



City of Hudson, Ohio

Meeting Minutes - Final City Council Workshop

Craig A. Shubert, Mayor

William D. Wooldredge, President of Council (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Hamilton DeSaussure, Jr., Council Member (At-Large)

Christopher W. Foster, Council Member (Ward 2)

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

Katherine R. Schlademan, Council Member (Ward 1)

Skylar J. Sutton, Council Member (Ward 3)

Jane Howington, City Manager

Matthew J. Vazzana, City Solicitor

R. Todd Hunt, Special Counsel

Elizabeth A. Slagle, Clerk of Council

Thursday, October 21, 2021

7:00 PM

City Hall
27 East Main Street

Special Workshop - Downtown Phase 2 Community Open House

1. Call to Order

Ms. Howington welcomed attendees to the Community Open House for Downtown Phase 2 at 7:00 p.m.

Present: 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

Others & Staff in Attendance: Mayor Shubert; Ms. Howington, City Manager; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mrs. Schrenk, Associate Planner; Mr. Sheridan, Assistant City Manager - Professional Services; and Mr. Sugar, City Planner.

2. Discussion Item

Ms. Howington introduced Mr. Randy Ruttenberg, Principal of Fairmount Properties.

A. [21-0085](#) Fairmount Properties Proposed Phase 2

Brief Description: Representatives of Fairmount Properties will be present to provide an overview of the attached Concept Plan for Downtown Phase 2 and respond to questions.

Attachments: [Downtown Phase 2 - Fairmount Conceptual Plan 9-29-2021 \(Updated\)](#)
[Hyperlink - Let's Talk Hudson: Fairmount Properties Proposed Phase 2 \(interactive website\)](#)

Mr. Ruttenberg welcomed attendees and introduced others in attendance from Fairmount Properties, including Katie Bigley and Adam Branscomb. He noted Fairmount's role as owner/developer of First & Main, along with Tom and Joy Murdough.

He said that it is important for Fairmount Properties to listen to the community concerning Downtown Phase 2 in terms of design, tenancy, services, and amenities; and it is important for Council and the administration to gather community input concerning the proposed plan and what's most important for Downtown Phase 2.

He introduced Mr. Tom Heinen, of Heinen's stores, who thanked the community for supporting their Hudson store since 2005. He shared his support for the proposed Phase 2 Plan, which includes a new, larger small-scale community grocery store and provides an opportunity for Heinen's to better serve Hudson customers with enhanced offerings and a better shopping experience.

A brief questions/answers period followed. There was no formal deliberation among Council members. Ms. Howington encouraged attendees and others interested to provide comments via the "Let's Talk Hudson" portal on the City's website or on comment sheets provided.

This matter was presented.

3. Breakout Sessions

Attendees divided into groups to discuss the following aspects of Fairmount's proposed Downtown Phase 2 Plan:

- 1. Residential component.*
- 2. Ideas for the space that could be the former Heinen's store, should plans for building a new, larger store come to fruition.*
- 3. Overview of the proposed plan for Downtown Phase 2.*

4. Adjournment

The open house concluded at 9:15 p.m.

William D. Wooldredge, President of Council

Jane Howington, City Manager, Clerk of Council Pro Tempore

Workshop Minutes prepared by Elizabeth Slagle, 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 220.031 (a), Rules for Workshop Meetings.