



ECONOMIC DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1893

MEMORANDUM

Date: August 25, 2025
To: Mayor Anzevino and City Council
From: Katie Behnke, Economic Development Manager
CC: Thom Sheridan, City Manager, Brian Griffith, Assistant City Manager, Greg Hannan, Community Development Director
Re: 996 Hines Hill Road Authentication Project Update

Background

The Community Development Department is pursuing JobsOhio's SiteOhio program authentication for 996 Hines Hill Road with the goal of generating more high-quality leads for the acreage. The below outlines the progress toward authentication since the last project update to City Council in March 2025.

Project Timeline

Staff first submitted the site to Wave 5 of the JobsOhio SiteOhio program in June 2023. The site was selected to participate through continued rounds of data submissions culminating in a site visit and mock pitch with site selection consultant, InSite, in October 2024. Following that visit, Staff was provided with a list of action items required to be completed in order for the site to be authenticated. The City of Hudson has until November 2025 to complete these action items and apply for authentication with the Ohio Department of Development.

Authentication Action Items

The program review has identified eighteen mandatory action items detailed in the report with the following requiring City Council alignment or allocation of time or financial resources. Note, authentication will not be granted without the completion of every mandatory step. The most significant of which have been listed below with their current status.

Completed Items:

- Phase I ESA - *Engaged Davey Resource Group for \$5,740, completed in Q1 2025 and boundary to be revised for lot split.*
- Geotechnical Study – *Engaged GPD Group for \$18,000, to be performed in Q2 2025.*
- Endangered Species Study with US Fish and Wildlife Letter - *Engaged Davey Resource Group for \$2,600, completed in Q2 2025.*
- Cultural Resources Phase I Study – *Engaged EMH&T for \$35,000, completed in Q2 2025.*
- Remove all remaining Youth Development Center infrastructure (soccer goals, football uprights, etc.). – *Completed in Q2 2025.*
- Cut grass and underbrush and develop a landscape maintenance plan. – *Maintenance plan drafted and incorporated into Spring Schedule.*

In Progress Items:

- Wetlands Delineation with jurisdictional determination from US Army Corp of Engineers – *Engaged Davey Resource Group for \$9,550, awaiting US Army Corps JD.*
- Create a Master Plan with concept subdivision of the property with price per acre – *In process with internal Staff resources.*
- Develop and record restrictive covenants for the site. *Draft prepared for City Council review in August - September 2025.*
- Relocate the Salt Barn – *Staff evaluated the cost to relocate the salt barn and concluded it was not feasible in 2025 as it was not budgeted. Staff aligned with Team NEO that the eastern portion of the acreage was substantial enough to authenticate as a Phase I, with the authentication of the full acreage to follow in a Phase II. The proposed 2026 budget includes \$750,000 for the relocation.*
- Obtain a price for the mineral rights – *Staff has engaged the current mineral rights owner to request confirmation of asking price to relay to future site owners.*
- Name the site and develop branding. *Proposal prepared for City Council review in August - September 2025.*
- Develop a sales price per acre – *Staff has engaged Spalding/EMIG Company to update the 2022 appraisal completed by the firm. Staff anticipates Council review in October, subject to the firm's completion timeline.*

Lot Split

Staff studied sites to relocate the salt barn and determined that the eastern portion of the 996 Hines Hill Road acreage will be less desirable for commercial development given the identified wetlands, the change in grade, and proximity to the railroad overpass bridge to be constructed. As such, this acreage was logical for the City to retain and use for the salt barn and material storage. Staff is working on a lot split to retain this acreage. Additionally, the portions of the acreage included in the conservation easement will be split from the developable parcel marketed for sale. The proposed lot lines can be seen in the attached site map.

Future Considerations

Authentication is one step to increase the marketability of the site for commercial and industrial development. Staff also anticipates future discussions with City Council regarding property tax abatement programs and considerations for engaging a real estate broker.

Conclusion

Staff seeks to confirm City Council's alignment on the JobsOhio SiteOhio Authentication Project.