MINUTES OF THE REGULAR MEETING
MASSILLON CITY COUNCIL
HELD TUESDAY, SEPTEMBER 8, 2026

COUNCIL PRESIDENT SLATER – Good evening. Welcome to the Massillon City Council meeting for Tuesday, September 8, 2026. We have in attendance the following City officials: Mayor Jamie Slutz, Director of Development, Ted Herncane, Fire Chief, Matthew Heck 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 #18 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, please.

1. ROLL CALL

Roll call for the evening found the following Council Members present: Holly Bryan-Huth, Sarita Cunningham, Mike Gregg, Julie Harwig Smith, Ed Lewis, John Paquelet, Mandwel Patterson, Eric Ray and Tony Townsend

Roll call of 9 present

A. ADOPTION OF COUNCIL COMMITTEE ASSIGNMENTS

COUNCIL PRESIDENT SLATER – Councilman Gregg.

COUNCILMAN GREGG – Thank you, President Slater. I'd like to make a motion that we adopt a new slate of Council Committee Chairperson and Members. I think we'll need to mention that we are replacing the previous Councilman Seth Marcum with Ed Lewis. Seth was the Chairman of the Rules, Courts and Civil Service Committee. He also had a seat on the Police and Fire Committee and on the Finance Committee. So, I make a motion that Ed Lewis fills in as Chairperson for Rules, Courts and Civil Service Committee and as Committee Member for Police and Fire and as Committee Member for Finance.

COUNCIL PRESIDENT SLATER – Seconded by Councilwoman Cunningham. Roll call.

9 yes to approve said Committee Assignments

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Councilman Gregg.

COUNCILMAN GREGG – Thank you, President Slater. Councilman Marcum was also our Parliamentarian. So I'd like to, at this time, to make a motion that we appoint Councilman Ed Lewis as our new Parliamentarian.

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

9 yes to appoint Councilman Lewis as Parliamentarian

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk.

2. **INVOCATION**

COUNCILMAN MIKE GREGG

3. **PLEDGE OF ALLEGIANCE**

LED BY COUNCILMAN GREGG

COUNCIL PRESIDENT SLATER – Thank you, Councilman Gregg.

4. **READING OF THE JOURNAL**

COUNCIL PRESIDENT SLATER – 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 – If not, then the minutes stand approved as written. Thank you, Madam Clerk.

5. **REMARKS OF DELEGATIONS AND CITIZENS TO MATTERS ON THE AGENDA**

6. **NEW AND MISCELLANEOUS BUSINESS**

COUNCIL PRESIDENT SLATER – Councilwoman Cunningham.

COUNCILWOMAN CUNNINGHAM – Thank you, President Slater. I feel that Council has been remised and at this point I would like to give a shout-out to the 3-0 Massillon Tigers. Thank you.

COUNCIL PRESIDENT SLATER – You are welcome.

7. **CONSENT AGENDA**

COUNCIL PRESIDENT SLATER – Ord. No. 81 – 2026.

ORDINANCE NO. 81 – 2026 **BY: POLICE & FIRE COMMITTEE**

AN ORDINANCE authorizing the Director of Public Service and Safety of the City of Massillon, Ohio, to enter into a purchase agreement to purchase a 2027 Ford Type I 550 4 x 4 gas ambulance system from PennCare Public Safety Technology Ambulance on behalf of the Massillon Fire Department, and declaring an emergency.

COUNCIL PRESIDENT SLATER – Ord. No. 82 – 2026.

ORDINANCE NO. 82 – 2026 **BY: FINANCE COMMITTEE**

AN ORDINANCE making certain appropriations from the unappropriated balance of the 1234 Parks & Recreation Fund, for the year ending December 31, 2026, and declaring an emergency.

COUNCIL PRESIDENT SLATER – Ord. No. 83 - 2026

ORDINANCE NO. 83 – 2026 **BY: FINANCE COMMITTEE**

AN ORDINANCE making certain appropriations from the unappropriated balance of the 1100 General Fund, for the year ending December 31, 2026, and declaring an emergency.

COUNCIL PRESIDENT SLATER – Councilman Gregg.

COUNCILMAN GREGG – Thank you, President Slater. I make a motion that we waive the rules requiring three readings and bring all items within the Consent Agenda forward for a vote.

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

9 yes for suspension

COUNCIL PRESIDENT SLATER – And for passage.

9 yes for passage

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Ord. No. 81 – 2026, Ord. No. 82 – 2026 and Ord. No. 83 – 2026 have passed.

8. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

COUNCIL PRESIDENT SLATER – Ord. No. 84 – 2026

ORDINANCE NO. 84 – 2026 **BY: COMMUNITY DEVELOPMENT COMMITTEE**

AN ORDINANCE authorizing the Mayor of the City of Massillon, Ohio, to accept the donation of Parcel No. 617095 from Community Improvement Corporation of Massillon (CIC).

COUNCIL PRESIDENT SLATER – Councilwoman Harwig Smith.

COUNCILWOMAN HARWIG SMITH – Can I have Director Herncane come up? Director Herncane, I know we are all aware, but I wanted people to be aware because there's been different rumors out there that we're giving away land for nothing; for $1.00 and things like that. So this land here; explain what it was, but if you could go back. I don't know if it was this year or last. This was all part of a land swap, wasn't it? And they paid $1.00, was that where the whole $1.00 thing or we had to do something to make it legal? Say we paid $1.00 for it and they paid $1.00 for ours?

TED HERNCANE – I think, technically, we probably put on the deed $1.00, but the properties in return, we were receiving a parcel which is this one.

COUNCILWOMAN HARWIG SMITH – Right, which is almost twelve acres and they received similar that was surrounded by their land.

TED HERNCANE – Correct.

COUNCILWOMAN HARWIG SMITH – I'm sorry. Go ahead and explain it clearer then. I just wanted to make sure that I was on the right page.

TED HERNCANE – That was pretty clear. I think this was maybe last year sometime, I don't remember. But there was a piece of property that was owned by the City of Massillon on the Massillon Energy and Technology Park site that was surrounded by property that they owned. We wanted to give that through the CIC to Massillon Energy and Technology Park. In lieu, the City would receive this parcel No. 617095 which is down by Rt. 30. Very close to our Wastewater Treatment Plant. It is surrounded by property that we own, so it makes logical sense to give them that one, which we've done and for the City to receive this one which we're doing now.

COUNCILWOMAN HARWIG SMITH – And then was some type of clerical error with the CIC? So, basically we're just making it right?

TED HERNCANE – Right. There was a snafu when we did the transaction because the CIC, technically, was the entity that then deeded the parcel to METP, so the attorneys for METP drew up the same deed to the CIC when in reality it should have come to the City of Massillon so it can remain free from property taxes. So it is in our interest to transfer this for the CIC or accept this donation from the CIC to the City of Massillon.

COUNCILWOMAN HARWIG SMITH – Which was the original intent?

TED HERNCANE – Correct.

COUNCILWOMAN HARWIG SMITH – Did anyone have any questions for Mr. Herncane? Thank you. Just stay right there. With that being said, I'd like to waive the rules requiring three readings and bring Ord. No. 84 – 2026 forward for a vote.

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

9 yes for suspension

COUNCIL PRESIDENT SLATER – And for passage.

9 yes for passage

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Ord. No. 84 – 2026 has passed. Ord. No. 85 – 2026.

ORDINANCE NO. 85 – 2026 **BY: COMMUNITY DEVELOPMENT COMMITTEE**

AN ORDINANCE authorizing the Mayor of the City of Massillon, Ohio, to enter into an agreement with Stark County Regional Planning Commission (SCRPC) for the Massillon Housing Department ending December 31, 2027, and declaring an emergency.

COUNCIL PRESIDENT SLATER – Councilwoman Harwig Smith.

COUNCILWOMAN HARWIG SMITH – Thank you, President Slater. So, we do this every year. The fee hasn't changed. It's $15,000.00. Director Herncane, do you mind just explaining for everybody what this is about, too, so there's no questions out there?

TED HERNCANE – Sure. This price has been the same for probably the last twenty-five years. We use this contract to enter into an agreement Stark County Regional Commission for inspection services of one of their on-staff inspectors and what that individual does is the initial and final inspections on our CDBG and HOME funded emergency projects and on our HOME funded for rehab projects. They also do the Historic Preservation Environmental review on most those projects. There's a list of six or seven things that they provide for us and if we were to pay for that on our own, it would be, I'm not sure how many times that.

COUNCILWOMAN HARWIG SMITH – Because this is whether they do twenty or they do eighty projects, it's a flat fee.

TED HERNCANE – Correct. It's a flat fee. We pay $3,750.00 a quarter to Regional Planning and have done that for many, many years and if I looked really closely or hard enough, there might even be some HUD or Consortium regulation that requires that. I don't know that for a fact, but I wouldn't be surprised.

COUNCILWOMAN HARWIG SMITH – Does anyone have any questions for Mr. Herncane? Alright, thank you so much for your input.

TED HERNCANE – Thank you.

COUNCILWOMAN HARWIG SMITH – With that being said, I'd waive the rules requiring three readings and bring Ord. No. 85 – 2026 forward for a vote.

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

9 yes for suspension

COUNCIL PRESIDENT SLATER – And for passage.

9 yes for passage

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Ord. No. 85 – 2026 has passed. Res. No. 29 – 2026.

RESOLUTION NO. 29 – 2026 **BY: FINANCE COMMITTEE**

A RESOLUTION delineating one or more overlays in relation to the proposed Alpha Pointe Incentive Districts within the City of Massillon, Ohio; adopting a written economic development plan as to the same; setting the time and place for a Public Hearing; authorizing and ratifying the giving of notice to Tuslaw School District, the Stark County Area Vocation School District, all pursuant to Ohio Revised Code Section 5709.40(C) and its related rules and laws.

COUNCIL PRESIDENT SLATER – Councilman Gregg.

COUNCILMAN GREGG – Thank you, President Slater. This is a fairly complicated and newer piece of legislation. I'm going to give this first reading this evening. I do have a question. In the reading that you just gave, Diane, you didn't state that it is an emergency but on the legislation request it does; it says "yes".

COUNCIL CLERK ROLLAND – It's not on the resolution that was presented to me.

COUNCILMAN GREGG – Okay.

COUNCIL PRESIDENT SLATER – Councilman Lewis.

COUNCILMAN LEWIS – I just wanted to say that after reviewing this legislation and seeing that it could potentially lead to TIF discussions and possibly lead to things related to TIF, due to my day time employment, I will have to abstain and not participate in conversations during discussion.

COUNCIL PRESIDENT SLATER – Thank you. Councilman Paquelet.

COUNCILMAN PAQUELET – Thank you, President Slater. I have some questions on this. I know I raised it last time and the end result of this is a TIF for development of homes; it'll be the first time in the City. If this happens, if this development, they're properties that were just recently sold by the school district at Gorrell, Whittier, Franklin and York, in the intentions that some of those properties or home developments, would they also be granted this or is it going to be selective on who or who would not get this on home construction? Me, myself, I think would I be granted that if I wanted to put a kid's home on my farm? Could I get some of the tax money back to help pay for my septic system or driveway? The other locations, and then too, generally when you think about it, when the government gets involved with projects, say, healthcare, higher education, the cost goes up and how much should we, the taxpayers, get to help subsidies private development. They take the risk; nothing against the gentlemen here. You take that risk, you should reap the reward, but at what extent to the taxpayer should that happen? I spoke with a friend of mine who works for a developer and there was one in Canal Fulton what they had done in one development was that the property taxes went back to the homeowner, got the property tax reduction, not the developer and me, personally, with those that I've spoken with in my ward, friends and family, that if to do anything I would like to see the property owner directly receive that benefit if they're to purchase a new home in the city limits and then owner occupied. So, it's not a business that gets it, a company that buys a lot of homes can't benefit from it, but it would be owner/operator. I'm just worried about the further and where it would go and when we asked last week exactly how much, they expressed, well, they could build the homes cheaper and offer them at a lower price, but we didn't get exactly how much. They have a lot of data on what they do, how they do it, where it used to be what I'm told by one developer about $400 to $500 a foot for roadway that included everything in development to an out of cost of about $1,000 a foot, which includes storm sewer, water and all that. So, know our numbers there and they would know and I'm just apprehensive on this to where it would lead us. Now on this specific legislation, this isn't the TIF, but it'll be that part to get us to that. So, that's all. I just wanted to speak my mind on that and my concerns.

COUNCIL PRESIDENT SLATER – Councilman Gregg.

COUNCILMAN GREGG – So, Councilman Paquelet, that's exactly why I was giving this first reading tonight because, obviously, there's additional discussion and concerns that need to be addressed. So, that's why it's first reading. We'll discuss it more in our Work Session next Monday.

COUNCIL PRESIDENT SLATER – Mr. Herncane.

TED HERNCANE – If I may, representatives from the developer are here should you want to ask your questions this evening. You did want them to come back.

COUNCILWOMAN CUNNINGHAM – Yeah. They took the time to come here this evening. I would like to see them come up, please. Thank you, President Slater.

COUNCIL PRESIDENT SLATER – Yes ma'am. Welcome.

JEREMY ROSEN – I'm with Frontier Land Group with the developer. I'm here with Max Upton; he's an associate working the project with Bricker and Graden. First and foremost, I just want to thank you all for your time discussing this and your consideration. So, the reason behind the request is very simply to bring a more affordable homes to market for the future home buyer. I'm not saying anything that you don't know, that there's an affordability issue in the country, northeast Ohio and here in the City of Massillon. We've had a front row seat to the price sensitivity here in the City of Massillon where the developer on another project in town, right around the corner from this subject property called Sippo Reserves. We just developed that, first phase. That was a project that we did not come in requesting a TIF on. We knew it was price sensitive, but we had our numbers together and we felt good about it. What had happened on that project is we opened for sales May of last year. The first several months, sales were fine and then they started to slow. We had many months in a row where there was no sales, one sale. Some months we took cancellations, so we went backwards and, ultimately, what happened is the builder, Ryan Homes, came to us; it's the first time we actually had this conversation in my nine years in the business and they requested a lot price reduction on a number of lots within the community. They needed to do this to accomplish two things; one was to lower the home pricing in order to move the homes on a handful of houses, but two was to also have the ability to advertise lower home pricing to cast the water net. For example, they were advertising starting sales at $310,000 and there are people that when they go and do their search and toggle up to $300,000 because that's what they can afford or what they can get financing for, this subdivision wasn't coming up in that search. So, the consideration was for us to lower what they were contractually obligated to purchase from us, lower that lot pricing in order to achieve lower home sales and lower advertising. Given the circumstances, we did agree to do that on a number of homes in there and as it stands today, that's strategy worked and that phase consisting of thirty-eight homes is sold out. But, obviously, it came at us lowering our prices, lowering our margins, the builder lowering their prices, lowering their margins. But there was a direct correlation to us lowering our lot pricing, them lower their home sale pricing and ultimately, reinvigorating the area and driving demand. So, from the beginning of our conversations with the city; that first meeting, Ted was included almost a year ago when we were talking about this project, we brought this up because we really wanted to harp on affordability. We don't have all of our numbers together today because we're currently engineering the site to get our cost. But a couple things, my boss, the owner of the company who spoke last week, he did mention roughly that the finished lot price consist of approximately twenty to twenty-five percent of the end home sale price, right. So, if for the exact same lot, for the exact same home, we're able to, for example, sell these lots to builders for $10,000 a lot less, okay. That could equate to a forty or fifty-thousand-dollar savings or sales price on the back end to that home buyer. So, that's what we're looking to achieve. Without this financing in place, you could be looking at a $380,000 home as opposed to a $330,000 home. So, we want to put ourselves in the best position to succeed, yes, but ultimately at the end of the day, the home buyer does when by having homes that are priced at a more affordable rate. Councilman John, you mentioned what I think you were referring to as tax abatements. It's somewhere a ten-year period or seventy-five percent of the taxes aren't paid by the homeowner; I don't believe the City of Massillon offers that for residential project in the City today. So this is a different tool in the tool kit that drive at affordability, but the goal is to, again for the home buyer to win. For them to have a less expensive home in this market that we know is extremely price sensitive. I'm trying think if there were any other questions that you had brought up. You mentioned, I don't know at what point and time, but it was maybe four or five hundred dollars to put in a wing foot of roadway. It's about triple that these days. It's quite expensive and only rising. Interest rates are at 7%, potentially rising. Diesel's almost at $6.00 per gallon. If that state remains elevated, cost continue to go up. So, that is what we're trying to tackle while bringing homes online that the city can afford. I also think that this is, I understand the concern on; does it open the flood gates for residential TIF's. Obviously, ultimately, this body has the decision on what does and doesn't get approved in the future. But I think that this is a substantial project. We're talking about 78 new homes. Not potentially one or a half dozen or dozen, number one. And number two, I think that this is a unique project. This is a long vacant part of an existing subdivision that was always intended to be completed. I think there were plans dated back to the early 2000's where this was supposed to be completed. So, we're talking about activating this area that was always intended to be activated and bringing new homes, new residents, creating kind of activity, for example, our plan calls to extent Alpha St. out to Lincoln St., which I know is an area which is a traffic concern for existing residents in Westbrook Estates. They were excited about that; things of that nature. So I do think that this is a unique project for financing like this and I just appreciate your time and we're happy to answer any other questions that come up.

COUNCIL PRESIDENT SLATER – Councilwoman Cunningham.

COUNCILWOMAN CUNNINGHAM – Thank you, President Slater. Were you here last week? I'm hoping that I'm not opening up a can of worms here, but I thought I heard that if this would go through, the developer or whoever's in charge of this whole project, is thinking about possibly building in a couple of other areas of Massillon, is that true?

JEREMY ROSEN – Yeah. We're having conversations with other land owners in the City.

COUNCILWOMAN CUNNINGHAM – But that's not contingent on if we pass this or not?

JEREMY ROSEN – No. What I can say is a lot of jurisdictions, they're using this tool to level the playing field and being competitive in the market place to bring new development. I think we had a really good experience, we like working with the staff here. Like I said, Sippo Reserve, Phase 3 is sold out. We're coming online with Phase 4 in a couple of few months. We like working here. We want to continue working here. We just have to be conscious of what we're bringing the market and that it can be absorbed and that we can be successful.

COUNCILWOMAN CUNNINGHAM – Here's another question, because I've lived in my home for 47 years, so I'm not looking to buy or build a home, but, is $300,000 the average price of a home now? I mean, that's not a high end

MAX UPTON – Yes; that's the average, as Jeremy said. With land prices being what they are. Really, ever since COVID happened, we've seen this dramatic spike in prices. I live on the west side of Lorain and built a house in 2019; I am now the cheapest house in the neighborhood because of when it was built. What we're seeing right now in the market place and I have client communities all over northeast Ohio, all over central Ohio. I'm a non-attorney development consultant, so I, Director Herncane and I are kindred spirits for a decade. I was a municipal development director making these presentations to city councils, for mayors and folk that I work for too. So, what we've seen, really, in the market place is that either you have to build for the absolute top dollar meaning that the family that is a police officer and a teacher, it is harder and harder to afford to live in the community where you work and where you teach at. Or you have to have this mass of amount of subsidy to make a project happen and so, what this TIF does is it takes the taxes that are already being paid and it sets the parameters for how those infrastructure costs get covered and what happens here is that Frontier will put in all of the infrastructure and as the houses come online, over time they get paid back, right. So, they assume all of the risk, right. It's not like, Councilman you had said, what about the tax abatement? Well, on a tax abatement side what happens more often than not is that the builder will come and market. They don't market the dollar of the house. They don't market a $400,000 house. They don't market a $450,000. They market your monthly payment and they market your monthly payment with a tax abatement. And so what happens is it distorts the market place and makes housing more expensive because year 10 or year 15 when that tax abatement burns off, all of a sudden your mortgage bill jumps four or five hundred bucks and what happens to that homeowner at that point in time. So, this we felt is the right way to kind of go about it where the developer assumes all of the risk and the City will take possession of the roads eventually and the infrastructure eventually. And the other thing that's the last safe guard here is that, think about it, Jeremy and Frontier will be submitting the bill to the City and the City will have to approve every single thing time after time for the reimbursement. There's many checks along the way where the City weighs in back and forth on what happens. So it's the best way to protect the taxpayers and delivers an affordable housing product to the market.

COUNCIL PRESIDENT SLATER – Councilwoman Harwig Smith.

COUNCILWOMAN HARWIG SMITH – So I got several questions, maybe for both of you. So to be clear then, people who buy these new homes, they're still paying 100% of whatever their tax value is. We're just saying the school or the library or museum or whatever that was supposed to get that 25%, they are not getting it. It will go into a separate fund that will belong to you. So usually like when we do TIF's, do I have that correct or not correct?

MAX UPTON – The fund does not belong to Frontier. The fund will belong in the City's pot; it will go back to the City.

COUNCILWOMAN HARWIG SMITH – And then when you need the money back, you have to submit it for infrastructure?

MAX UPTON – Yes.

COUNCILWOMAN HARWIG SMITH – So, Sippo Reserves, is that a Home Owners Association?

JEREMY ROSEN – Phases 3 and 4, the Phases we developed, does have a Home Owners Association. The previous Phases which we did not develop does not have a Home Owners Association.

COUNCILWOMAN HARWIG SMITH – So how do we know that we're not using money that you should be using your Home Owner Association money for infrastructure like in the future of maintaining compared to pulling it from here?

MAX UPTON – The homeowners pay annual homeowners dues to go towards common area maintenance and upcoming the retention pond.

COUNCILWOMAN HARWIG SMITH – So as a business when you do that, you have a constant stream of income coming in from that development?

MAX UPTON – We turn it over to a professional management company and a board is elected of the existing residents.

COUNCILWOMAN HARWIG SMITH – And it's just for that community and that neighborhood?

MAX UPTON – Correct. We're not in the HOA management business.

COUNCILWOMAN HARWIG SMITH – Okay. That helps, thanks. So as far as this new one by Frontier Land Group, these 79 homes, I don't know if it was this year or early last year; was it this year? How many acres does this total?

MAX UPTON – Twenty-seven between two parcels.

COUNCILWOMAN HARWIG SMITH – So you guys bought this and it was R-2 which was nice big lots and you want to make them all R-1 to put in 79 homes, so they're little small lots. So you have that infrastructure going down every street, but going to every house. Is that planning on being a Home Owners Association too?

MAX UPTON – Yes. And so, correct, the lots went from 80', very high level; 80' wide to 65' wide. It matches the R-1.

COUNCILWOMAN HARWIG SMITH – So the purpose of that was to bring down all the cost of the homes?

MAX UPTON – Correct. From the very beginning, we had conversation with the City, both of these things were part of our strategy to tackle affordability.

COUNCILWOMAN HARWIG SMITH – Like the creek that runs through that property, are there going to be homes that are built on flood plains?

MAX UPTON – To our knowledge, there aren't any.

COUNCILWOMAN HARWIG SMITH – Nothing will be diverted?

MAX UPTON – Correct.

COUNCILWOMAN HARWIG SMITH – Okay.

MAX UPTON – And we're going to put substantial storm water management systems on that property. In fact, one of the adjacent homeowners reached out to us; we did a town hall almost a year ago. It's part of our normal process. There are some existing homeowners in there that have bad flooding and they reached out to us and asked us questions about our plans because we're going to help alleviate some of that with our new development. Right now the storm water goes wherever it chooses because there's nothing in place on that vacant property. When we come and develop it, we're going to control it. We're going to filter it towards storm water management retention ponds and we're going to trickle it out. So we're going to help with some of those other issues as well.

COUNCILWOMAN HARWIG SMITH – So if it's that many homes are they going to have regular sewer and water?

COUNCILWOMAN HARWIG SMITH – Councilwoman Smith, hang on a minute? Councilman Ray.

COUNCILMAN RAY – Thank you, President Slater. My question; I overheard you say the name Ryan Homes, right? So those are your developers?

MAX UPTON – So we're technically called "land developers" so we purchase the property, we entitle it through the City, we design it. Our contractors install a horizontal infrastructure. So we go in; we put the roads, the sewer, the water lines, sidewalks, the curbs, etc. And then we sell these fully improved lots to builders. Ryan Homes is the builder on Sippo Reserves. We don't have a builder yet attached to this specific project. But Ryan Homes is the builder on Sippo Reserves.

COUNCILMAN RAY – Okay. The reason why I ask is because when you said that, you would drive the price down from $380,000 to $330,000; would that include a finished basement? A finished garage? Or a deck on the back? Is that included or would you have to add that?

MAX UPTON – Potentially; I don't know what. Depending on the builder that we would chose and what their looking to market there. That would specify what the base product would be that they're selling. So I can't tell you definitively today if comes with a finished basement or comes with that back bump out. Those are all options. Most like upgradeable options, but I don't know sitting here today just where we're at in time; I don't have that answer because I'm not the builder.

COUNCILMAN RAY – I understand. So the goal is to come to a base price of $330,000?

MAX UPTON – The goal is to be as affordable as possible. I was using those numbers as an example. I feel like those are good numbers, but the goal is just to do everything we can to bring homes online as affordable as we can. So that's why we went for the rezone and that's why we're coming with this TIF financing today.

COUNCILMAN RAY – Alright. Thank you.

MAX UPTON – Sure.

COUNCIL PRESIDENT SLATER – Councilman Gregg. Oh, I'm sorry, Councilman Patterson.

COUNCILMAN PATTERSON – Thank you. I just have one question; when we're talking about affordability, would it behoove the City of Massillon to consider, again, looking at community reinvestment area for the whole City so that we can provide individuals who are trying to come to the City to build a home with some type of incentive? Not just the developer but also the person who is purchasing the home and building the home with an incentive as well. I know that you said that we don't offer that here.

TED HERNCANE – So you are correct. We have one community reinvestment area or known as CRA. It is in the downtown area. We use it primarily for commercial projects within a defined boundary that would go from approximately the river to maybe 3rd St. N.E., north to Cherry Rd. and probably south down along Tremont. Mr. Patterson, we have talked about this in the past and I think it is worthy of consideration. My concern would be that there might be some economic or demographic requirements that maybe certain pockets of the City wouldn't qualify for. I believe that there's some method to the madness at the State on how you create a CRA. It's certainly something that we can look at to provide the incentives to an individual homeowner if they were to make significant repairs to their home.

COUNCILMAN PATTERSON – I would think that area would be consider more rural. Am I correct?

TED HERNCANE – Well, I don't know. I mean, I think when the CRA downtown was created, it was created by lumping a bunch of parcels together in an area that had seen disinvestment or blight and it was used to stimulate that area. My thinking is that if we look at extending that, we're going to need to do the same due diligence or the same kind of research to determine areas that would warrant that incentive. I don't know if we can just pass legislation to slap a CRA on the entire City. I don't know.

COUNCILMAN PATTERSON – That's a good question. I'll have to think about that too. Because I know the City of Canton, the whole city is a CRA.

TED HERNCANE – And there are other communities that are too.

COUNCILMAN PATTERSON – Yeah. I don't know if our demographics fall in those lines, but it could be possible.

TED HERNCANE – I'll look at that program. I'll look at the State regulations and see, one, if it's even feasible and if it is, two, how you may want to look at that for the future. While I'm here, Mr. Gregg, to answer your question; I did check emergency language on the legislation request. Second, Mr. Paquelet, I want to address some of your comments. One, whether it's an enterprise zone tax abatement or a tax increment financing; these are economic development tools that are not entitlements. They are not guaranteed to anyone. All these projects are case by case basis and we determine when those incentives, we feel, the Administration, the Mayor's office, myself, we feel that those incentives would be appropriate to successfully bring a project to fruition. Yes, this is the first time we're entertained a residential TIF. It is not our intention to TIF every residential subdivision that is created from here on. We feel that this project is a very large project. 78 to 79 homes is a large residential subdivision. Your average subdivision might be between 20 to 40 homes. The more homes you have, the larger acreage you have, the higher infrastructure cost that the developer must bear to install sanitary, storm water, roads, curbs, gutters. All those things. Catch basins. So, we do not intend to entertain applications like this moving forward on every project. We would like to entertain them on projects that are sufficiently large; 50 homes and above, where the infrastructure cost would be significant and this assistance would be helpful. Even if we drafted and entered into an agreement with the developer on this and even if we reimbursed them, let's say 100% of all the TIF proceeds that went in, went back to the developer. Even at 100%, they're only getting reimbursed, on best case scenario, about 50% of what those infrastructure costs are. So, I don't want anyone to think that the developer is pocketing or walking away with profits or making money off of this. It is an investment that the Mayor and I feel is appropriate to bring a very large subdivision to the City to continue our trend of growth, both residentially and commercially. And the last thing that I would say is, it is, I think fair to say that should you pass this TIF arrangement once we get through the process, you'll see construction on these homes very quickly. If you do not, I would say, at best, the project is probably going to be delayed until certain market conditions warrant. And worst case scenario is it remains vacant land. Thank you.

COUNCIL PRESIDENT SLATER – Councilman Gregg.

COUNCILMAN GREGG – Thank you, President Slater. Given all of that discussion, obviously there's some additional discussion that probably needs to take place. I want to give this first reading.

COUNCIL PRESIDENT SLATER – Thank you. Res. No. 29 – 2026 has received first reading. Thank you gentlemen for coming.

MAX UPTON – Thank you, again, for your time.

9. UNFINISHED BUSINESS

10. PETITIONS AND GENERAL COMMINCATIONS

A Request for the Transfer of a Liquor License from KPRP, LLC, Sunoco, located at 804 Wales Rd. N.E., Massillon, OH 44646 to BDE804LTD, Sunoco, located at 804 Wales Rd. N.E., Massillon, OH 44646. Permit Classes are C-1 and C-2 and is located in Ward 1.

COUNCIL PRESIDENT SLATER – Councilwoman Cunningham, did you receive a copy of this?

COUNCILWOMAN CUNNINGHAM – Yes I did.

COUNCIL PRESIDENT SLATER – Great.

A Request for a New Liquor License for Fouad Alrashdan, Lincoln Drive Thru, located at 723 Lincoln Way W., Massillon, OH 44647. Permit Class is C-1 and is located in Ward 5.

COUNCIL PRESIDENT SLATER – Councilwoman Harwig Smith, did you receive a copy of this?

COUNCILWOMAN HARWIG SMITH – I did.

COUNCIL PRESIDENT SLATER – Great.

11. BILLS, ACCOUNTS AND CLAIMS

Visual Edge IT - $ 126.09 Overage Charge for 05/24/2026 to 08/23/2026

COUNCIL PRESIDENT SLATER – Councilman Gregg.

COUNCILMAN GREGG – Thank you, President Slater. I make a motion that we pay the bills.

COUNCIL PRESIDENT SLATER – Seconded by Councilwoman Harwig. Roll call.

9 yes to pay the bills

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

12. REPORTS FROM CITY OFFICIALS

Treasurer's Report	-	July 2026
Mayor's Report	-	July 2026
Auditor's Report	-	August 2026

COUNCIL PRESIDENT SLATER – Councilman Gregg.

COUNCILMAN GREGG – Thank you, President Slater. I make a motion that we accept the Auditor's Report.

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

9 yes to accept the Auditor's Report

13. REPORTS OF COMMITTEES

COUNCIL PRESIDENT SLATER – Our next Work Session will be Monday, September 14, 2026, at 6:30 p.m.

14. RESOLUTIONS AND REQUESTS OF COUNCIL MEMBERS

15. CALL OF THE CALENDAR

16. THIRD READING ORDINANCES AND RESOLUTIONS

17. SECOND READING ORDINANCES AND RESOLUTIONS

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

HARLEY STURM – Good evening, Council. Thank you for listening to me tonight. I have concerns about EFE Services at 1722 – 1st St. N.E. The meeting minutes state many times that a restrictive covenant would be placed on the parcel. A document titled "Declaration of Restrictive Covenant" does exist in the approved site plan, but it was never signed or notarized. So despite repeated assurances on the record, the parcel currently has no legal enforceable restriction in place, I'd like the Council to help me understand that gap and help restrict further unexpected development of the light industrial parcel in the future. I go by Harley and I live on planet earth.

<u>COUNCIL PRESIDENT SLATER</u> – Do you have a physical address?

<u>HARLEY STURM</u> – One astronomically unit from the sun.

<u>COUNCIL PRESIDENT SLATER</u> – Alright. We'll accept that too, I guess. Councilman Townsend.

<u>COUNCILMAN TOWNSEND</u> – I will not be here on the 14th and the 21st. I have a conference to attend so I can maintain my mental health license.

<u>COUNCIL PRESIDENT SLATER</u> – Okay. So the 14 and the 21st you will not be here.

<u>COUNCILMAN TOWNSEND</u> – Correct.

<u>COUNCIL PRESIDENT SLATER</u> – Okay. Councilman Ray.

<u>COUNCILMAN RAY</u> – Thank you, President Slater. I wanted to announce that on September 20th our church here in Massillon, First Baptist Church; they honor acts of random kindness which is ARK and they plan to have service at 10:00 a.m. and at 11:15 a.m., they're going to pass out lunches to all the police officers and first responders here in the City of Massillon. All are welcome. Anyone that is designated that works for the City can come by and get a lunch. They're also delivering to the fire stations and to the police station if necessary. So if anyone has anyone that they want to bring up or bring to mind, send me their name and where they'll be and we'll get a lunch out to them.

<u>COUNCIL PRESIDENT SLATER</u> – What date is that again?

<u>COUNCILMAN RAY</u> – September 20th.

<u>COUNCIL PRESIDENT SLATER</u> – September 20th.

<u>COUNCILMAN RAY</u> – Yes. Sunday the 20th.

<u>COUNCIL CLERK ROLLAND</u> – At what time?

<u>COUNCILMAN RAY</u> – Well their church service is at 10:00 a.m. So the lunch will start at 11:15 a.m. Obviously your welcome to come to church. Thank you.

19. ADJOURNMENT

<u>COUNCIL PRESIDENT SLATER</u> – Councilman Gregg.

<u>COUNCILMAN GREGG</u> – I make a motion that we adjourn.

<u>COUNCIL PRESIDENT SLATER</u> – Seconded by Councilman Patterson. Roll call.

9 yes to adjourn

COUNCIL PRESIDENT SLATER – Meeting adjourned.

DIANE ROLLAND, COUNCIL CLERK

MIKE SLATER, PRESIDENT