



# City of Hudson, Ohio

## Meeting Minutes - Draft

### City Council

*Jeffrey L. Anzevino, Mayor*

*Christopher W. Foster, President of Council (Ward 2)*

*Christopher A. Banweg, Council Member (At-Large)*

*Beth A. Bigham, Council Member (Ward 4)*

*Karen E. Heater, Council Member (At-Large)*

*Nicole V. Kowalski, Council Member (At-Large)*

*Katherine R. Schlademan, Council Member (Ward 1)*

*Skylar J. Sutton, Council Member (Ward 3)*

*Thomas Sheridan, Interim City Manager*

*Marshal Pitchford, City Solicitor*

*R. Todd Hunt, Special Counsel*

*Aparna Wheeler, Clerk of Council*

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Friday, May 27, 2022

10:00 AM

Town Hall  
27 East Main Street

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### **Special Meeting:**

#### **1. Call to Order**

Mayor Anzevino called to order the meeting of Hudson City Council at 10:00 a.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

#### **2. Pledge of Allegiance to the Flag**

#### **3. Roll Call**

**Present:** 7 - Mr. Banweg, Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Sutton

*Mr. Banweg entered the meeting at 10:02 a.m.*

*Staff in Attendance: Mr. Sheridan, Interim City Manager; Marshal Pitchford, City Solicitor; Ms. Wheeler, Clerk of Council; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; and Mr. Leiter, HCTV Production Assistant.*

#### **4. Public Comments**

*None.*

#### **5. Correspondence and Council Comments**

*None.*

## 6. Suspension of the Rules for the Consent Agenda

A motion was made by Mrs. Kowalski, seconded by Mrs. Heater, to suspend the rule requiring three readings to approve the Consent Agenda. The motion carried by the following vote:

**Aye:** 7 - Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Banweg

## Approval of the Consent Agenda

A motion was made by Mr. Foster, seconded by Mr. Banweg, to approve the Consent Agenda. The motion carried by the following vote:

**Aye:** 7 - Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Banweg and Mrs. Bigham

- A. [22-71](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXERCISE THE CITY’S RIGHT OF FIRST REFUSAL AND SIGN ALL DOCUMENTS NECESSARY TO ACQUIRE PARCEL NO. 3204148, WHICH IS APPROXIMATELY 1 ACRE OF REAL PROPERTY LOCATED AT 94 OWEN BROWN STREET IN THE CITY OF HUDSON, FOR PUBLIC PURPOSES; AND DECLARING AN EMERGENCY.**

**Brief Description:** The City Council would like to institute its right for first right of refusal based on the Purchase and Sale Agreement and make an offer to Windstream (Western Reserve, LLC) for the property located at 94 Owen Brown Street (Summit County Parcel #3004148).

**Attachments:** [Resolution No. 16-53 Purchase of Property from Windstream](#)  
[94 Owen Brown St Map](#)  
[Resolution No. 22-71](#)

*Mr. Banweg stated that the property is pivotal to downtown development and discussion around Downtown Phase 2. He asked residents to reach out and ask questions.*

*Mr. Foster agreed with Mr. Banweg and added that moving forward with this property does not necessarily mean Downtown Phase 2 is going through or not going through. Mr. Foster noted that the property is significant enough that past councils have invested millions of dollars and we need to be able to control it to make good use of the investment previously made.*

*Mrs. Bigham had concerns, including whether or not a property condition assessment had been done, how much more money would be needed to redevelop it, what zoning conditions are associated with the property, and where the City would get the money for the purchase.*

*Mr. Sheridan stated that the City did do environmental phase 1 study in 2016/2017. There were no major issues in summary. We would like to do the environmental phase 2 in order to do that due diligence before the closing on or about July 17.*

*Mr. Hannan described the zoning within District 5 as restrictive, and listed the types of facilities that the City*

would likely see. The potential of these parcels being built in a disconnected would lead to additional curb cuts and less integrated traffic controls and development.

Mr. Knoblauch recommended advancing funds from the General Fund to the Phase 2 fund. The advance from the general fund could be repaid through proceeds of sale of property. He stated we do have available fund balance without impacting the current budget.

Mrs. Bigham had an additional concern that the property should not be given away or part of some other agreement. Mr. Banweg responded that it is the City's intent to sell it and recoup the funds, not to give it to anyone in any way.

**Resolution No. 22-71 passed on the Consent Agenda.**

## **7. Adjournment**

**There being no further business, Mayor Anzevino adjourned the Council meeting at 10:19 a.m.**

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**Jeffrey L. Anzevino, Mayor**

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**Aparna Wheeler, Clerk of Council**

*Upon approval by City Council, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 220.03(d), Rules.*