



NOTICE OF PUBLIC MEETING

Notice is hereby given that:

Recent, and temporarily amended sections of Ohio’s Revised Code, specifically R.C. 121.22 Public meeting - exceptions, together with orders and directives from the Ohio Attorney General and the Ohio Department of Health, as well as the safety directives from the President and Center for Disease Control regarding health risks posed by COVID-19, compel the City of North Canton to take unprecedented actions to continue the business of government while limiting gatherings so as to prevent the spread of COVID-19. Accordingly, in this limited circumstance, where the Governor has declared a state of emergency and the Director of the Ohio Department of Health is limiting gatherings to prevent the spread of COVID-19, the City shall hold its public meetings via teleconference; all other requirements of Ohio’s Open Meetings Act, R.C. 121.22, shall be fulfilled.

Meeting notices shall provide instructions for the public on how they may hear the discussions and deliberations of all members of the public body, and in certain circumstances, address the public body themselves.

The Council of the City of North Canton shall hold the **regular Committee of the Whole meeting** and **special Council meeting** on **Monday April 20, 2020 at 7:00 PM** via teleconference.

Instructions to hear and perhaps participate in the meeting described above are as follows:

FOR THOSE WISHING TO WATCH THE MEETING:

The meetings will be livestreamed via the City’s YouTube page. The livestream can be accessed at the link below and will begin at approximately 6:55 p.m., Monday, April 20, 2020.

<https://youtu.be/qrjYDIoKerI>

THOSE WISHING TO PARTICIPATE IN RECOGNITION OF VISITORS at the Council Meeting on Monday, April 13, 2020, must email a request to the Council Clerk at **citycouncil@northcantonohio.gov** with your **name, email and telephone number** no later than **3:00 PM Monday, April 20, 2020**.

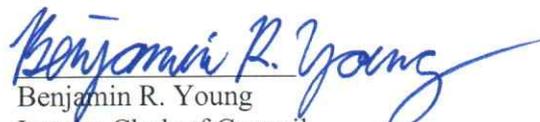
Once your email has been received, the clerk will contact you with information on how to join the meeting. Members of the public wishing to participate will be called to speak in the order requests are received by Council’s office.

Residents wishing to address Council may alternatively submit a written statement to the office of Council to be entered into the public record by **emailing such statements as a word or pdf attachment to byoung@northcantonohio.gov by 5:00 pm, April 20, 2020**. Statements must include the attributed party’s **name and address**.

BY THE ORDER OF THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, STATE OF OHIO:

04/17/2020

Date


Benjamin R. Young
Interim Clerk of Council

**NORTH CANTON CITY COUNCIL
COMMITTEE OF THE WHOLE
April 20, 2020, 7:00 PM, Via Teleconference
Agenda**

1. Community and Economic Development Committee

Chairperson: Daryl Revoldt

Vice Chairperson: Mark Cerreta

a. Ordinance No. 19-2020 – Referred back to Committee

An ordinance implementing sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of a community reinvestment area in the City of North Canton, designating a housing officer to administer the program, and creating a Community Reinvestment Area Housing Council and a Tax Incentive Review Council.

b. An ordinance authorizing the Mayor of the City of North Canton to enter into an agreement with the Stark County Commissioners to accept and utilize the Stark County Community Development Block Grant Program (“CDBG Program”) for Fiscal Years 2021, 2022, and 2023.

c. An ordinance to amend Chapter 1133 Single-Family and Two-Family Residential Districts, of the Codified Ordinances of the City of North Canton, specifically Section 1133.08(e), Fences and Walls, as described below.

2. Adjourn

145 N. Main Street
North Canton, Ohio 44720
Office Phone: (330) 499-8223
Fax: (330)305-0603
pdeorio@northcantonohio.gov



Patrick A. De Orio
Director of Administration
CITY OF NORTH CANTON

Legislation Request

To: Daniel J. Peters, Council President

Date: April 1, 2020

Subject: CRA Housing Council

I am requesting that the subject of a Community Reinvestment Area Housing Council be assigned to Committee for purposes of discussion and potential legislative action.

EMERGENCY REQUESTED: YES NO

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patrick A. De Orio".

Patrick A. De Orio

North Canton City Council
Community and Economic Development Committee

ORDINANCE 19 - 2020

An ordinance implementing sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of a community reinvestment area in the City of North Canton, designating a housing officer to administer the program, creating a community reinvestment area housing council, and a tax incentive review council.

WHEREAS, North Canton City Council (hereinafter “City Council”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in the City that have not enjoyed reinvestment for remodeling or new construction; and

WHEREAS, the Mayor and City Council desire to pursue all reasonable and legitimate incentive measures to assist and encourage development; and

WHEREAS, a survey of housing has been prepared for the area to be included in the proposed Community Reinvestment Area (“CRA”) and is incorporated herein by this reference; and

WHEREAS, the demolition and subsequent new construction of dwellings in the CRA would serve to encourage economic stability, maintain and grow real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing commercial or industrial structures, and the construction of new commercial or industrial structures in the CRA would serve to encourage economic stability, maintain and grow real property values, and generate new employment opportunities; and

WHEREAS, the demolition and subsequent new construction of dwellings, the remodeling of existing commercial or industrial structures, and the construction of new commercial or industrial structures in the CRA constitute a public purpose for which real property exemptions may be granted.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That area designated as the North Canton Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or remodeling of existing structures has been discouraged.
- Section 2. That pursuant to ORC Section 3735.66, the North Canton Community Reinvestment Area is hereby established and shall consist of all parcels of land located within and bounded by the North Canton municipal corporation limits, as depicted in the outlined area on the map attached hereto as “Exhibit A” and incorporated herein by this reference, and wherein only those dwellings, and commercial or industrial properties, consistent with applicable zoning regulations, and otherwise satisfying the requirements of ORC Section 3735.67 and this ordinance, are eligible for incentives hereunder
- Section 3. That the classification of the structures or remodeling eligible for the CRA incentive shall at all times be consistent with zoning restrictions applicable to the area.
- Section 4. That this proposal is a public/private partnership intended to promote and expand conforming uses in the CRA, and the City intends to support the public improvements.
- Section 5. That the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial or industrial real properties in the CRA and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in ORC Section 3765.67. The results of the negotiation, as approved by City Council, shall be set in writing in a CRA agreement as outlined in ORC Section 3735.671.

For residential property, a tax exemption on the increase in the assessed valuation resulting from the demolition and new construction of a structure, as described in ORC Section 3735.67, shall be granted upon application by the property owner and certification thereof by the designated housing officer. The period of the tax exemption and the percentage of the tax exemption for the demolition and subsequent new construction of every dwelling, the tax exemption for the remodeling of existing commercial or industrial structures, or combination thereof, and for the construction of new commercial or industrial, or combination thereof, properties are as follows:

- a. For the demolition and subsequent new construction of every dwelling containing not more than four (4) family units, upon which the cost of the demolition and new construction is at least \$250,000, as described in ORC Section 3735.67, the tax exemption shall be granted for a period of twelve (12) years with such exemption being equal to fifty percent (50%) of the increase in the assessed valuation resulting from such improvements for each of the twelve (12) years.
- b. For the demolition and subsequent new construction of every dwelling containing more than four (4) family units, upon which the cost of the demolition and new construction is at least \$250,000, as described in ORC Section 3735.67, the tax exemption shall be granted for a period of fifteen (15) years with such exemption being equal to fifty percent (50%) of the increase in the assessed valuation resulting from such improvements for each of the fifteen (15) years.
- c. For the remodeling of existing commercial or industrial structures, or some combination thereof, and upon which the cost of remodeling is at least \$250,000, as described in ORC Section 3735.67, the term and percentage of the tax exemption shall be negotiated on a case-by-case basis in advance of the commencement of the remodeling, with the maximum term of such exemption being a period of twelve (12) years and the maximum exemption being equal to one hundred percent (100%) of the increase in the assessed valuation resulting from such improvements.
- d. For the construction of new commercial or industrial structures, or some combination thereof, the term and percentage of the tax exemption shall be negotiated on a case-by-case basis in advance of the commencement of the construction, with the maximum term of such exemption being a period of fifteen (15) years and the maximum exemption being equal to one hundred percent (100%) of the increase in the assessed valuation resulting from such new construction.

For the purposes of the above-described CRA, dwellings containing not more than four (4) family units shall be classified as residential structures, and dwellings containing more than four (4) family units shall be classified as commercial structures.

If remodeling qualifies for an exemption during the period of the exemption, the exempted percentage multiplied by the dollar amount of the increase in the assessed valuation of the structure resulting from such improvements shall be exempt from real property taxation.

Section 6. That all residential, commercial, or industrial projects, or combination thereof, are required to comply with the state application fee requirement, ORC Section 3735.672(C), unless otherwise waived by the City Council.

Section 7. That all commercial and industrial projects are required to comply with the state annual fee requirement of ORC Section 3735.671(D), unless otherwise waived by the City Council.

Section 8. To administer and implement the provisions of this Ordinance, the City Director of Administration is designated as the "Housing Officer" as described in ORC Section 3735.65 through 3735.70.

Section 9. That a CRA Housing Council (hereinafter “CRA Housing Council”) shall be created, and the City may designate the current Housing Council to serve in a dual role as the CRA Housing Council. Terms and appointments of the members of the CRA Housing Council shall be the same as the current City Housing Council. An unexpired term resulting from a vacancy in the CRA Housing Council shall be filled in the same manner as the initial appointment was made.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two representatives of the City of North Canton appointed by the Mayor of North Canton with Council concurrence, the County Auditor or its designee and a representative of each affected Board of Education; at least two members must be residents of the City of North Canton. The Tax Incentive Review Council shall review annually the compliance of all CRA agreements involving the granting of exemptions for commercial or industrial real property improvements under ORC Section 3735.671, and make written recommendations to City Council as to continuing, modifying or terminating said CRA agreements based upon the performance of the terms and conditions of said agreements.

Section 10. That the City Council reserves the right to re-evaluate the designation of the North Canton Community Reinvestment Area on an annual basis beginning December 31, 2020, at which time the City Council may direct the housing officer not to accept any new applications for exemptions as described in ORC Section 3735.67.

Section 11. That the CRA Housing Council shall make an annual inspection of the properties within the Community Reinvestment Area for which an exemption has been granted under ORC Section 3735.67. The CRA Housing Council shall also hear appeals under ORC Section 3735.70.

Section 12. That pursuant to ORC Section 3735.68, the housing officer may terminate the tax exemption at any time after the first year of the exemption if he/she finds that the subject property is not being properly maintained or repaired due to neglect of the property owner. Once terminated, the tax exemption shall not be reinstated except for good cause shown.

Section 13. That the Mayor, Director of Finance, Director of Law, and other City officials, as appropriate, be and are hereby authorized to execute, certify and/or furnish other such documents and do all other actions as are necessary to create and establish the North Canton CRA and which are incidental to carrying out the purpose of this ordinance.

Section 14. That if a provision of this ordinance is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.

Section 15. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this _____ day of _____ 20__

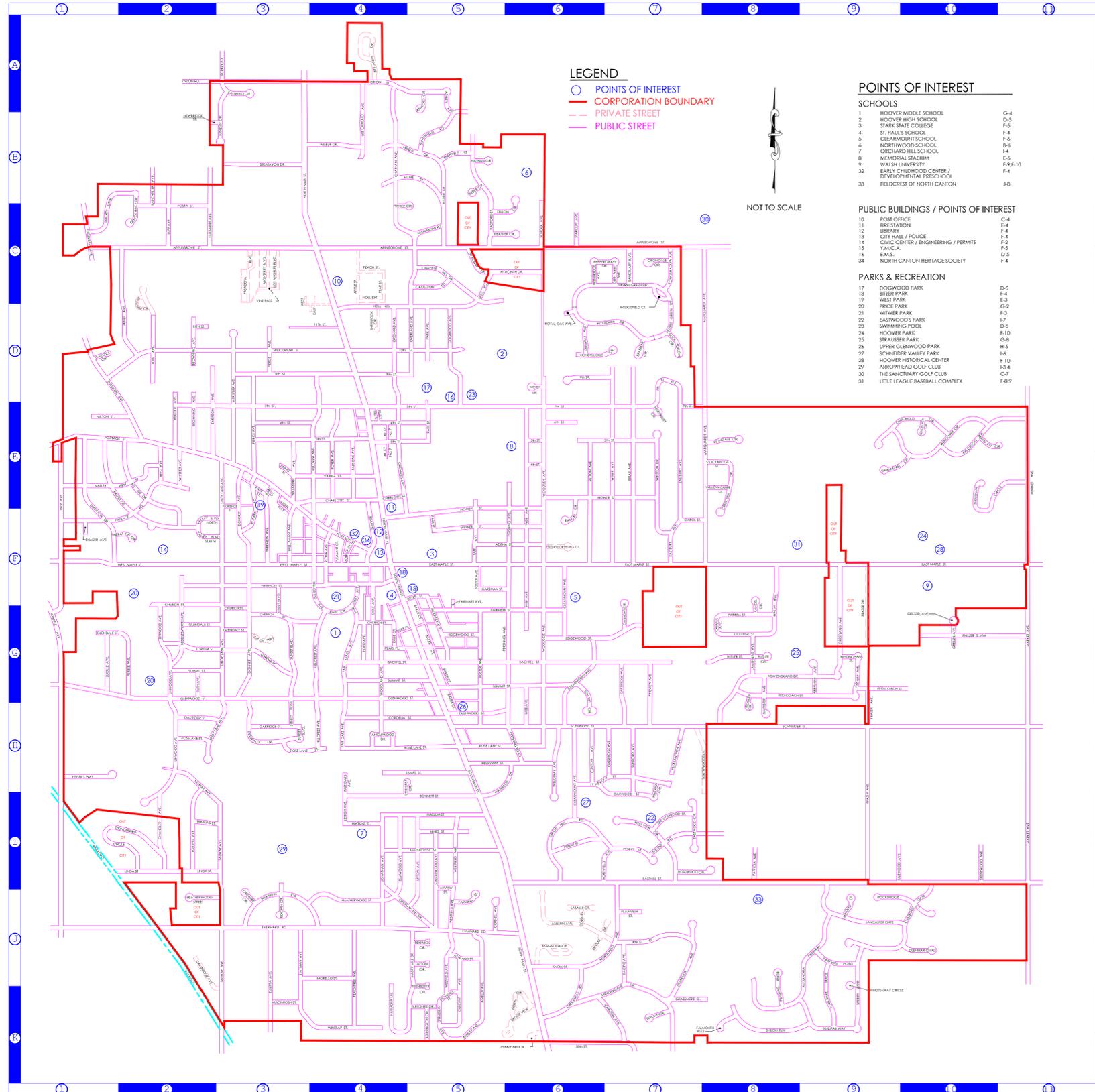
Attest: _____
Benjamin R. Young, Clerk of Council

Stephan B. Wilder, Mayor

Signed: _____

CITY OF NORTH CANTON, OHIO

STREET MAP



LEGEND
 ○ POINTS OF INTEREST
 — CORPORATION BOUNDARY
 - - PRIVATE STREET
 — PUBLIC STREET

POINTS OF INTEREST

- SCHOOLS**
- 1 HOOPER MIDDLE SCHOOL G-4
 - 2 HOOPER HIGH SCHOOL D-5
 - 3 STARK STATE COLLEGE F-5
 - 4 ST. PAUL'S SCHOOL F-4
 - 5 CLEARMOUNT SCHOOL F-6
 - 6 NORTHWOOD SCHOOL B-6
 - 7 ORCHARD HILL SCHOOL I-4
 - 8 MEMORIAL STADIUM E-4
 - 9 WALSH UNIVERSITY F-5-F10
 - 32 EARLY CHILDHOOD CENTER / DEVELOPMENTAL PRESCHOOL F-4
 - 33 BELCREST OF NORTH CANTON J-8

- PUBLIC BUILDINGS / POINTS OF INTEREST**
- 10 POST OFFICE C-4
 - 11 FIRE STATION E-4
 - 12 LIBRARY F-4
 - 13 CITY HALL / POLICE F-4
 - 14 CIVIC CENTER / ENGINEERING / PERMITS F-2
 - 15 T.M.C.A. F-5
 - 16 E.M.S. D-5
 - 34 NORTH CANTON HERITAGE SOCIETY F-4

- PARKS & RECREATION**
- 17 DOGWOOD PARK D-5
 - 18 SITES PARK F-4
 - 19 WEST PARK E-3
 - 20 PRICE PARK C-2
 - 21 WINTER PARK F-3
 - 22 EASTWOOD'S PARK I-7
 - 23 SWIMMING POOL D-5
 - 24 HOOPER PARK F-10
 - 25 SIRAUSSER PARK G-8
 - 26 UPPER GREENWOOD PARK H-5
 - 27 SCHNEIDER VALLEY PARK I-6
 - 28 HOOPER HISTORICAL CENTER F-10
 - 29 ARKWOOD GOLF CLUB I-3,4
 - 30 THE SANCTUARY GOLF CLUB C-7
 - 31 LITTLE LEAGUE BASEBALL COMPLEX F-8,9

NOT TO SCALE

STREET INDEX

4th St NE E6	East Dr C4	Mabry Mill Dr J5,K5	S. Valley Blvd NW F2
5th St NE E5,E6,E7	East Park Blvd NW E3	Macintosh St SW K3	Salway Ave SW H2,I3,J3,K3
E3,E4	Eastbury Ave NE D7,E7	Magnolia Cir SE J6	Sanctuary Blvd NE C7
E4,E5,E6	Easthill St SE I6,I7,I8,I9	Main St North A3-C3,C4-F4	Schneider St SE H5,H6,H7
E3	Eastwind Cir NW A3	Maplecrest St. SW I4,I5	School Ave NE C6
E4,E5,E6,E7	Eastwood Cir SE I7	Maple St East F4-F11	Shaker Ave NW F1
E2,E3,E4	Edgewood St SE G5,G6,G7	Maple St West F1,F2,F3,F4	Shalmar Cir NW C2,D2
D4,D5,D6,D7	Elberta Ave SW J3,K3	Marquardt Ave NE E8,F8	Sheffield St NE B5
D3,D4	Ellesmere Ave NW B2,C2	McAlmont Rd NE C5	Sheraton Cir NW F2
D4,D5	Elmwood Ave SW I4,J4	McKinley Ave SE F5,G5	Sheraton Cir NW E1,F1
D2,D3,D4	Emerson Ave NW D2,E2	Meadowlane Dr SE K6,K7	Shetbrook Cir NW D4
K6,K7	Everhard Rd SW J2,J3,J4,J5,J6	Middleworth Ave SW F2,G2	Shiloh Run SE K8,K9
A	Abbeyshire Ave SE G9	Milton St NW E1,E2	Skyline Cir SE K7
Abbeyshire Ave SE G9	Adena St NE F5,F6	Mississippi St SE H5,H6	Southwoods Lane SE H8
Adena St NE F5,F6	Alfon Cir SW J5	Monterey Blvd C3	Sperry Lane SE J9,K9
Alfon Cir SW J5	Alden Way NW E3	Moretto St SW J3,J4	Sprucewood St SE I7
Alden Way NW E3	Alexandria Pkwy SE J9,K9	N. Valley Blvd NW F2	Stayman Ave SW J3,K3
Alexandria Pkwy SE J9,K9	Allison Place NW F3	Nathan Cir NE B5	Stockbridge St NE E8
Allison Place NW F3	Amble Ave SW J5,K5	Newbridge St. NW B2	Stonehill St SW K5
Amble Ave SW J5,K5	Apple St NE C4	New England Dr SE G8,G9,H8	Stratavon Dr NW B3
Apple St NE C4	Applegrove St NE C4,C5	North Circle Dr E7	Summit Cir SE G6,H6
Applegrove St NE C4,C5	Applegrove St NW C1,C2,C3	Northbury Cir NE K6	Summit St SE G5,G6
Applegrove St NW C1,C2,C3	Arbary Ave SE G9	Northfield Ave SE J5,J7	Summit St SW G2,G3,G4,G5
Arbary Ave SE G9	Ashford Cir NE A5	Nottaway Circle SE K9	Sunford Ave SE H7
Ashford Cir NE A5	Ashland St SW J5	Gaslight Circle SE G7	Sunnyfield Rd NE B5
Ashland St SW J5	Ashley Ave NE A5	Glen Abbey Ave NE C7	Sunset Blvd SW F3,G3,H3
Ashley Ave NE A5	Auburn Ave SE J6,J7	Glendale St SW G1,G2,G3	Sutton Ave NE E6,F6
Auburn Ave SE J6,J7	B	Glenmar Oval SE J10	Swanthurst Cir NE E9
B	Bachel St SW G4,G5	Glenwood St SE G1 - G5	Taft Ave NE F5
Bachel St SW G4,G5	Bachtel St SE G5,G6,G7	Greenwood St NE G8,H8	Tanglewood Dr SW H4
Bachtel St SE G5,G6,G7	Baker Ct. F5, G5	Grassmere St SE K7	Terace Rd. NW E2,F1,F2
Baker Ct. F5, G5	Bachster Ave NW I2	Greenway Rd SE J6,K6	Turnberry Cir SW K5
Bachster Ave NW I2	Barnier Ave NW G8,H8	Grossel Ave SE G10	V
Barnier Ave NW G8,H8	Beechwood Ave NE H4,H4	Heather Cir NE C5	Valley Blvd. North F2,F3
Beechwood Ave NE H4,H4	Bel Air Dr NW D2,E2	Heatherwood St SW J4	Valley Blvd. South F2,F3
Bel Air Dr NW D2,E2	Berlington Cir SW K5	Heiser's Way SW H1	Valley Dr NW E1,F2
Berlington Cir SW K5	Berley Dr SE J6	Hillbrook Ave SE J7,K7	Valleyview St NW E1,E2
Berley Dr SE J6	Bitzer St SE F5	Hillcrest Ave NW G4	Viking St NW E3,E4
Bitzer St SE F5	Bonnitt St SW H4,I5	Hillcrest Ave SW F4,G4,H4	Vincent St SE I7
Bonnitt St SW H4,I5	Braemar Cir NE D7	Hines St SW I5	Vine Pass C3
Braemar Cir NE D7	Breaea Cir NE B5	Holl Rd NE D4,D5	W
Breaea Cir NE B5	Briar Ave NE D7,E7,F7	Honeyuckle Cir NE D6,D7	Walsh Ave SE F8,G8
Briar Ave NE D7,E7,F7	Brittany Dr NE A4	Hower St NE F4,F5,E6,E7	Walders Dr SE H5,H6
Brittany Dr NE A4	Brookview Cir SW K6	Hume Dr NE B4,B5	Watkins Ave SW I2
Brookview Cir SW K6	Browning Ave NW D2,E2	Hyacinth Dr NE C-5	Weber Ave NE D7,E7,F7
Browning Ave NW D2,E2	Burkshire Dr SW K5	Irontdale Cir NE E8	Wedgfield Ct NE C7
Burkshire Dr SW K5	Butler Cir SE G8	James St SW H4,H5	Wendover Ct NE E10
Butler Cir SE G8	Butler St SE G8	Janet Ave NW C2,D2	Wendy Cir NE D6
C	C	Jonathan Ave SW H4,J4	Westfield Ave SE I5,J5
C	Cambridge Ave SW J2	Janet Ave NW C2,D2	Westview Cir SE I7
Cambridge Ave SW J2	Campus Ave SE G8	Joseph St NE E9,E10	Whipple Ave G1,H1,J1
Campus Ave SE G8	Car Mar Cir SW J3	Church St SW G2,G3,G4	Whittingham St G9
Car Mar Cir SW J3	Carlton Ave SE K7	Circle Hill Rd SE I6	Whittier Ave NW E2
Carlton Ave SE K7	Carci St NE F7	Cleamont Ave SE F6,G6,H6,I6	Wilbur Dr NE B4,B5,C5
Carci St NE F7	Carroll Cir NW D1	Clinton Ave SE H6	Wilshire Cir SW J3,J4
Carroll Cir NW D1	Castleton Rd NE C5	Cole Ave SW F4,G4	Willaman Ave NW E3,F3
Castleton Rd NE C5	Castewood Ave SW I5,J5	Collage St SE G8	Willow Creek St NE E8
Castewood Ave SW I5,J5	Chadford Gate SE I2	Cord Place SE J6	Willoway Ave SE H6
Chadford Gate SE I2	Chandler Ave SW I2	Cordelia St SW H4,H5	Winesap St SW K4
Chandler Ave SW I2	Chapette Hill Dr NE C5	Cornell Ave SW J5	Winston Ave NE E7,F7
Chapette Hill Dr NE C5	Charlotte St NW E3,E4	Creskide Cir NE E8	Wise Ave NE E6,F6
Charlotte St NW E3,E4	Chatham Ave NE A4,B4,C4	Crestland Ave SW G9	Wise Ave NW E1,F1
Chatham Ave NE A4,B4,C4	Cheswood Cir NE E9,E10	Crestland Ave SE G9	Wise Ave SE F6,G6
Cheswood Cir NE E9,E10	Church St SW G2,G3,G4	Cromdale Cir NE C7	Wilwer St NE F4,F5,F6
Church St SW G2,G3,G4	Circle Hill Rd SE I6	D	Woodland Ave SW G4,H4
Circle Hill Rd SE I6	Cleamont Ave SE F6,G6,H6,I6	Deerfield Dr SW H3	Woodrow St NW D1,D2,D3,D4
Cleamont Ave SE F6,G6,H6,I6	Clinton Ave SE H6	Democracy Dr NW B2,C2	Woodside Ave NE D6,E6,F6
Clinton Ave SE H6	Collage St SE G8	Dillon Cir NE C5,C6	Woodside Ave SE F6,G6,H6
Collage St SE G8	Cord Place SE J6	Dogwood Ave NE D5	Wynnstone Ave NE C6
Cord Place SE J6	Cordelia St SW H4,H5	Dorner Ave NW E3,F3	Wynnstone Cir NE E10,E11
Cordelia St SW H4,H5	Cornell Ave SW J5	Dorner Ave SW F3,G3	Y
Cornell Ave SW J5	Creskide Cir NE E8	Duck Hollow Cir NE D7	Yorkshire Trace SE J9,K9
Creskide Cir NE E8	Crestland Ave SW G9	Durway Ave NE D6	
Crestland Ave SW G9	Cromdale Cir NE C7	Durkin Way SW G3	
Cromdale Cir NE C7	D		
D	Deerfield Dr SW H3		
Democracy Dr NW B2,C2	Dillon Cir NE C5,C6		
Dillon Cir NE C5,C6	Dogwood Ave NE D5		
Dogwood Ave NE D5	Dorner Ave NW E3,F3		
Dorner Ave NW E3,F3	Dorner Ave SW F3,G3		
Dorner Ave SW F3,G3	Duck Hollow Cir NE D7		
Duck Hollow Cir NE D7	Durway Ave NE D6		
Durway Ave NE D6	Durkin Way SW G3		
Durkin Way SW G3			



CITY OF NORTH CANTON

Community Reinvestment Area

Housing Survey

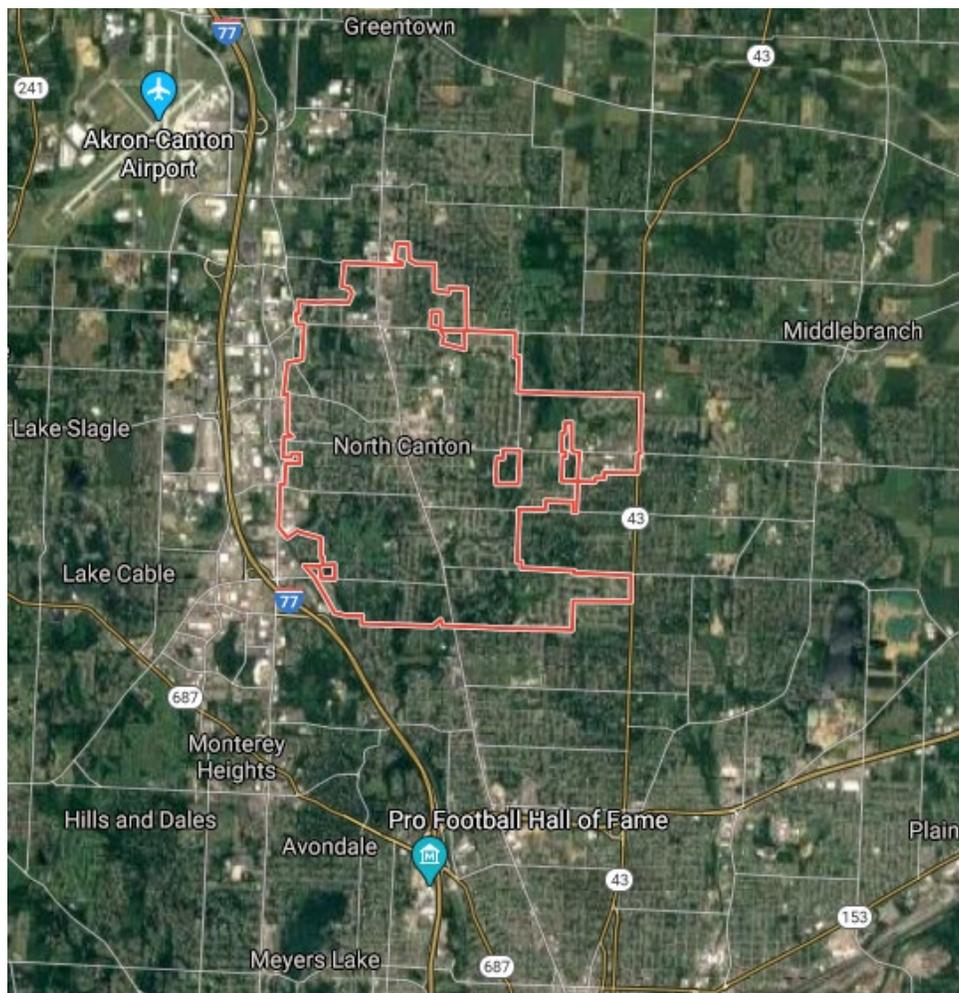
“Attachment B”

COMMUNITY REINVESTMENT AREA City of North Canton Housing Survey

Purpose and Scope

The purpose of this report is to determine whether the area shown in *Figure 1* should be designated as a Community Reinvestment Area (CRA) as defined by Ohio Revised Code (ORC) Sections 3735.65-70. The survey and proposed CRA area in question contains census tracts 7117, 7118, 7119, 7120, 7121.11, 7121.12 and 7122.01. This area represents the City of North Canton in its entirety. There are 7,550 housing units located within the proposed CRA and represent 100% of the total housing units within the City. Of these 7,550 housing units, more than 55% were built in 1969 or earlier and 67.8% were built before 1980. The criteria for eligibility are whether the area is one in which “housing facilities or structures of historical significance are located, and new housing construction and repair of existing facilities or structures is discouraged.” By establishing a CRA program, the City of North Canton would be better able to encourage development and improvement throughout the community.

Figure 1: City of North Canton, Proposed Community Reinvestment Area



City of North Canton Characteristics

The City of North Canton is located within Stark County, Ohio and was originally incorporated as a village in 1831 as New Berlin. North Canton was organized as a city effective January 1, 1962 and is part of the Canton-Massillon metropolitan statistical area. According to 2018 American Community Survey data, the population of the City is 17,277 and covers 6.402 square miles. The City is located in northeast Ohio, approximately 6 miles north of Canton, 55 miles south of Cleveland, and 140 miles northwest of Columbus, Ohio. It is a primarily residential community with an older core central business district comprised of retail and office space and some industrial land located adjacent to the main street corridor. The city is within the North Canton City School District.

The City of North Canton enjoys economic benefits of its close proximity to the City of Cleveland and smaller metropolitan areas such as the City of Akron and the City of Canton, and is also home to several large operations including Fives Industry (industrial engineering), Stolle Machinery (machinery equipment manufacturing for the global canmaking industry), Diebold Nixdorf (FinTech developer), Mercy Health Center (healthcare), and Walsh University. It is a community of modest homes, with a total of 7,127 households claiming a median household income of \$57,003. Like many legacy communities in Ohio, the City struggles with loss of revenues, increasing city expenses, and declining rates of home ownership. The City of North Canton has prioritized goals for revitalization and revenue generation, including economic redevelopment within the core central business district and former industrial sites within the city limits.

General Demographic Characteristics

Demographic and socio-economic characteristics of the City of North Canton are described to identify past conditions and trends in the community. The following statistical information, unless noted, was derived from the 2017 census reports published by the U.S. Census Bureau. Because statistics in the census data products are based on the collection, tabulation, editing and handling of questionnaires, errors in the data are possible. Additionally, much of the census data presented in this report is based on sample data rather than 100% reporting and is, therefore, subject to sampling error. One hundred percent data, where used, is subject to non-sampling error. Because of sampling and non-sampling errors, there may be discrepancies in the reporting of similar types of data. However, the discrepancies will not negate the usefulness of the census data to conduct the analysis.

Population

The City of North Canton's population has seen marginal decline since 2010. The following population changes have occurred. Overall, the population of the City has declined 1.2% since 2010 which is slightly more than Stark County's population decline of 1.01% and is a significantly higher decline vs. Ohio's population growth of 1.3% during this timeframe.

Table 1. Historical Population

Year	City of North Canton Population	Stark County Population	State of Ohio Population
2018	17,277	371,574	11,689,442
2017	17,295	372,077	11,664,129
2016	17,369	373,449	11,635,003
2015	17,431	374,710	11,617,850
2014	17,495	375,656	11,602,973
2013	17,486	375,108	11,576,576
2012	17,418	374,876	11,548,369
2011	17,415	374,475	11,543,463
2010	17,486	375,365	11,539,327

Source: U.S. Census Bureau

According to the U.S. Census Bureau, the percentage of North Canton residents over the age of 60 years is 29.8%, under the age of 5 is 5.8%, and under the age of 18 years is 15.8%. The median age of the City of North Canton residents has increased slightly from 41.0 years in 2010 to 42.1 years in 2017, which is a 2.61% increase in average age. This increase is consistent with the national trend of the “baby boomer” generation growing older. Approximately 58.3% of the City’s total population is over the age of 35. Because of the large and growing elder population in residents, the City will have to prepare for increasing physical and social environments and public services to support the needs of older adults.

The City of North Canton believes that by creating an incentive for entrepreneurs to build and renovate the housing stock, ultimately leading to increased housing values and the anticipation of attracting younger residents into the City. With these renovations and new construction, the City will also be able to meet the needs of the aging population.

Social Characteristics

The most recent median household income in the City of North Canton is \$57,003. The income is higher than Stark County’s average of \$50,117 and the state of Ohio’s average of \$52,407, which correlates to the City having 6.9% of its population considered to represent Low- to- Moderate Income households which is less than the Stark County average of 14.0% Low- to- Moderate Income households, and is less than Ohio’s statewide average of 14.9%. Residents of the City of North Canton have a high school educational attainment of 94.5%, which is higher than the county (90.6%) and the state (89.8%) respectively.

Table 2. Social Characteristics

Social Characteristic	City of North Canton	Stark County	State of Ohio
Median Age	42.1	41.8	39.3
Education Attainment: % High School Graduates or Higher	96.5%	88.0%	89.8%
Median Household Income	\$57,003	\$50,117	\$52,407
Individuals Below Poverty	6.9%	14.0%	14.9%

Source: U.S. Census Bureau

City of North Canton Housing Stock Characteristics

The proposed City-wide CRA contains housing stock that is in need of considerable repair. As detailed below, more than 55% of homes were built in 1969 or earlier and 80.7% were built before 1989. In some instances, demolition and redevelopment may be the most appropriate option for improvement. According to the 2017 U.S. Census, there are 7,550 housing units inside the City limits with 54.3% of homes being valued at less than \$149,999 and 76.4% of homes valued at less than \$199,999. Current housing stock on the market for sale is low at roughly 129 units of a total 7,550 housing units, with roughly 7% of those properties listed for sale are being offered as a foreclosure or being sold at auction.

Age of Property Stock

Age of housing stock is a useful measure of potential historical significance as well as an indicator of new construction being ‘discouraged.’ As noted above, approximately 80.7% of all housing stock in the City was constructed before 1989, with 55% of total stock being constructed in 1969 or earlier. As such, a large majority of these homes are more than 51 years old and thus are potentially historic. Modest new housing stock came online between 1989 – 1999 but has since declined with no new homes being constructed in the City since 2009. Below is a table showing the comparison of the City property-construction by year, followed by a table indicating the property occupancy rates within the proposed City Community Reinvestment Area.

Table 3. City of North Canton Property Age Inventory vs. Stark County and Ohio

Property Age Range	Total Housing Units -City	City of North Canton Percent	Stark County Percent	State of Ohio Percent
2014 or later	0	0%	0.4%	0.5%
2010-2013	12	0.2%	1.1%	1.4%
2000-2009	500	6.6%	7.8%	9.8%
1990-1999	950	12.6%	9.1%	11.9%
1980-1989	970	12.8%	7.6%	9.0%
1970-1979	974	12.9%	16.7%	14.3%
1960-1969	1,418	18.8%	12.8%	12.2%
1950-1959	1,576	20.9%	15.6%	14.2%
1940-1949	451	6.0%	8.0%	6.3%
1939 or earlier	699	9.3%	21.0%	20.5%

Source: U.S. Census Bureau

Table 4. City of North Canton Occupancy Rates vs. Stark County and Ohio

Occupancy Characteristic	Total Properties	City of North Canton Percent	Stark County Percent	State of Ohio Percent
Total Housing Units	7,550	1,157	166,207	5,174,838
Occupied Units	7,127	94.4%	91.5%	89.5%
-Owner-occupied	4,937	69.3%	68.4%	66.1%
-Renter-occupied	2,190	30.7%	31.6%	33.9%
Vacant Units	423	5.6%	8.5%	10.5%

Source: U.S. Census Bureau

Table 5. City of North Canton Historical Occupancy Rates

Census Year	Total Housing Units	Occupied Units	Owner Occupied	Renter Occupied	Vacant Units
2017	7,550	7,127 (94.4%)	4,937 (69.3%)	2,190 (30.7%)	423
2010	8,078	7,557 (93.6%)	5,118 (67.7%)	2,439 (32.3%)	521
2000	7,506	7,114 (94.8%)	4,855 (68.2%)	2,259 (31.8%)	392

Source: U.S. Census Bureau

Occupancy rates for the City of North Canton are 2.9% higher than Stark County and 4.9% higher than the state average. When looking at historical U.S. Census Bureau data, the number of total new housing units has only increased by 6.8% since 2000, while the percentage of owner occupied units has fluctuated between 67.7% and 69.3%, and renter occupied units has fluctuated between 30.7% and 32.3% since 2000. A City-wide Community Reinvestment Area should be established to assist in growing both total housing units and generate new inventory for owners and renters alike.

Value of Owner-Occupied Property

The median value of owner-occupied housing units is \$143,900. The City of North Canton's median value of owner-occupied housing is higher (13.2%) than Stark County's median value of \$127,100. For the City to continue to grow the inventory and median values of housing units there needs to be a catalyst to encourage new construction and renovation of properties within the proposed Community Reinvestment Area.

Table 6. City of North Canton Value of Owner-Occupied Property vs. Stark County

Value of Owner-Occupied Property	City of North Canton Total Properties (%)	Stark County Total Properties (%)
Less than \$50,000	166 (3.4%)	10,529 (10.1%)
\$50,000 to \$99,999	678 (13.7%)	25,404 (24.4%)
\$100,000 to \$149,999	1,837 (37.2%)	28,325 (27.2%)
\$150,000 to \$199,999	1,089 (22.1%)	20,016 (19.3%)
\$200,000 to \$299,999	805 (16.3%)	13,004 (12.5%)
\$300,000 to \$499,999	233 (4.7%)	4,998 (4.8%)
\$500,000 to \$999,999	129 (2.6%)	1,474 (1.4%)
\$1,000,000 or more	0 (0.0%)	229 (0.2%)

Source: U.S. Census Bureau

The City of North Canton property values compared to Stark County vary, however a majority of the City's properties (54.3%) are valued at less than \$150,000 compared to the county overall (61.7%). The greatest variance in property values lies within the \$100,000 to \$149,999 range. The City's total units valued in this range is 10% higher than the county overall, while the number of entry-level housing units valued under \$100,000 is 17.4% less than Stark County meaning the City is at a disadvantage in its ability to attract younger residents.

Zoning

Map 4 shows the existing zoning within the proposed City-wide CRA. The majority of the proposed CRA is zoned residential. A central business district has been defined along the North Main Street corridor,

with a substantial light industrial area just east of the central business district and industrial districts located on the periphery of the city boundaries.

Major Employers & Industry Sectors

Major industry sectors within the City of North Canton include Education, Healthcare & Social Assistance, and Retail Trade. Map 5 details the location of major employers within the City and include fives Industry (industrial engineering), Stolle Machinery (machinery equipment manufacturing for the global canmaking industry), Diebold Nixdorf (FinTech developer), Mercy Health Center (healthcare), and Walsh University.

The city is within the North Canton City School District.

Commercial Opportunities

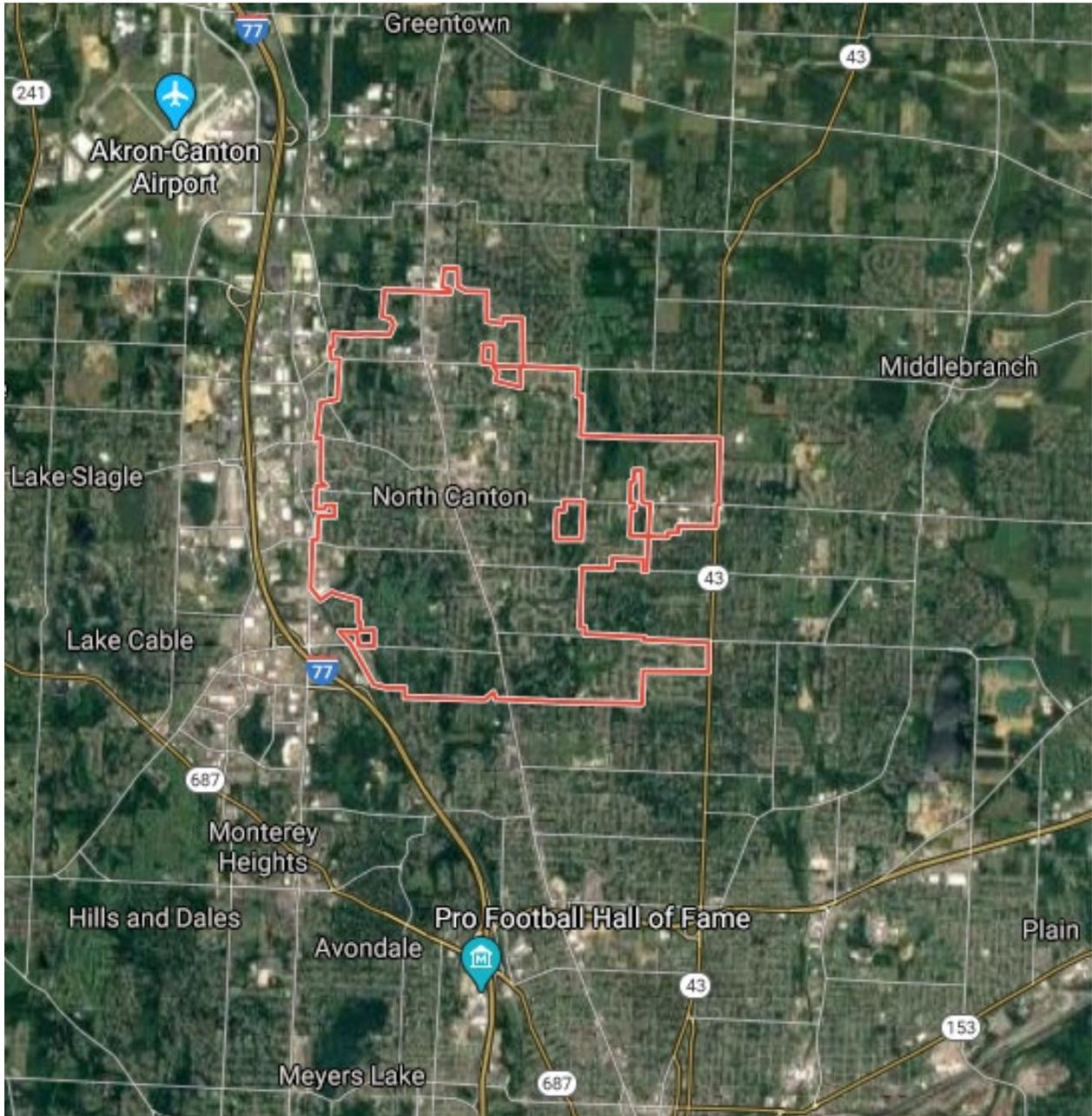
The City of North Canton is situated near the major Interstate 77 corridor and is in close proximity to the Akron-Canton region and Cleveland region. As the Cleveland region has benefited from commercial and industrial growth, the City has not experienced similar growth trends. The Community Reinvestment Area program provides a residential, commercial and industrial development tool that will facilitate growth and improve marketability of the City, enabling it to increase its tax base and grow job opportunities. The City of North Canton has set the following goals to meet the intended use of the Community Reinvestment Area:

1. Create opportunity for new or renovated, quality residential and commercial/industrial developments within the City and redevelopment of underutilized and marginal land and buildings;
2. Work to retain existing businesses and promote future development opportunities;
3. Identify opportunities to maintain and expand the City's tax base;
4. Attract private investment for commercial expansion and redevelopment; and
5. Improve the overall appearance and sense of place in the City.

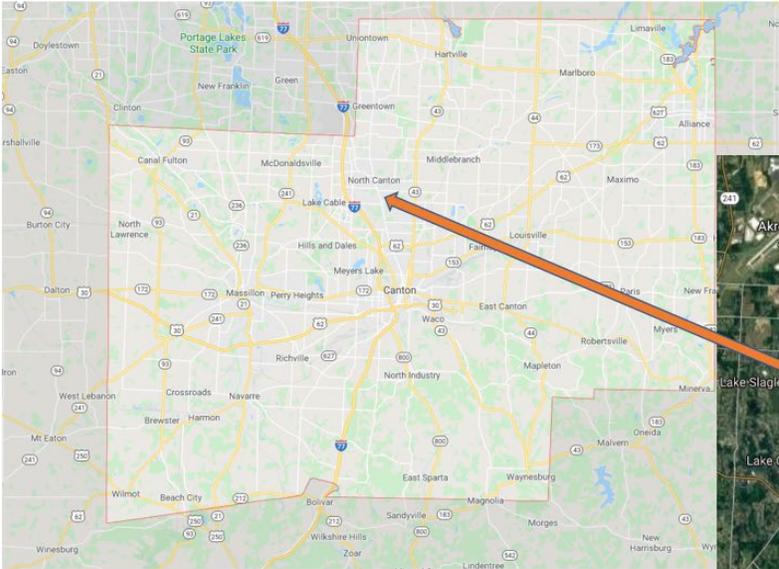
Conclusions

The data provided within this Housing Survey suggests that the proposed city-wide Community Reinvestment Area encompasses older housing units, high rates of vacancy/foreclosure, low property values, and many homes are showing signs of deterioration. There also has not been any significant reinvestment or new investment to date. Accordingly, the proposed city-wide Community Reinvestment Area meets the criteria as defined by the Ohio Revised Code Sections 3735.65-70 as the CRA "...is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged."

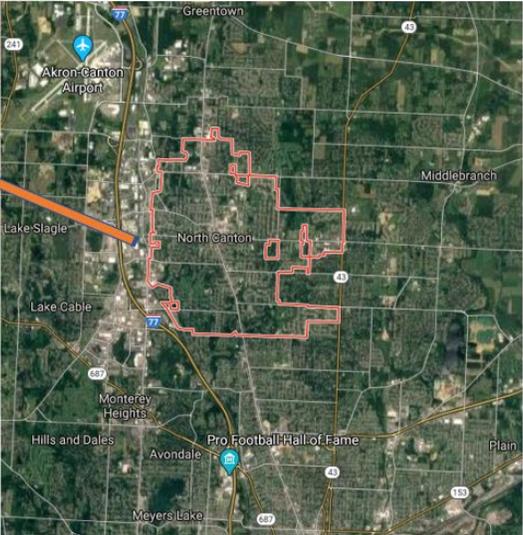
Map 1. Proposed Community Reinvestment Area – City of North Canton, Stark County



Map 2. Location of City of North Canton – Stark County, Ohio



City of North Canton, Stark County



Map 3. City of North Canton Housing Survey Properties Map

Map 5. City of North Canton Major Employers

145 N. Main Street
North Canton, Ohio 44720
Office Phone: (330) 499-8223
Fax: (330)305-0603
pdeorio@northcantonohio.gov



Patrick A. De Orio
Director of Administration
CITY OF NORTH CANTON

Legislation Request

To: Daniel J. Peters, Council President

Date: March 27, 2020

Subject: Stark County Community Development Block Grant (CDBG) Program Requalification

I am requesting that the Stark County CDBG Program Requalification be assigned to Committee for purposes of discussion and potential legislative action at the Committee of the Whole meeting currently scheduled for **April 20, 2020**.

EMERGENCY REQUESTED: YES NO

Respectfully submitted,

Patrick A. De Orio

Stark County Commissioners



County Office Building

110 Central Plaza South, Suite 240
Canton, Ohio 44702
Phone (330) 451-7371
Fax (330) 451-7906

BOARD OF COMMISSIONERS

Janet Weir Creighton
Richard Regula
Bill Smith

COUNTY ADMINISTRATOR

Brant A. Luther, Esq.

April 1, 2020

The Honorable Stephan Wilder
Mayor, City of North Canton
145 N. Main St.
North Canton, OH 44720

Dear Mayor Wilder:

IMMEDIATE ACTION IS REQUIRED TO CONTINUE YOUR PARTICIPATION IN STARK COUNTY'S CDBG PROGRAM

RE: STARK COUNTY COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) PROGRAM AGREEMENT OF COOPERATION

Stark County is now in the process of requalifying as an entitlement urban county under the Community Development Block Grant (CDBG) program for Fiscal Years 2021, 2022, and 2023. In conjunction with this process, new cooperation agreements must be executed between the Board of Stark County Commissioners and all participating political units. Participation in the CDBG program also constitutes participation in the HOME Investment Partnership program.

The current three-year agreement between the City and Stark County was executed in 1993 for participation in Stark County's CDBG program for 1994 through 1996 and renewed for Fiscal Years 1997-1999, 2000-2002, 2003-2005, 2006-2008, 2009-2011, 2012-2014, 2015-2017, with amendment. A new cooperation agreement is being provided for your continued participation through the 2021, 2022, and 2023 program years, beginning July 1, 2021. During this three-year qualification period, no participating political units may be excluded from the county's program.

During the period of participation with the County as an urban county (through execution of the cooperation agreements), the City will automatically participate in the HOME program and may only participate in the HOME program as part of the urban county. The City is also ineligible to apply for grants under the Small Cities or State CDBG program.

The enclosed agreement (three copies) should be authorized by council and executed by the Mayor at your earliest convenience. **All copies should be returned to the Stark County Regional Planning Commission (SCRPC), 201 3rd Street, NE, Suite 201, Canton, OH 44702, undated for execution by the Stark County Commissioners. Please include a copy of the approving ordinance.**

All agreements must be received in our office by June 7, 2020, as HUD will accept no agreements after July 24, 2020.

Mayor Stephan Wilder
April 1, 2020
Page 2

Thank you for your continued support in this cooperative effort. If you have any questions concerning this matter, please contact Lynn Carlone, Chief of Community Development, at (330) 451-7774.

Sincerely,



Richard Regula, President
Board of Stark County Commissioners

Enclosures (3)

North Canton City Council
Community and Economic Development Committee

Ordinance - 2020

An ordinance authorizing the Mayor of the City of North Canton to enter into an agreement with the Stark County Commissioners to accept and utilize the Stark County Community Development Block Grant Program (“CDBG Program”) for Fiscal Years 2021, 2022, and 2023.

WHEREAS, the Board of Stark County Commissioners participates in the U.S. Department of Housing and Urban Development Community Development Block Grant Program; and

WHEREAS, the City desires the opportunity to participate in the Department of Housing and Urban Development Community Development Block Grant and receive funds from such program; and

WHEREAS, no participating political units may be excluded from the program and the Stark County Commissioners requested the City’s signed agreement for fiscal years 2021, 2022, and 2023 by June 7, 2020.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That the Mayor of the City of North Canton, be, and is hereby authorized to enter into an agreement with the Stark County Commissioners to accept and utilize the Stark County Community Development Block Grant Program for Fiscal Years 2021, 2022, and 2023, as attached hereto and incorporated herein as “Exhibit A”.

Section 2. That if a provision of this ordinance is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.

Section 3. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this _____ day of _____ 2020.

Attest: _____
Benjamin R. Young, Clerk of Council

Stephan B. Wilder, Mayor

Signed: _____

Pat De Orio

From: Stephan Wilder
Sent: Friday, March 27, 2020 9:53 AM
To: Pat De Orio; Tim Fox
Subject: FW: Continued Participation in the Stark County CDBG program - City of North Canton

Patrick and Tim, FYI
Shall we continue on with this program?
Mayor Wilder



Stephan B. Wilder, Mayor
City of North Canton
145 N. Main Street
North Canton, OH 44720

Office: 330.499.8223, Ext. 1004
Fax: 330.305.0603
mayorwilder@northcantonohio.gov

From: Lynn A. Carlone <LACarlone@starkcountyohio.gov>
Sent: Friday, March 27, 2020 9:34 AM
To: Stephan Wilder <MayorWilder@northcantonohio.gov>
Cc: Robert Graham <rgraham@northcantonohio.gov>; Catherine A. Puleo <CAPuleo@starkcountyohio.gov>
Subject: Continued Participation in the Stark County CDBG program - City of North Canton

Good Morning Mayor Wilder:

The Stark County Community Development Block Grant (CDBG) program is beginning the process of requalifying as an Urban Entitlement County through the US Department of Housing and Urban Development (HUD) for the FY 2021 – 2023 program years. Every three years urban entitlement counties are required to requalify to receive CDBG funding directly from the federal government; this also includes the receipt of HOME funding as well. As such within the next week or so, a packet of information will be sent to the city administration office address (145 North Main Street) by certified mail from the Board of Stark County Commissioners. This packet will contain an explanation cover letter and three original cooperation agreements. The City of North Canton is being requested to rejoin and remain a member of the Stark County CDBG program as they have been for the last 27 years. The last cooperation agreement was adopted by the city in 1993 and was subsequently renewed since that time. During this current recertification round, HUD has stated that new cooperation agreements must be obtained from participating political subdivisions. By remaining a member of the CDBG program, the city has the opportunity to apply for and received CDBG funding to help with critical infrastructure and public facility projects in the qualified low-to moderate-income (LMI) areas of the city; receive public service projects to benefit your community, and your qualified LMI homeowners will remain eligible to receive CDBG and/or HOME funding for both emergency and full housing rehabilitation help with their homes. The receipt of CDBG (and HOME) funding helps to both create and maintain viable living communities for all to enjoy.

We would ask that the City of North Canton adopts an ordinance, sign all three of the above-referenced cooperation agreements, obtains local legal counsel approval, and return all to the Stark County Regional Planning Commission (SCRPC) by June 7th. From there, the City of North Canton's agreements, along with all other rejoining/adopting communities in Stark County, will be presented for the Board of Stark County Commissioner's approval and adoption; the documents will then be submitted to HUD by July 24th for their acceptance. Once the process is completed, a fully-executed cooperation agreement will be remitted back to the city for your files. During the next three-year CDBG requalification process in 2023, the City of North Canton will be formally requested to remain a part of the Stark County CDBG program, but new cooperation agreements are not expected to be needed as the agreements the city will sign during this current requalification process will be automatically renewing for future rounds.

If you or any others have any questions or concerns about the CDBG requalification process, please give our office a call weekdays, 8-4 PM at 330-451-7774; we would be happy to assist you. Otherwise, we look forward to the receipt of the three City of North Canton signed cooperation agreements, along with a copy of the approving ordinance, on or before June 7, 2020.

Thank you for your attention to this important matter. Lynn



**STARK COUNTY
REGIONAL PLANNING
COMMISSION**
201 3rd. St. NE, STE. 201, Canton OH 44702
Lynn A. Carlone
**Chief of Community
Development**
t:330-451-7774
f:330-451-7990
e:lacarlone@starkcountyohio.gov
www.rpc.starkcountyohio.gov
f in

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[Stark County Website](http://www.rpc.starkcountyohio.gov)

Agreement

Stark County Commissioners

With _____

Dated _____

Subject CITY OF NORTH CANTON
 COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT

THIS AGREEMENT, entered into this day, by and between the Board of Stark County Commissioners of Stark County, Ohio, hereinafter referred to as the “County,” and duly authorized through a resolution of the Board of Stark County Commissioners adopted on this day, and the City of North Canton, Ohio, hereinafter called “City” and duly authorized through the enactment of Ordinance No. _____ of the Council of the City.

WITNESSETH:

WHEREAS, The Congress of the United States has enacted the Housing and Community Development Act of 1974, which has as its primary objective the development of viable urban communities, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate incomes; and

WHEREAS, both the City and County are desirous of entering into community development activities within Stark County, which are directed toward said objective and are desirous of seeking such federal funding as may be available to them pursuant to the Act; and

WHEREAS, the Act contemplates and encourages the joining by agreement of counties and municipalities for the purpose of carrying out the objectives of the Act; and

WHEREAS, municipalities and counties in Ohio have authority under Section 307.15 of the Revised Code of Ohio to enter into agreements whereby a board of county commissioners may undertake, and is authorized by a municipality, to exercise any power, perform any function, or render any service in behalf of a municipality, which such municipality may exercise, perform, or render; and

WHEREAS, the City and the County each have authority to carry out the kinds of activities which are the objectives of the Act pursuant to Sections 303.26 and 307.85, as well as other statutes of the Revised Code of Ohio; and

WHEREAS, the County and the City agree to cooperate to undertake or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing; and

WHEREAS, the City and the County have agreed that it is in the best interests of their constituents that the objectives of the Act be carried out within Stark County and that the City and the County should join in community development activities; and

WHEREAS, the National Affordable Housing Act of 1990 created the HOME Investment Partnership program, hereinafter referred to as "HOME" which has its purpose the provision of affordable housing opportunities to low and moderate income purposes, which program is also covered by this Agreement.

NOW, THEREFORE, IN CONSIDERATION of the provisions hereinbefore and hereinafter contained, it is mutually agreed as follows:

1. The City and the County shall cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing.

2. The County shall have the authority to carry out activities which will be funded from annual Community Development Block Grants and HOME from Fiscal Years 2021, 2022, 2023 appropriations and from any program income generated from the expenditure of such funds.

3. This Agreement shall be in effect from the date of its execution by the Board of Stark County Commissioners and shall continue through the County's 2021, 2022, and 2023 Community Development program years, inclusive. This Agreement shall be automatically renewed for participation in successive three-year qualification periods, unless the County or the City provides written notice that they elect not to participate in a new qualification period. A copy of the notice not to participate must be sent to: Department of Housing and Urban Development, 200 North High Street, Columbus, Ohio 43215. The County shall notify the City of its right to elect to not participate in the next three-year qualification period, in accordance with guidelines and deadlines as specified in HUD's Urban County Requalification notice for the next qualification period.

Failure by either the County or the City to adopt an amendment to this Agreement incorporating all changes necessary to meet the requirements for cooperation agreements as set forth in the Urban County Requalification Notice applicable for a subsequent three-year urban

county qualification period, and to submit the amendment to HUD as provided in the urban county qualification notice, shall void the automatic renewal of such qualification period.

This Agreement remains in effect until the CDBG and HOME funds and program income received with respect to Fiscal Years 2021, 2022, and 2023 and any successive qualification period, are expended and the funded activities are completed.

4. This Agreement may not be terminated by either the City or the County during the period this Agreement is in effect.

5. The City hereby authorizes the County to undertake, and assist the City in undertaking, all essential activities and objectives of the Housing and Community Development Act of 1974, as amended, and as reauthorized and further amended under Title I of the Housing and Urban-Rural Recovery Act of 1983 (Public Law 98-181), and the National Affordable Housing Act of 1990, in accordance with any and all applicable provisions of said Acts and the administrative regulations of the U.S. Department of Housing and Urban Development as set forth in the Federal Register, Volume 53, Number 172, dated Tuesday, September 6, 1988, 24 CFR Part 570, and any applicable revisions which may become effective pursuant to the execution of this agreement.

6. The City agrees to cooperate to undertake, or assist in undertaking, community renewal activities, specifically urban renewal and publicly assisted housing.

7. The City, by executing this agreement understands that:

- a) it may not apply for grants under the Small Cities or State CDBG program from appropriations for Fiscal Years 2021, 2022, 2023; and
- b) it may not participate in a HOME consortium except through Stark County, regardless of whether Stark County receives a HOME formula allocation.

8. The County shall prepare and submit an application to the Secretary of Housing and Urban Development for a grant under the terms of the Housing and Community Development Act of 1974, as amended and the National Affordable Housing Act of 1990, as amended. This application shall set forth a five-year comprehensive Consolidated Plan and the One Year Updates which identifies community development and housing needs, and specifies both short- and long-term community development objectives, which have been developed in accordance with area wide development planning and national urban growth policies, and otherwise conform with applicable requirements of the Act.

9. The City may prepare recommended projects and activities for community development within its boundaries, which objectives and activities must be in accordance with the objectives of the Acts. These shall be submitted to the Stark County Regional Planning Commission, which has been designated by the County as the reviewing agency for all proposed objectives and activities to be included in the Consolidated Plan and subsequent One Year Updates. It is understood between the parties that the Stark County Regional Planning Commission, in conjunction with the SCRPC Citizens' Advisory Council, shall make recommendations to the County for the contents of the Consolidated Plan and for recommended priorities among these various projects and activities. It is also understood between the parties that the County shall have the authority and responsibility to make these decisions concerning the contents of the Consolidated Plan, and as to whether the projects and activities for which approval and urban county formula funding is sought under the application shall be in conformance with the purposes of the Acts. It is understood between the parties that the Acts place emphasis on those activities which further comprehensive neighborhood revitalization and principally benefit low and moderate income persons, including housing-related activities.

10. If projects or activities within the City are approved and funded pursuant to the application, the County may undertake the implementation of those activities which are to take place within the City. The parties acknowledge that the County will have the sole responsibility and authority for the overall implementation of the program and for the proper use of the urban county entitlement funds in accordance with the requirements of the Acts; and that nothing in this Agreement shall be construed to authorize the City to veto, restrict, or in any way limit the ability of the County, or the Stark County Regional Planning Commission working in conjunction with the County, to administer and implement the Community Development and Housing Assistance activities referred to in the Community Development Program, including the Consolidated Plan, included in the three-year plans covered by this Agreement, or to disapprove an activity after the plan in which it is included is submitted to the Department of Housing and Urban Development.

11. The County shall develop a uniform administrative procedure for the development of the Application and the review of project proposals submitted by the City. These procedures will, of necessity, reflect the requirements of the Secretary of Housing and Urban Development and the regulations which the Secretary may develop for the administration and implementation of the Community Development Block Grant program and HOME program.

12. The City authorizes the County to do, on behalf of the City in accordance with the conditions of this Agreement, all things which the City could do in its own behalf relative to the expenditure of CDBG funds.

13. The County and the City shall take all actions necessary to assure compliance with the urban county's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act, and will affirmatively further fair housing, in accordance with 24 CFR 91.225(a) and 5.105(a). Furthermore, the County and the City must also comply with Section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 of Title II of the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, and Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws. Further, funding is prohibited for activities in or in support of any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certification. It is expressly understood by the parties to this Agreement that this provision is required because noncompliance by a unit of general local government included in an urban county may constitute noncompliance by the grantee (i.e. the entire urban county) which may provide cause for funding sanctions or other remedial actions by the U.S. Department of Housing and Urban Development.

14. The City, pursuant to 24 CFR 570.501(b), is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement set forth in 24 CFR 570.503.

15. With respect to the expenditure of program income, the County and the City hereby agree as follows:

- a) that the City shall inform the County of any income generated by the expenditure of CDBG and/or HOME funds received by the City;
- b) that any such program income must be paid to the County or that the City may, upon consent of the County, retain program income subject to the requirements of the Section 2 CFR 200.307, and the provision of Section 570.504 of the "Community Development Block Grant Regulations – Final Rule" as published in the Federal Register, Vol. 53, No. 172, dated September 6, 1988;

- c) that any program income the City is authorized to retain may only be used for eligible activities in accordance with all CDBG and/or HOME requirements as may then apply;
- d) that the County has the responsibility for monitoring and reporting to HUD on the use of any such program income thereby requiring appropriate recordkeeping and reporting by the City as may be needed for this purpose; and
- e) that in the event of CDBG grant close-out or change in eligibility status of the City, any program income that is on hand or received subsequent to said close-out or change in status shall be paid to the County.

16. With respect to real property acquired or improved in whole or in part using CDBG funds, the County and the City hereby agree as follows:

- a) the City shall notify the County in a timely manner of any modification or change in the use of any real property from the planned or intended use at the time of acquisition or improvement, including disposition of real property subsequent to acquisition or improvement using CDBG funds;
- b) the City shall reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG funds) of real property acquired or improved with CDBG funds which is sold or transferred for a use which does not qualify under the CDBG regulations; and
- c) that any program income generated from the disposition or transfer of property prior to or subsequent to the close-out of a CDBG-funded activity, change of eligibility status of the City, or termination of the cooperation agreement between the County and the City shall be returned to the County.

17. The City has adopted and is enforcing:

- a) a policy prohibiting the use of excessive force by law enforcement officials within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject

of such non-violent civil rights demonstrations within the City's jurisdictions.

18. The City may not sell, trade, or otherwise transfer all or any portion of such funds (CDBG) to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives such funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title 1 of the Housing and Community Development Act of 1974, as amended.

IN WITNESS WHEREOF, the parties have hereunto set their hands this day of _____

WITNESSES:

BOARD OF COUNTY COMMISSIONERS OF
STARK COUNTY, OHIO

BY: _____
Richard Regula, President

BY: _____
William Smith, Vice President

BY: _____
Janet Creighton, Member

WITNESSES:

CITY OF NORTH CANTON

BY: _____

ITS: _____

THE TERMS AND PROVISIONS OF THIS AGREEMENT ARE FULLY AUTHORIZED UNDER STATE AND LOCAL LAW AND THIS AGREEMENT PROVIDES FULL LEGAL AUTHORITY FOR THE COUNTY TO UNDERTAKE OR ASSIST IN UNDERTAKING ESSENTIAL COMMUNITY DEVELOPMENT AND HOUSING ASSISTANCE ACTIVITIES, SPECIFICALLY URBAN RENEWAL AND PUBLICLY ASSISTED HOUSING.

David E. Deibel
Prosecutor's Office, Civil Division
Stark County, Ohio

THIS AGREEMENT IS IN ACCORDANCE
WITH THE LAWS OF THE STATE OF OHIO
AND THE CITY OF NORTH CANTON

Counsel for City (please print name)



City of North Canton Office of City Council

Agenda Request

TO: President of City Council

DATE: _____

SUBJECT: _____

I am requesting:

Ordinance Resolution Discussion Council Vote

For: _____

EMERGENCY REQUEST: YES NO

RATIONALE FOR EMERGENCY: _____

SIGNED: _____

APPROVAL NEEDED:

Dir. Of Administration Dir. Of Finance Dir. Of Law Council President

APPROVED BY:

Signature

Title

Date

Ben Young

From: Daryl Revoldt
Sent: Thursday, April 16, 2020 10:26 AM
To: Ben Young
Subject: Re: Agenda Request for Fence Amendments

Clerk: I hereby authorize placement on the committee agenda items attached to this email. Daryl Revoldt

Get [Outlook for iOS](#)

From: Daryl Revoldt <drevoldt@northcantonohio.gov>
Sent: Thursday, April 16, 2020 8:43:53 AM
To: Ben Young <byoung@northcantonohio.gov>
Subject: Re: Agenda Request for Fence Amendments

Ok

Get [Outlook for iOS](#)

From: Ben Young <byoung@northcantonohio.gov>
Sent: Thursday, April 16, 2020 8:42:39 AM
To: Daryl Revoldt <drevoldt@northcantonohio.gov>
Subject: Agenda Request for Fence Amendments

Please sign and return the attached Agenda Request to amend the rules on fences.

Benjamin Young
Clerk of Council
City of North Canton
145 N. Main St.
North Canton, OH 44709
330-499-8223 EXT: 1101



North Canton City Council
COMMITTEE

ORDINANCE ## - 2020

An ordinance to amend Chapter 1133 Single-Family and Two-Family Residential Districts, of the Codified Ordinances of the City of North Canton, specifically Section 1133.08(e), Fences and Walls, as described below.

WHEREAS, The City seeks to clarify and improve the standards for fences, walls, and hedges within city limits; and

WHEREAS, Such changes will modernize city planning standards to the benefit of the safety, security, and aesthetic aspects of the city; and

WHEREAS,

WHEREAS, The changes contained in this ordinance have received the favorable recommendation of the Planning Commission.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That Chapter 1133 Single-Family and Two-Family Residential Districts, of the Codified Ordinances of the City of North Canton, specifically Section 1133.08(e), Fences and Walls, be, and is hereby amended to read as follows:

(e) Fences, Walls, and Hedges. Fences, walls, and hedges shall comply with the following.

(1) Zoning Certificate Required

A. No person shall construct or erect a fence or wall without first obtaining a zoning certificate and/or a building permit, if applicable, from North Canton Building Department. A zoning certificate is not required for repairs of existing fences, for replacement of a fence for which the original zoning certificate, or permit, can be produced.

B. A zoning certificate shall not be required for vegetative hedges or invisible fences, but they shall be subject to any applicable requirements of this section.

(2) General Requirements

A. All fences, walls, and hedges located in a vision clearance triangle shall not exceed 36 inches in height.

1. For intersections of streets with other streets, a vision clearance triangle area, which may include private property and/or public right-of-way, is a triangular area defined by measuring 30 feet from the intersection of the extension of the front and side street curb lines (or edge-of-pavement lines where there is no curb) and connecting the lines across the property. See Illustration 1133.08(e)(2)A.1.



Illustration 1133.08(e)(2)A.1. Traffic safety vision clearance for intersecting streets.

2. For intersections of streets with driveways, the vision clearance area shall be created by measuring 25 feet from the edge of the driveway

along the street and 20 feet along the driveway from the street. See Illustration 1133.08(e)(2)A.2.

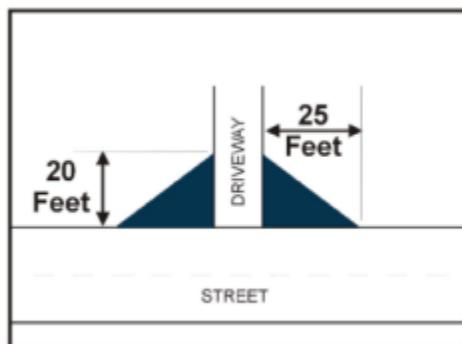


Illustration 1133.08(e)(2)A.2. Vision clearance for driveway and street intersections.

B. Small portions of fences, such as decorative fencing used for landscaping, that are not longer than 20 feet in length or more than three feet in height, but which comply with the yard and maintenance requirements set forth in this subsection, shall not require a zoning certificate.

C. All fences, walls, hedges and invisible fences, and any related supporting structures or appurtenances, shall be contained within the lot lines of the applicable lot, and shall not encroach into adjoining or abutting lots and/or any right-of-way.

D. The smooth finished side of the fence or wall shall be the side of the fence that faces outward from the lot or yard being fenced. If a fence has two similarly finished sides, either side may face the adjacent property.

E. All fences, walls, and hedges shall be maintained in a neat and orderly manner.

F. Walls shall be prohibited within all utility easements. To accommodate necessary work in a utility easement, the City or public utility company may remove fences placed in the easement; replacement shall be at the owner's expense.

G. Fences, walls, and hedges shall not impede, inhibit, or obstruct culverts, drains, natural watercourses, or storm water drainage in any zoning district.

H. It shall be the duty of each lot owner and contractor, or an agent thereof, to determine lot lines and to ascertain that the fence or wall does not deviate from the plans as approved by the Chief Building Official issuing the zoning certificate, and that the fence does not encroach on another lot or existing easement. The issuance of the permit and/or zoning certificate and any inspection by the City shall not be construed to mean the City has determined the fence is not encroaching on another lot, nor shall it relieve the property owner of the duty imposed on him or her herein.

(3) Materials

A. No fence shall be composed of scrap materials, tires, canvas, cardboard, asphalt style shingles, or corrugated metal, welded rolled wire, chicken wire, or sheet metal, except wire mesh, chicken wire, and welded wire shall be allowed as a backing material for split-rail fences.

B. Fencing that is electrically charged and/or includes barbed wire or other sharp-pointed material shall be prohibited.

C. The style or type of fences permitted in the front yard shall be: picket, split rail, wrought iron, solid vinyl, painted aluminum, welded steel, *decorative masonry*, or hedges.

D. All latches, hinges, and hardware shall be made of non-rusting materials.

(4) Measurement

A. The maximum fence or wall height shall be measured from the lowest point three feet on either side of the fence to the top most portion of the fence between posts. See Illustration 1133.08(4)(A). The structure posts may exceed the maximum height allowed in this section by up to six inches including any decorative features.

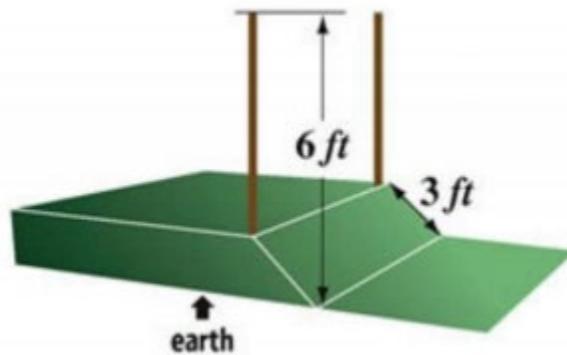


Illustration 1133.08(e)(4)(A): Illustrating the method of measuring the height of a fence from the lowest point three feet on either side of the fence.

B. Fencing or walls shall follow the natural contour of the land on which it is located. See Illustration 1133.08(e)(4)(B).

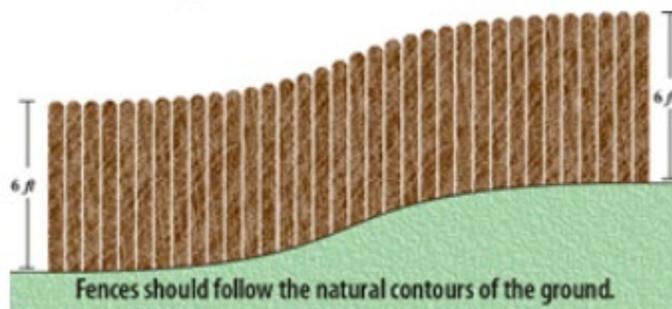


Illustration 1133.08(e)(4)(B): This illustrates how fencing shall be measured along a natural contour.

C. A fence may be erected on top of a wall, but the combined height of the fence and wall shall not exceed 6 feet in overall height. Fences or walls located on top of a retaining wall shall be measured from the top of the lowest finished grade at the top of the retaining wall.

(5) Retaining Walls

A. Retaining walls shall be measured from the top of the footing to the top of the wall.

B. Retaining walls that exceed 36 inches high shall be benched so that no individual retaining wall exceeds a height of six feet except where the Zoning Board of Appeals determines that topography requires a wall of greater height, and each bench is a minimum width of 36 inches. See Illustration 1133.08(e)(5)(B).

C. Retaining walls over 36 inches shall be approved by the Chief Building Official. Plans for such retaining wall shall be prepared by an Ohio licensed design professional.

D. Retaining walls that exceed four feet in height or support an additional live/dead load above and beyond the weight of the soil being retained shall require a building permit from North Canton Building Department.

E. Retaining walls should substantially follow or preserve the existing grade or contour of land.



Illustration 1133.08(e)(5)(B).: This image illustrates a retaining wall that has been benched so that there is not a single, excessively tall, retaining wall.

(6) Fences, Walls, and Hedges in Front Yards The following shall apply to fencing, walls, and hedges in front yards:

A. Fences, walls, and hedges shall not exceed 48 inches in the front yard or along any lot line that is adjacent to a street, including corner lots, with the following additional provisions:

1. Solid fences, walls, or portions thereof that run parallel and adjacent to a street shall not exceed 24 inches in height, except where a rear yard adjoins another rear yard, and located behind the dwelling, a fence shall not exceed 48 inches with an additional 12 inches of lattice. Solid fences or walls include any fence or wall constructed of materials or in such a manner as to be more than 50 percent solid or opaque.
2. Solid fences or walls, as defined above, may exceed 24 inches in height along the side lot lines provided the solid portion is set back a minimum of 20 feet from all front street right-of-way lines.
3. For double frontage lots, fencing in the rear yard may exceed 48 inches if the fencing is set back a minimum of 50 feet from the right-of-way, but in no case shall it exceed the height allowed in rear yards. See *Illustration 1133.08(e)(6)(A)*. This setback shall not apply if the entire block face contains double frontage lots with the rear façade of the buildings facing the same street.

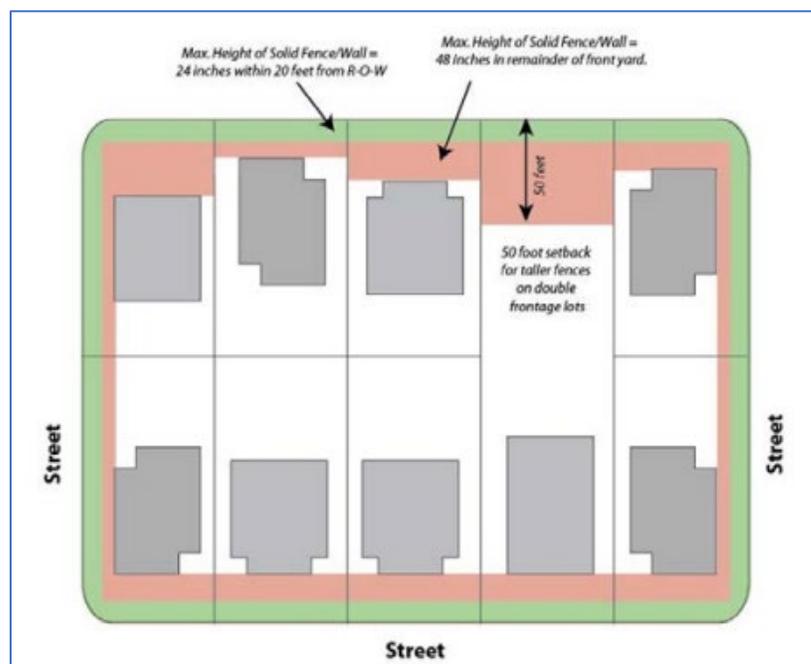


Illustration 1133.08(e)(6)(A): The shaded area in the above illustration illustrates where the maximum front yard fence, wall, and hedge height of 48 inches is applied in a residential district.

(7) Fences, Walls, and Hedges in Side and Rear Yards The following shall apply to fencing, walls, and hedges in side and rear yards:

A. Hedges shall not exceed six feet in any front side yard, except when a residential use adjoins a nonresidential use, *the Chief Building Official may approve a fence up to 8 feet in height behind the front yard.* Hedges not located in the front yard shall not have a height requirement.

B. Fences and walls shall not exceed six feet in any side or rear yard.

(8) Temporary Fences Temporary fences such as construction site fences and snow fences shall be allowed subject to Building Code requirements and the following conditions:

A. Fences around construction sites shall be allowed for the duration of the construction work, and snow fences shall be allowed for a period not to exceed five months in any calendar year.

B. A zoning certificate shall not be required for temporary fences.

(9) Upkeep and Maintenance

A. Any fence, wall, or hedge, under construction or completed, which, through lack of repair, neglect, type of construction, placement or otherwise, is a hazard or endangers any person, animal or property, or causes a blighting effect on the neighborhood, is deemed a nuisance.

B. If such unsafe condition or blighting effect exists in regard to a fence, wall, or hedge, the Chief Building Official shall notify the owner, agent, or person in control of the property upon which the fence, wall, or hedge is located, describing the unsafe condition and blighting effect and ordering abatement of the nuisance by requiring repairs or modifications to be made to render the fence, wall, or hedge safe, or requiring the unsafe fence or hedge or any portion thereof to be removed.

C. If the nuisance is not corrected, then the Chief Building Official is authorized to abate the nuisance and charge all fees to the owner, in addition to any other remedy available by law.

Section 2. That if a provision of this ordinance is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.

Section 3. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this _____ day of _____ 20__.

Attest: _____
Benjamin R. Young, Clerk of Council

Stephan B. Wilder, Mayor

Signed: _____