, please.

8 yes to adjourn

COUNCIL PRESIDENT SLATER – Meeting adjourned.

DIANE ROLLAND, COUNCIL CLERK

MIKE SLATER, PRESIDENT