



CITY OF KENT

City Council Committee Meeting

319 S. Water St., Kent, OH 44240

Wednesday, September 3, 2025

AGENDA

6:55PM BOARD OF CONTROL

7:00PM PUBLIC HEARING – Proposed Zoning Map Amendment

7:05pm PUBLIC HEARING – Proposed DORA Boundary Expansion

COUNCIL COMMITTEE meeting will begin immediately after Public Hearings

CALL TO ORDER

COMMITTEES

1. Committee of the Whole – Chair Fiala/Vice Chair Amrhein

- 1.1 Neighborhood Beautification Awards (Dominique Bollenbacher)
- 1.2 Staff Updates
 - 1.2.1 Introduction of Community Development Assistant Director Dan Morganti (Bridget Susel)
 - 1.2.2 Project DAWN update (Joan Seidel)
- 1.3 KSU, Town Gown Update (Dana Lawless-Andric)

2. Land Use Committee – Chair Shaffer Bish/Vice-Chair Hook

- 2.1 Proposed Zoning Map Amendment (Bridget Susel)
- 2.2 Public Art Appeal/Variance Request (Bridget Susel)
- 2.3 Stream and Wetlands Foundation Land Donation (Angela Manley)

3. Community Development Committee-Chair Rosenberg/Vice-Chair Clapper

- 3.1 Franklin-Kent JEDD Income Tax Agreement Renewal and Amendment (Bridget Susel)
- 3.2 Proposed DORA Boundary Expansion (Eric Helmstedter)

3.3 Community Housing Update Discussion (Dave Ruller, Bridget Susel)

4. Finance Committee – Chair DeLeone/Vice-Chair Celko

4.1 Certify Tax Rates for 2025 (Rhonda Hall)

4.2 Budget Amendment Request #5 (Rhonda Hall)

5. Health & Public Safety Committee-Chair Amrhein/Vice-Chair Sidoti

No business

6. Streets, Sidewalks, and Utilities Committee-Chair Sidoti/Vice-Chair Clapper

6.1 Correct ordinance 2024-088 to add water surcharge to Petros Development Group property (Hope Jones)

6.2 ODOT-SR 261 Consent legislation (Jim Bowling)

6.3 Sunrise Boulevard rehabilitation – OPWC Resolution of Intent (Jim Bowling)

ADJOURNMENT

TENTATIVE SEPTEMBER 2025 CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	LABOR DAY 1 Sustainability Comm 5:30pm	2 Planning Comm 1 7:00pm Cancelled	3 Council Committee Mtg 7:00pm	4	5	6
7	8	9 Board of Health 5:30pm	10	11 Standing Rock Cemetery Board 4:00pm	12	13
14	15 Civil Service Comm 5:00pm BZA 7:00pm	16 Planning Comm 2 7:00pm	17 Council Regular Mtg 7:00pm	18 Parks & Rec 5:30pm	19	20
21	22	23	24	25	26	27
28	29	30				

KENT CITY COUNCIL'S PENDING LIST

Administration	Date of Motion	Motion Made by
Senior Advisory Committee	10/18/2017	Ferrara; Sidoti
Discussion with Franklin Twp./sidewalk snow upkeep	01/19/2022	Shaffer Bish
Explore Use of Consent Agenda	04/17/2024	Hook
Council Committees	Month/Yr.	Motion Made by
Noise Ordinance Review - <i>Health & Public Safety</i>	11/15/2023	Amrhein
Downtown Historic District- <i>Community Dev.</i>	02/24/2024	Shaffer Bish
Role of Architecture Review Board- <i>Community Dev.</i>	02/24/2024	Celko
Requirement for In Person Board Interviews- <i>Comm/Whole</i>	03/20/2024	Rosenberg
Arborist & Health Dept. used in Rental Inspections	06/19/2024	Clapper
Warming Centers for the Unhoused	09/18/2024	

Any person who requires an auxiliary aid or service for effective communication or a modification of policies and procedures to participate in any City or City Council public meeting or event should contact the Clerk of Council at 330-678-8007. Any request for auxiliary aid or other accommodation should be made as soon as possible, but no later than forty-eight hours prior to the event.



CITY OF KENT, OHIO

Community Engagement Coordinator

TO: Dave Ruller, City Manager

FROM: Dominique Bollenbacher, Community Engagement Coordinator

DATE: 8/28/2025

RE: Yard Beautification Awards Presentation

Mr. Ruller,

I am requesting time before council, to share the recipients of the first ever Neighborhood Beautification Awards here in Kent for the month of September!

The winners are as follows:

- Mary Bass, 1137 Norwood St, Ward 2
- John and Kathleen Koch, 1102 Erin Dr, Ward 1

Thank you,
Dominique Bollenbacher



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: August 26, 2025

TO: Dave Ruller, City Manager

FROM: Bridget Susel, Community Development Director

RE: Proposed Zoning Map Amendment

The Community Development Department received an application from GreyFoxRE requesting the Planning Commission consider a proposed map amendment for two parcels “located at 200 West Williams Street” to amend the zoning district designation from their current zoning of I: Industrial District to R-3: High Density Residential District. The Portage County Auditor lists the owner of record for the two parcels as HTB 200 W. Williams LLC, and the applicant has provided documentation to the City that it has the authority to apply for the proposed zoning map amendment. The two (2) parcels are:

- a. Parcel No. 17-012-10-00-081-022 (600 Franklin Ave.);
- b. Parcel No. 17-012-10-00-072-002 (not yet number Franklin Ave.).

The Law Department reviewed the application contents for compliance with the Zoning Code requirements for an “application of amendment” and it was determined that all application submission requirements had been met.

Proposed zoning map amendment requests are not specific to any project. The Planning Commission in its issuance of a recommendation to City Council and subsequently City Council’s consideration of the request must take into consideration all “permitted and conditionally permitted” uses that are applicable under the current zoning of “I: Industrial District” and all uses that are possible under the proposed zoning amendment to “R-3: High Density Residential District.”

The Planning Commission considered the proposed amendment, including all eligible supporting documentation provided in writing and in oral testimony by the applicant and members of the public on August 19, 2025. The Planning Commission voted unanimously to not recommend Kent City Council approve the Zoning Map amendment to change Parcel No. 17-012-10-00-081-022 (600 Franklin Ave.) and Parcel No. 17-012-10-00-072-002 (not yet numbered Franklin Ave.) from the current zoning of “I: Industrial District to the proposed zoning “R-3: High Density Residential District.

Attached for review are the following:

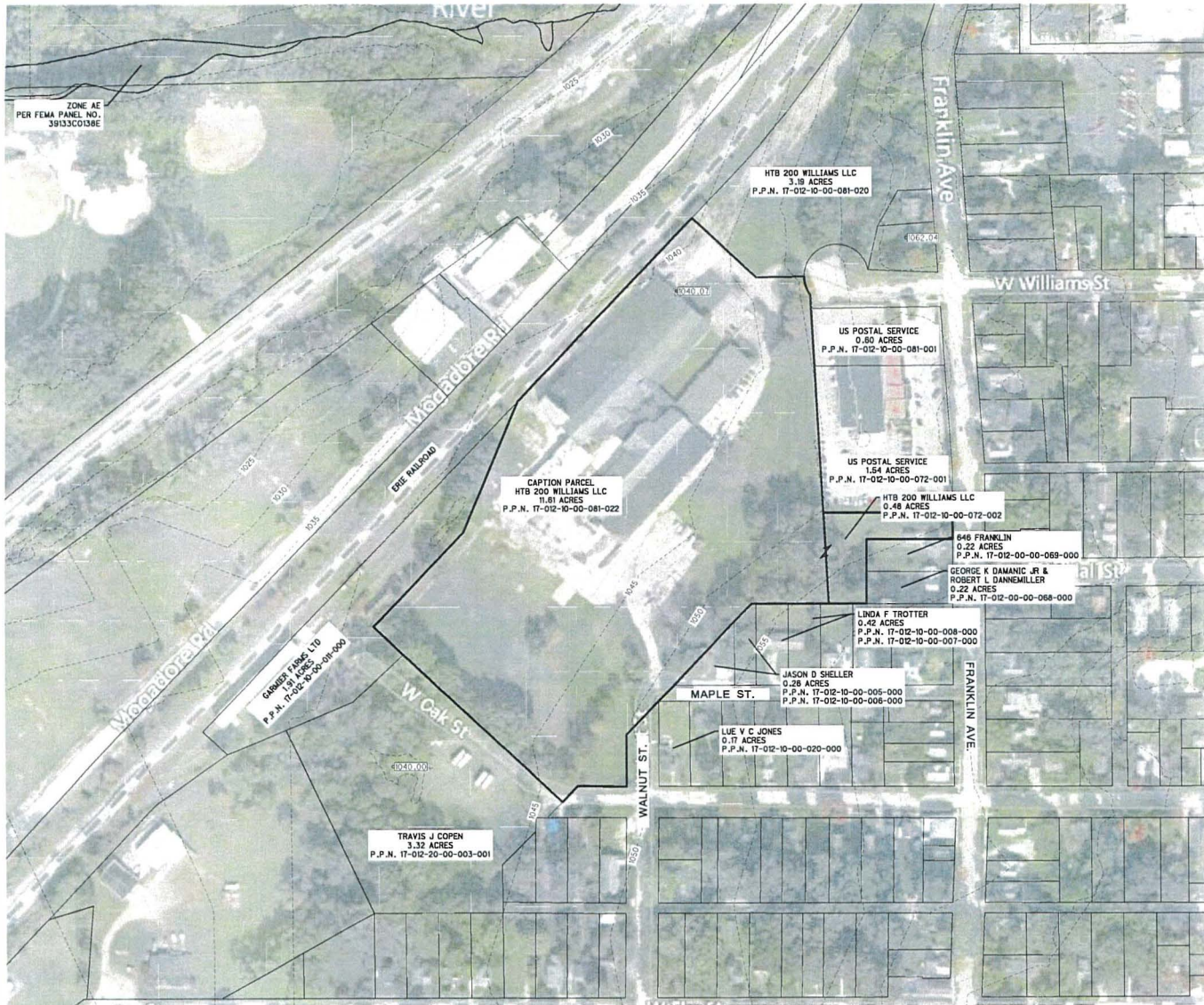
1. Surveyed site map provided by the applicant identifying the two (2) parcels subject to the proposed Zoning Map amendment request;
2. Zoning Map provided by Community Development of the current zoning in the area of the request;
3. Zoning Code CH 1103 list of permitted and conditionally permitted uses for I: Industrial and R-3: High Density Multifamily Districts;
4. Notice of Kent City Council public hearing published in the *Record Courier* and mailed via USPS first class mail to property owners within 500 feet of the proposed site, as required by Zoning Code CH. 1112;
5. SME written summary review correspondence addressed to Jacob Shields, Grey Fox Capital, regarding its evaluation of Phase I assessments completed on Parcel No. 17-012-10-00-081-022; Parcel No. 17-012-10-00-072-002; and Parcel No. 17-012-10-00-081-020;
6. Brownfield Restoration Group (BRG) VAP Remedial Action Plan Scope of Work and Cost Estimate issued to the Portage County Land Bank for ODOD Brownfield Grant;
7. Brownfield Restoration Group Figure 10 (Commercial) and Figure 11 (Residential) Areas of Proposed Remediation.

I am respectfully requesting time at the September 3, 2025 Council Committee meeting to discuss the proposed Zoning Map amendment in greater detail and to request a determination from City Council on the proposed Zoning Map amendment application.

Please let me know if you need anything else in order to add this to the agenda. Thank you.

Attachments

Cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Eric Fink, Assistant Law Director
Tim Sahr, Development Engineer



SITE MAP FOR GREY FOX CAPITAL

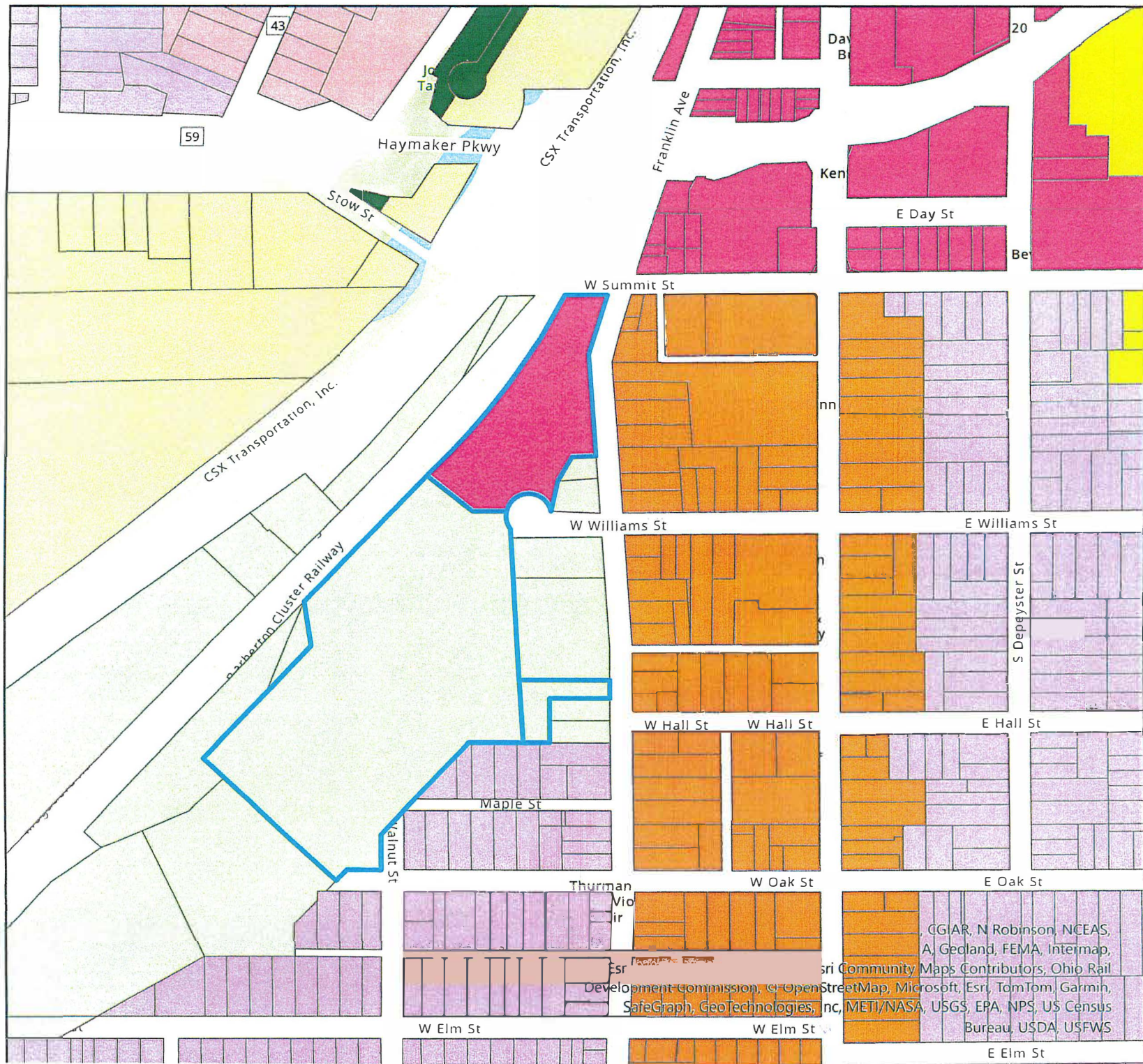
MULTI-FAMILY CONCEPT
LOCATED IN THE
CITY OF KENT,
COUNTY OF PORTAGE, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: MAPLE ST & WALNUT ST., KENT, OHIO
PARCEL: 17-012-10-00-081-022 - 11.61 AC
17-012-10-00-072-002 - 0.48 AC

OWNER:
HTB 200 W WILLIAMS LLC
PO BOX 310
KENT, OH 44240





Zoning Legend

Zoning District

- C
- C-D
- C-R
- I
- IC-R
- N-C
- O-R
- R-1
- R-2
- R-3
- R-3A
- R-4
- R-C
- R-T-O
- U



0 95 190 380 US Feet

SECTION 1103.22: I: INDUSTRIAL DISTRICT

(A) Purpose

The I District is established to provide for and accommodate industrial uses that are existing or characterized by:

- (1) The availability of public services, particularly public water and sewer service;
- (2) Adequate room for expansion;
- (3) Adequate buffering from surrounding land uses;
- (4) Adequate transportation for employees and the shipping and receiving of materials is directly accessible; and

(B) Permitted Principal Uses	(C) Conditionally Permitted Uses
1. Accessory Buildings (Section 1106.10:) 2. Fuel, Food and Goods Distribution Station, Warehouse, and Storage 3. Funeral Homes (Without Crematories) 4. Manufacturing, Heavy 5. Manufacturing, Light 6. Microbreweries 7. Monument Sales and Displays 8. Nursery & Greenhouses, With or Without Retail Sales 9. Parking Lots and Garages (Not Accessory to a Use) 10. Recreational Facilities, Indoor 11. Recycling Centers 12. Testing/Experimental/Research Facilities 13. Tool and Equipment Rentals 14. Veterinarian Hospitals or Clinics 15. Warehouses	1. Airports, Airfields, and Landing Strips (Section 1105.01:) 2. Automotive Repair, Major (Section 1105.05:Section 1105.02:) 3. Automotive Repair, Minor (Section 1105.05:Section 1105.02:) 4. Automotive Temporary Storage (Including Rentals) (Section 1105.06:) 5. Building Materials, Sales Yard, and Lumber Yards (Section 1105.12:) 6. Child Day Care Facilities (Section 1105.16:) 7. Crematories (Section 1105.18:) 8. Domesticated Animal Kennels (Section 1105.19:) 9. Extractive Uses (Section 1105.22:Section 1105.19:) 10. Fraternal Societies (Section 1105.23:) 11. Junk Yard, Scrap Yard, and Impound lots (Section 1105.31:) 12. Medical Marijuana, Cultivator Level I (Section 1105.33:) 13. Medical Marijuana, Cultivator Level II (Section 1105.33:) 14. Medical Marijuana, Processors (Section 1105.35:) 15. Medical Marijuana, Testing Laboratories (Section 1105.36:) 16. Oil and Gas Wells, Drilling, and Operations (Section 1105.42:) 17. Open Air Markets/Farmers Markets (Section 1105.43:) 18. Passenger Transportation Agencies and Terminals (Section 1105.46:) 19. Recreational Facilities, Outdoor (Section 1105.49:) 20. Sanitary Landfills (Section 1105.55:) 21. Storage Units and Storage Locker Facilities (Section 1105.58:) 22. Temporary Structures (Section 1106.15:) 23. Truck or Transfer Terminals and Motor Freight Garages (Section 1105.62:) 24. Truck Servicing (Section 1105.05:) 25. Utilities & Associated Structures (Section 1105.64:)
Where there is a discrepancy between Section 1103.07: and this table, this table will prevail.	

(D) Special Uses

1. Sexually Oriented Uses and Businesses ([Section 1105.56:](#))

(E) Dimensional Regulations	
<i>Lot and Building Height standards</i>	
<i>Min. Lot Area</i>	0.5 acre
<i>Min. Lot Width at Building Line</i>	100 ft.
<i>Min. Lot Frontage</i>	80 ft.
<i>Max. Building Height</i>	60 ft.
<i>Front Yard Setbacks</i>	50 ft.
<i>Side Yard Setbacks</i>	25 ft.
<i>Rear Yard Setbacks</i>	25 ft.

(F) Additional Regulations
1. Minimum Side Yard Setbacks and Rear Yard Setbacks. The minimum side yard width and rear yard depth abutting a residential district or a public right-of-way which abuts a residential district is one hundred (100) feet. At least a fifty (50) foot wide strip in the 100-foot yard must be planted and maintained for screening or camouflaging purposes according to the following specifications: (a) The fifty (50) foot wide strip must be planted with pine, Norway Spruce, or other plants of similar screening value. (b) Such tree must be planted on a staggered pattern with no more than ten (10) feet between trees. (c) Trees must be of a species and size that will produce within two (2) years a dense screen barrier at least eight (8) feet in height. (d) The fifty (50) foot wide planting strips must be so located as to achieve the greatest screening or camouflaging effect. The dense screen buffer must be maintained and any plant material which does not live must be replaced within one (1) year. The side and rear yard area within the planting strip may be used for off street parking and loading space.
2. Additional Height for Inclusion of Parking Garage. A building is permitted to exceed the maximum building height by up to fifteen (15) feet if a parking structure is provided underneath seventy-five percent (75%) of the building's footprint.

SECTION 1103.11: R-3: HIGH DENSITY RESIDENTIAL DISTRICT

(A) Purpose

This district is established to encourage single family residential development at high densities in areas of existing development of such density and thereby providing a more orderly and efficient extension of public facilities.

(B) Permitted Principal Uses

1. Accessory Buildings ([Section 1106.10:](#))
2. Home Businesses, Limited
3. Single-Family Dwellings
4. Two-Family Dwellings

(C) Conditionally Permitted Uses

1. Assisted Living Facility ([Section 1105.03](#))
2. Bed and Breakfast ([Section 1105.11:](#))
3. Cemeteries ([Section 1105.15:](#))
4. Child Day Care Facilities ([Section 1105.16:](#))
5. Child Day Care Homes, Type A & B ([Section 1105.17:](#))
6. Home Occupations ([Section 1105.27:](#))
7. Multifamily Dwellings ([Section 1105.40:](#))
8. Recreational Facilities, Outdoor ([Section 1105.49:](#))
9. Religious Institutions ([Section 1105.50:Section 1105.23:](#))
10. Residential Facilities ([Section 1105.51:](#))
11. Schools, Public and Private ([Section 1105.55:](#))
12. Temporary Structures ([Section 1106.15:](#))
13. Utilities & Associated Structures ([Section 1105.64:](#))

Where there is a discrepancy between [Section 1103.07:](#) and this table, this table will prevail.

(D) Specially Permitted Uses

None

(E) Dimensional Regulations

Lot and Building Height standards

<i>Min. Lot Area</i>	Single-Family Dwelling: 8,000 sq. ft.
	Two-Family Dwelling: 12,000 sq. ft.
	Multifamily Dwelling:
	• 18,000 sq. ft. for the first 3 dwelling units, plus • 5,000 sq. ft. for each dwelling unit over 3.
<i>Max. Density</i>	8 dwelling units per acre
<i>Min. Lot Frontage</i>	50 ft.
<i>Minimum Usable Open Space for Multifamily only</i>	At least 30% of the actual lot area must be devoted to usable open space.
<i>Max. Building Height</i>	35 ft.
<i>Front Yard Setbacks</i>	35 ft.
<i>Side Yard Setbacks</i>	10 ft.
<i>Rear Yard Setbacks</i>	30 ft.

(F) Additional Regulations	
1. Architectural Review Requirements.	The location of some projects may be subject to review for a Certificate of Appropriateness issued by the Architectural Review Board.
2. Minimum Front Yard Setback Variances.	The required front yard setback, on a lot where the new construction or alteration of a building is being considered, may be modified without a variance when the Zoning Inspector determines all of the following standards are met: (1) That the average front yard setback of at least two (2) existing front yards on lots within two hundred (200) feet of the lot in question and within the same block and on the same side of the street, is less than the minimum front yard setback prescribed in the applicable zoning district; (2) The modified minimum front yard setback must not be less than the average front yard depth of the lots identified in Subsection (a), above, and (3) The modified minimum front yard setback must not be less than twenty (20) feet in any district.
3. Home Businesses, Limited.	A Limited Home Business is a permitted use in any residential dwelling. The Zoning Inspector must review each application as it is submitted to the Community Development Department to determine whether the proposed use is consistent with the Zoning Code. If all of the standards are met, the Zoning Inspector will issue a letter of approval outlining the restrictions on the Limited Home Business.



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

August 18, 2025

KENT CITY COUNCIL

NOTICE OF PUBLIC HEARING

In accordance with Section 1112.01(E)(1) & (2), notice is hereby given that the Kent City Council will conduct a Public Hearing to allow for public comments at its meeting on **Wednesday, September 3, 2025 at 7:00 PM** regarding the proposed zoning map amendment listed below. The Public Hearing will be held in Kent City Council Chambers, 319 South Depeyster Street, Kent, Ohio.

PROPOSED MAP AMENDMENT TO CHANGE PARCEL NO. 17-012-10-00-081-022 (600 FRANKLIN AVENUE) AND PARCEL NO. 17-012-10-00-072-002 (NOT YET NUMBERED FRANKLIN AVENUE) FROM I: INDUSTRIAL ZONING DISTRICT TO R-3: HIGH DENSITY RESIDENTIAL ZONING DISTRICT.

A copy of the proposed Kent City Zoning District Map amendment is maintained on file in the Community Development Department, located at 930 Overholt Road, Kent, Ohio, and may be reviewed by interested individuals during regular business hours. Any questions concerning this request should be directed to the City of Kent, Community Development Department at 930 Overholt Road, Kent, Ohio.

Kathy Coleman
Clerk of Council

cc: PC25-011 File



4401 Lyman Drive, Suite C
Hilliard, OH 43026

T (614) 705-2250

www.sme-usa.com

June 16, 2025

Mr. Jacob Shields
Director of Acquisitions
Grey Fox Capital
6161 Oak Tree Boulevard, Suite 260
Independence, Ohio 44131

Via E-mail: jacobshields@greyfoxcapital.net

RE: Environmental Consulting Services
Davey Drill Company Property
200 West Williams Street
Kent, Ohio 44240
SME Proposal No. P01350.25
SME Project No. 099882.00

Dear Mr. Shields:

As requested, SME has completed a summary of the results of the prior assessment reports completed on the Property and provided by Grey Fox Capital. The Property consists of approximately 15-acres developed with an approximately 100,000 square-foot former commercial/industrial structure, two approximately 1,000 square-foot storage structures, paved parking lot, and grass-covered land. The Property consists of the following parcels:

- 17-012-10-00-081-022,
- 17-012-10-00-081-020, and
- 17-012-10-00-072-002.

Documents reviewed in our evaluation include those discussed below:

- VAP-AAI Phase I Property Assessment (PA), Brownfield Restoration Group, LLC (BRG), dated January 10, 2025.
- VAP Phase II PA, BRG, dated February 17, 2025.
- VAP Remedial Action Plan, Scope of Work and Cost Estimate, BRG, dated February 14, 2025.

We understand that Hometown Bank (bank) currently owns the Property and Grey Fox Capital intends to acquire the Property and develop an urban townhome community. The bank submitted an application for cleanup/remediation funding through the Ohio Department of Development's Brownfield Remediation Grant Program. If the grant is awarded, Grey Fox Capital intends to acquire the Property and utilize the funding to remediate identified environmental impacts to allow for safe residential use (i.e., restricted residential). The proposed development consists of slab-on-grade townhomes.

FINDINGS

The January 2025 VAP-AAI Phase I Property Assessment identified IAs/RECs associated with the former industrial use of the Property and the former industrial use of the areas to the east and southwest.

In February 2025, a VAP Phase II Property Assessment was completed to assess the RECs identified in the Phase I Property Assessment. Multiple soil, groundwater, soil gas, and sub-slab vapor samples were collected from the Property. Concentrations of arsenic, lead, mercury, polychlorinated biphenyl (PCB) Aroclor 1254, and 1-methylnaphthalene in the soil samples exceed the commercial/industrial Ohio Environmental Protection Agency (EPA) Voluntary Action Program (VAP) standards. The impacted areas were reportedly delineated into "remediation areas". The concentration of PCB Aroclor 1254 in a soil sample collected from the south portion of the structure on the Property is considered hazardous and is regulated by the U.S. Environmental Protection Agency (EPA) Toxic Substance Control Act (TSCA).

Concentrations of tetrachloroethylene, arsenic, benzo(a)anthracene, and benzo(a)pyrene in the groundwater samples exceeded Ohio EPA unrestricted potable use standards (UPUS).

A soil gas sample and a sub-slab vapor sample were collected and analyzed for mercury. Concentrations of mercury in the samples were reported below the laboratory reporting limit.

In February 2025, a Remedial Action Plan was designed to address the identified contamination on the Property. The proposed remedies included:

- Activity and Use Limitations (AULs) in the form of an Environmental Covenant (EC):
 - Limiting land uses to only commercial/industrial purposes,
 - Prohibiting the use of groundwater below the site for any purpose other than dewatering, monitoring, or remediation.
- Excavate impacted soil identified in determined remediation areas and dispose off-site or cover the impacted soil with at least two feet of clean fill supported by pre- and post-fill survey data to document fill thickness.
- Following VAP requirements, COCs in the groundwater exceeding applicable standards must meet UPUS if originated from the Property and migrating off-site. An Urban Setting Designation (USD) prohibiting the use of groundwater in a specified area around the Property will negate the need to meet UPUS.
- Install sub-slab depressurization (SSD) systems in buildings constructed on the Property to mitigate vapor intrusion risk from the VOCs identified in the groundwater and soil.

The activities discussed in the Remedial Action Plan were not implemented at the time of this letter.

OPINIONS

Based on the findings above, we believe the Property is viable for redevelopment to the proposed safe residential use (i.e., restricted residential). The unrestricted restricted point of compliance (POC) under the VAP is 0 to 10 feet bgs. The Ohio EPA VAP allows for a modified (restricted) residential POC from 0 to 2 feet bgs when controls are added to ensure the modified POC is protective for restricted residential uses. An AUL in the form of an EC restricting the use of the Subject Property to restricted residential uses that defines the allowable range of use is required for this development as it proposed.

Based on our review of the prior assessments provided by Grey Fox Capital listed above and the proposed redevelopment plans, the primary pathways for impacts to human receptors at the Property would be:

- Direct contact with soil, including dermal contact, ingestion, inhalation of particulates, and inhalation of volatile organic compounds originating in the soil to future residents or construction workers.
- Dermal contact and ingestion of groundwater was determined to be an incomplete pathway because we anticipate that any future development of the Property will be connected to municipal water and no potable groundwater wells are currently on or planned for the Property.
- Dermal contact and inhalation of volatiles from groundwater during construction was determined to be an incomplete pathway based on the proposed construction methodology of the development (slab-on-grade) and the depth of groundwater identified by BRG between 9 feet and 16 feet below ground surface.
- Dermal contact, ingestion, and inhalation of volatiles from groundwater to off-site receptors.
- The migration of volatile contaminants from groundwater and/or soil leading to vapor intrusion into indoor air in the proposed residential buildings.

We believe either, or a combination, of the following remedial actions will remove the direct contact with soil pathway for restricted residential:

- Excavate impacted soil on the Property identified in determined remediation areas and dispose off-site. The estimated timeframe for this remedial action is between one to two months. Alternately, other remedial technologies such as chemical oxidation may be appropriate.
- An engineering control in the form of covering the impacted soil with at least two feet of clean fill supported by pre- and post-fill survey data to document fill thickness or covering the impacted soil with hard surface (asphalt, pavement, etc.). An Operations and Maintenance (O&M) document will be created to describe the long-term maintenance of the engineering control. A Risk Mitigation Plan will also be prepared. To ensure the engineering control is maintained, an EC will be created to prohibit the removal of the placed clean fill or hard surface in areas of impact on the Property. The estimated timeframe for this remedial action is between two to four months.

We believe the following AUL in the form of an EC will remove the ingestion of groundwater pathway for restricted residential use:

- Prohibiting the potable use of groundwater below the Property.

It appears the dermal contact, ingestion, and inhalation of volatiles from groundwater to off-site receptors pathway is potentially complete. This can be addressed with further investigation or the following administrative control:

- An urban setting designation (USD) prohibiting the use of groundwater below a specified area.

With the exception of mercury vapor sampling, the vapor intrusion (VI) exposure pathway was not assessed during the Phase II Property Assessment. The VI pathway will be assessed prior to development with the collection of soil gas and sub-slab vapor samples focused in the areas of proposed development. The samples will be analyzed for VOCs to determine if identified VOCs in the soil and groundwater have the potential to migrate into indoor air. The results of the assessment will determine if the VI pathway to restricted residential occupants is complete. If the COCs in the soil gas and sub-slab vapor do not exceed applicable Ohio VAP standards, the pathway is incomplete. If the COCs in the soil gas and sub-slab vapor exceeds applicable Ohio VAP standards, the following action will remove the VI pathway for restricted residential use.

- An engineering control in the form of installing sub-slab depressurization (SSD) systems in buildings constructed on the Property to mitigate vapor intrusion risk from the VOCs identified in the groundwater and soil and protect occupants. SME recommends the installation be monitored

and documented, smoke testing be completed by the installer, and post-installation inspection and indoor air samples be completed by a third-party to determine if the installation was successful. An O&M document will be created by the installer to describe the long-term maintenance of the engineering control. The timeframe for this remedial action will be included in the proposed construction schedule.

CONCLUSION

Grey Fox Capital intends to acquire the Property and utilize the funding to remediate identified environmental impacts to allow for safe residential use (i.e., slab-on-grade townhomes). The Ohio VAP provides clear guidelines for redeveloping brownfields sites into residential land use. By adhering to the rules of the program and the implementation of the proposed remedial actions outlined above, this proposed development is feasible. The awarded Ohio Department of Development's Brownfield Remediation Grant Program funds is the mechanism for making this process economically viable.

ASSUMPTIONS

Our opinions are established solely based upon the documents provided by Grey Fox Capital (listed above), team discussions with Grey Fox Capital, and our experience with similar brownfield redevelopment projects.

If you have questions concerning our summary and opinion, please contact us.

Sincerely,

SME

PREPARED BY:



Kelsea M. Bourns, PE
Project Engineer

REVIEWED BY:



Colin O. Flaherty, CP, CPG, PG
Senior Consultant



1000 S. Cleveland-Massillon Road
Suite 106
Akron, Ohio 44333

Phone: (330) 668-4600
Fax: (330) 668-8464
E-mail: brg@brgrouppllc.com
Website: www.brgrouppllc.com

VAP REMEDIAL ACTION PLAN

SCOPE OF WORK AND COST ESTIMATE

**Former Davey Drill Co. Property
200 West Williams Street
Kent, Portage County, Ohio**

February 14, 2025

PURPOSE OF THE REMEDY

The purpose of this remedial action plan (RAP) is to outline the procedures necessary to mitigate the environmental concerns identified at the site to achieve VAP standards and support a No Further Action (NFA) status for the site and the issuance of a Covenant Not to Sue (CNS) by the Ohio EPA in accordance with the VAP rules and regulations. The Property that is the subject of this RAP is the Former Davey Drill Co. Property (the "Property") located at 200 West Williams Street, Kent, Portage County, Ohio as shown on the attached *Figure 1 - Site Location on USGS Topographic Map*.

SITE HISTORY AND BACKGROUND

The Property consists of approximately 15.3-acres of land and is represented by the three Portage County parcel numbers 17-012-10-00-081-022, 17-012-10-00-081-020, and 17-012-10-11-072-002. Historical information reviewed describes the Property as being developed for industrial use since 1865. The Property was occupied by the Erie Railroad as a rail yard from 1865 to circa 1935. Following the use of the Property by the railroad, additions were added to the two original buildings and the Property continued to be used for industrial purposes. Significant operations at the site since 1947 included the Davey Compressor Company, which manufactured air compressors and, more recently, the Davey Drill Co. which built truck- and track-mounted drilling equipment.

Currently, the property is developed with one large former industrial/commercial building complex in the central portion of the property and two storage buildings to the northeast of the main complex. The southwestern portion of the main complex is actively occupied by Bower Mowing and Snow Removal; but the remainder of the building complex is vacant. In addition to the buildings, the Property consists of asphalt, concrete, and gravel-paved parking and drive areas, landscaped areas, wooded areas, and areas of overgrown vegetation. Plans for future re-development of the site are unknown but will include commercial and/or industrial use. The immediate surrounding area supports a mix of commercial, industrial and residential land use. A railroad, commercial/industrial property and vacant land are located to the west, residential and

commercial properties to the north, residential and commercial properties to the east and residential and vacant industrial/commercial property to the south.

The Property has been the subject of some previous environmental investigation and evaluation by Emerald Environmental, Inc. (EEI), including soil and ground water sampling in 2010, a Limited Screening-Level Phase II Environmental Investigation (August 12, 2019) and a Remedial Evaluation of the Property (October 25, 2021). Under an ODOT Brownfield Assessment grant received by the Portage County Land Bank, Brownfield Restoration Group, LLC (BRG) performed VAP Phase II Assessment work consisting of soil borings and ground water monitoring well installations, sampling, and analysis between September 23, 2024, and January 31, 2025.

Based on the previous assessment work conducted at the Property, a total of eight Identified Areas/Recognized Environmental Conditions (IAs/RECs) were delineated as shown in the attached *Figure 2 - Site Detail and IA/REC Map*. These designated IAs/RECs are described as follows:

- **IA/REC-1:** Historic railroad and lumber yard operations [entire Property]
- **IA/REC-2:** Former industrial dump used by the railroad prior to the 1930s
- **IA/REC-3:** Ground staining, former drums, and historical foundry operations
- **IA/REC-4:** 1,000-gallon gasoline UST and 1,500-gallon diesel UST removed in 1990 with NFA in May 2001
- **IA/REC-5:** One 500-gallon and two 1,000-gallon heating oil USTs closed-in-place under the office building/building additions
- **IA/REC-6:** Adjacent former RB&W Facility (800 Mogadore Road) and former West Park Drycleaners land (341 West Oak Street)
- **IA/REC-7:** Adjacent former T&T Machinery Movers (602 Franklin Avenue) circa 1980s
- **IA/REC-8:** Historic compressor, transformer, and drilling equipment manufacturing operations

The findings of the Phase II assessment work indicate the presence of chemical of concern (COCs) and contaminant source areas at the Property. The significant impacts to soil and ground water at the site are provided in the following summaries.

Soil – Based on the property's future intended land use, soil analytical results are compared to the applicable Ohio EPA single-chemical generic direct contact soil standards (DCSS) for

commercial/industrial (C/I) and construction/excavation (C/E) receptors in accordance with the Ohio EPA VAP rule OAC 3745-300-08. Concentrations of targeted COCs identified in soil above applicable C/I regulatory standards requiring active remediation include:

- Arsenic - concentrations ranging from **110** to **456 mg/kg**, exceed the C/I DCSS of **100 mg/kg** at 12 soil sampling locations;
- Lead - concentrations ranging from **824** to **32,100 mg/Kg**, exceed the C/I DCSS of **800 mg/Kg** at 36 soil sampling locations;
- Mercury - concentrations ranging from **5.4 mg/kg** and **53.8 mg/kg**, exceed the C/I DCSS of **3.1 mg/Kg** at eight soil sampling locations;
- PCB Aroclor 1254 - concentrations of **34.8 mg/kg** and **111 mg/kg**, exceed the C/I DCSS of **28 mg/Kg** at two sampling locations;
- 1-Methylnaphthalene - a concentration of **2 mg/kg**, exceeds the proposed C/I DCSS of **1.9 mg/kg** at one soil sampling location.

The distribution of soil analytical results above the applicable VAP DCSS for this site is provided in *Figures 5a and 5b -Soil Analytical Results Above VAP Generic Direct Contact Standards*.

Concentrations of PCBs greater than 50 mg/kg are considered hazardous and are regulated by the US EPA under the Toxic Substance Control Act (TSCA). Remediation of PCBs in excess of 50 mg/kg will require an approved workplan under TSCA and a completion document demonstrating that target clean-up goals have been achieved.

Ground Water – The ground water monitoring well network used to evaluate site conditions is shown on *Figure 4-Ground Water Contour*. As shown on this map, ground water flow direction is to the west-northwest across the site. Concentrations of COCs in ground water are compared to applicable Ohio EPA unrestricted potable use standards (UPUS) in accordance with OAC 3745-300-08 and exceedances include the following:

- PCE - concentrations from monitoring wells MW-12s and MW-13 at **46.8 µg/L** and **55.3 µg/L** respectively, exceed the applicable UPUS of **5 µg/L**.
- Arsenic - concentrations (dissolved) from monitoring well MW-125 at **18.7 µg/L** exceeds it applicable UPUS of **10 µg/L**.
- Benzo(a)anthracene - concentration from monitoring well MW-110 at **0.69 µg/L** exceeds the applicable UPUS of **0.3 µg/L**.

- Benzo(a)pyrene - concentration from monitoring well MW-110 at **0.7 µg/L** exceeds the applicable UPUS of **0.2 µg/L**.

Exceedances of benzo(a) anthracene and benzo(a)pyrene in MW-110 may be due to excessive turbidity in the sample. During the sampling of MW-110 the turbidity values could not be verified due to a failure in the probe sensor, but the appearance of the sample was noted as being silty and brown in color. Additional sampling of MW-110 will determine if the elevated PAHs are due to turbidity. The distribution of COCs detected in ground water above regulatory standards is shown on *Figure 6-Ground Water Exceeding Generic Unrestricted Potable Use Standards*.

Based on current site conditions, data collection of environmental media, and pathway evaluation in accordance with VAP rule 3745-300, it is determined that the Property is not currently in compliance with the following pathways:

- Direct Contact to on-Property soils; and
- On-Property and off-Property potable exposure to ground water.

Remedial measures are required to address the exceedances of VAP standards associated with these exposure pathways.

SUMMARY OF REMEDIES

Remedial measures to be employed at the Property to ensure compliance with applicable standards consist of Environmental Covenants (e.g. land use restrictions) and active remediation (e.g., covering contaminated soil) as described below.

Environmental Covenants

Activity and Use Limitations (AULs) will be required to be implemented at the Property to ensure compliance with applicable standards. AULs will be described in an Environmental Covenant (EC) negotiated with the OEPA and filed with the County Recorder's Office. The EC will apply to the current Property Owner and all subsequent owners per OAC 3745-300-11(C)(3). At a minimum, AULs required to be implemented on the Property to ensure future compliance with applicable standards will include the following:

- Limiting land uses to only commercial/industrial land purposes as set forth in OAC 3745-300-01(R)(14) and -01(C)(12), respectively. This land use restriction under the VAP will rely upon a direct contact point of compliance of two feet below grade.

- Prohibiting the use of ground water below the site for any purpose other than dewatering, monitoring, or remediation.

If VOCs detected in the ground water in the southwestern portion of the site are found to be impacting soil vapor above applicable standards, a restriction against occupying any structure on that portion of the Property unless a vapor mitigation system is installed and proven effective may also be required.

Soil Remediation

A remedy is needed to eliminate direct contact exposure to commercial/industrial and/or construction/excavation workers from impacted on-Property soils. Areas of the Property that would be subject to soil remediation to meet applicable VAP standards for commercial/industrial land use are shown on *Figure 7-Areas of Proposed Soil Remediation*. As indicated on the figure, the total impacted area of the site requiring remedial action consists of 12 distinct remediation areas (REM-1 through REM-12). Options for active soil remediation include excavation and removal of two feet of grade at the affected areas and replacement with clean soil; or placement of at least two feet of clean fill over the affected areas supported by pre-and post-fill survey data documenting fill thickness. A combination of these two methods has been determined to represent a cost-effective approach for remediation at this site.

REM-1 through REM-10 will be remedied via excavation, transportation, and off-site disposal of soil impacted above applicable VAP standards. In REM-5, soil also exceeds applicable TSCA standards for PCBs and this soil will require off-site disposal as a hazardous waste. The estimated totals of impacted soil requiring offsite disposal are 5,176 tons of non-hazardous solid waste and 1,454 tons of TSCA hazardous PCB waste. The impacted soil in REM-11 and REM-12 can be remediated via covering with a minimum of two feet of clean fill. The total volume of clean soil needed to be imported and placed in REM-11 and REM-12 to achieve compliance with applicable VAP standards is estimated to be 2,256 cubic yards.

The remedy for direct contact with soil for the construction/excavation worker exposure pathway will consist of a Risk Mitigation Plan (RMP) that would be required to be implemented during future subsurface activities. The RMP is also further described below and must be implemented over the entire site.

Urban Setting Designation

Ground water migrating off-site to the west-northwest is impacted with COCs above UPUS (e.g., PCE). If the PCE source is determined to be located partially on the Property, then a remedy will be needed to address this potential exposure pathway (i.e., off-site potable use of ground water exceeding UPUS). An Urban Setting Designation (USD) request consists of a determination made by a Certified Professional that ground water is not being used within a designated area and if the Ohio EPA concurs, the agency will issue approval of the USD. The USD removes the requirement

for ground water migrating from a USD site to meet UPUS. Although it appears that the source of the PCE contamination originates from off-Property, if additional investigation and evaluation fails to conclusively support that determination, then an application for a USD will be prepared for the site to remedy this potential exposure pathway.

Vapor Intrusion Mitigation

Mitigation of the vapor intrusion pathway may be necessary in order to demonstrate compliance with applicable vapor intrusion risk goals and/or indoor air standards in the southwestern portion of the site where the ground water has been impacted by VOCs. The most direct and likely most cost-effective mitigation measure for addressing the VI pathway at this Property will be to install sub-slab depressurization (SSD) systems as part of any new building construction that occurs in that area. In general, SSD systems consist of inter-connected piping manifolded below the floor slab of a building that is routed to the roofline and vented to the atmosphere. Depending on the levels of site contaminants, the systems will be operated passively (i.e., atmospheric pressure differential) or will be equipped with motorized blowers to actively pull and exhaust vapors. The estimated area of coverage required for the SSD system, if necessary, is 20,000 square feet.

SSD systems relied upon to demonstrate compliance with vapor intrusion standards are considered engineering controls that must be monitored and maintained under an Operation and Maintenance (O&M) Plan to ensure their continued effectiveness for achieving compliance with applicable standards (see below). The O&M Plan will require periodic inspections and/or compliance sampling and analysis and annual reporting to the Ohio EPA.

Operation and Maintenance Plan

As may be necessary, an O&M Plan will be prepared to designate a vapor mitigation system as an engineering control and address associated VAP requirements associated with its use. The plan will outline the operational parameters, monitoring requirements, and reporting obligations to ensure that the controls continue to function as designed to enable the site to applicable meet VAP standards. Annual reporting will include a summary of engineering control conditions and describe any repairs or improvements made to the engineering controls. The O&M plan will require an O&M Agreement with the Ohio EPA.

Risk Mitigation Plan

The remedy for the direct contact to construction/excavation worker exposure pathway will consist of a Risk Mitigation Plan (RMP) that would be required to be implemented during future subsurface activities. The RMP typically describes the types and occurrences of COCs within the source area, provides guidance regarding precautionary measures to protect C/E workers from unacceptable exposures to COCs, and describes response actions should significant exposures occur. The RMP also outlines methods for the management and handling of soil generated during any future trench/excavation activities on the Property.

REMEDIAL COST ESTIMATE

The combined total estimated cost for performing this scope of work is **\$1,753,964.00**. Detailed cost breakdowns by task and remediation contractor cost estimates are attached to support the total proposed remediation cost provided herein.

Prepared By:



February 12, 2025

Jim C. Smith, CP-121

Date

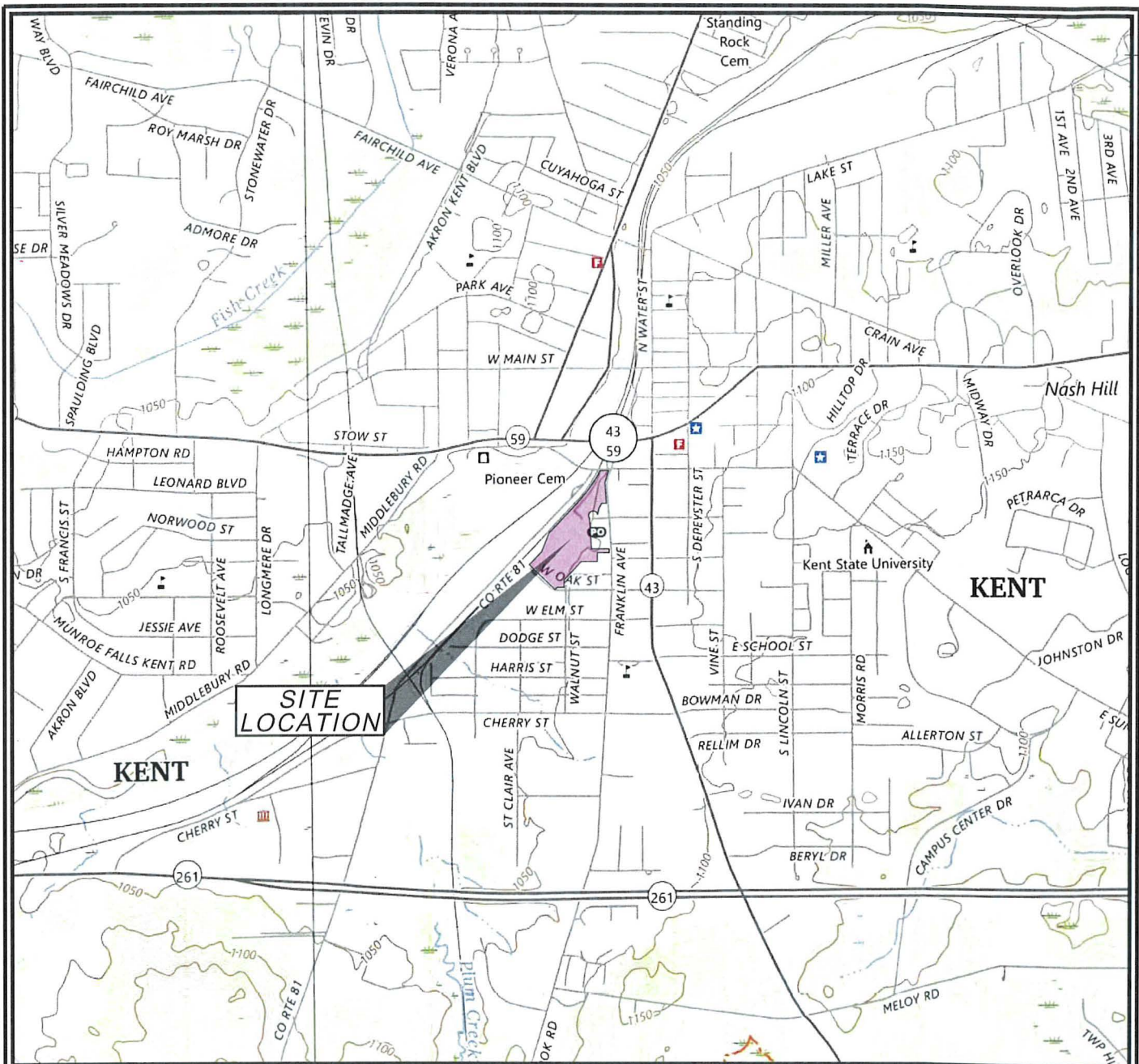
Attachments:

FIGURES

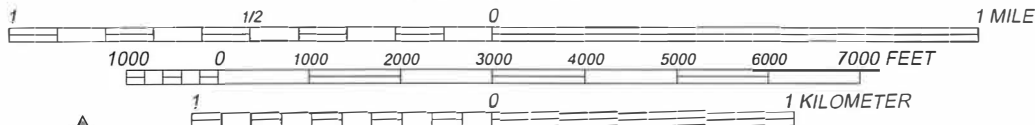
- | | |
|------------------|---|
| <i>Figure 1</i> | <i>Site Location on U.S.G.S Topographic Map</i> |
| <i>Figure 2</i> | <i>Site Detail and IA/REC Map</i> |
| <i>Figure 3</i> | <i>Sampling Location Map</i> |
| <i>Figure 4</i> | <i>Ground Water Contour Map</i> |
| <i>Figure 5a</i> | <i>Soil Analytical Results Above C/I VAP Generic Direct Contact Standards 0-2 feet POC</i> |
| <i>Figure 5b</i> | <i>Soil Analytical Results Above C/E VAP Generic Direct Contact Standards 0-10 feet POC</i> |
| <i>Figure 5c</i> | <i>Distribution of PCB Concentrations Above TSCA High-Occupancy Standards</i> |
| <i>Figure 6</i> | <i>Ground Water Exceeding Generic Unrestricted Potable Use Standards</i> |
| <i>Figure 7</i> | <i>Areas of Proposed Soil Remediation</i> |

COST ESTIMATE

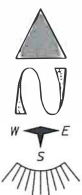
Proposed VAP Remediation Cost Estimate



SCALE 1:24,000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1988

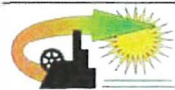


GEOGRAPHIC COORDINATE-
LATITUDE: N. 41.147566°
LONGITUDE: W. 81.362213°
HORIZONTAL DATUM: NAD83



USGS 7.5 MINUTE SERIES (U.S. TOPO)
QUADRANGLES:

Hudson, Ohio 2023 Kent, Ohio 2023



**BROWNFIELD
RESTORATION
GROUP, LLC**

1000 S. Cleveland-Massillon Rd.
Suite 106
Akron, OH 44333
Phone: (330) 668-4600
Fax (330) 668-8464

**Figure 1 - Site Location
on U.S.G.S. Topographic Map**

Davey Drill Co. Property
200 West Williams Street, Kent, Ohio 44240

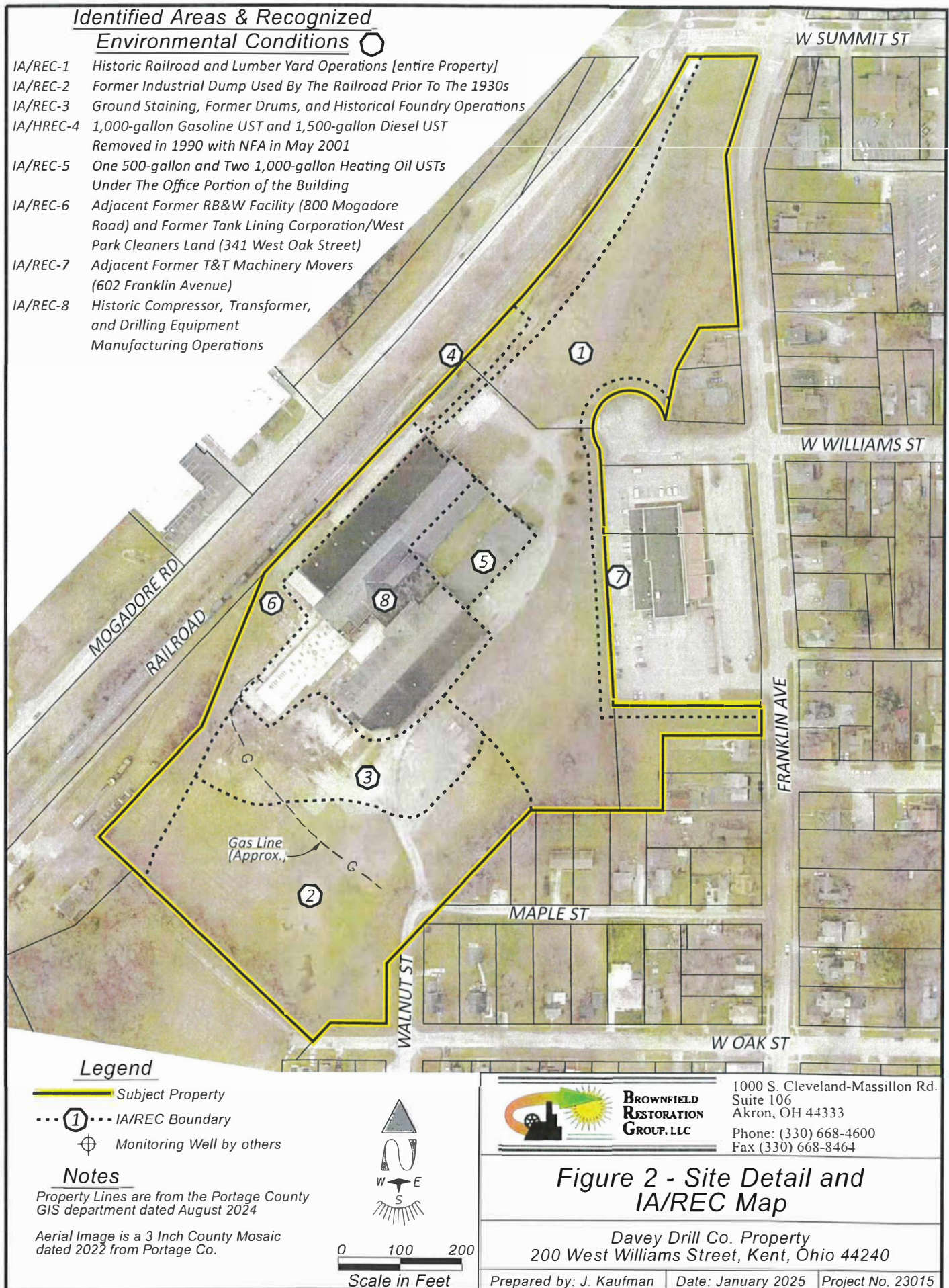
Prepared by: U.S.G.S.

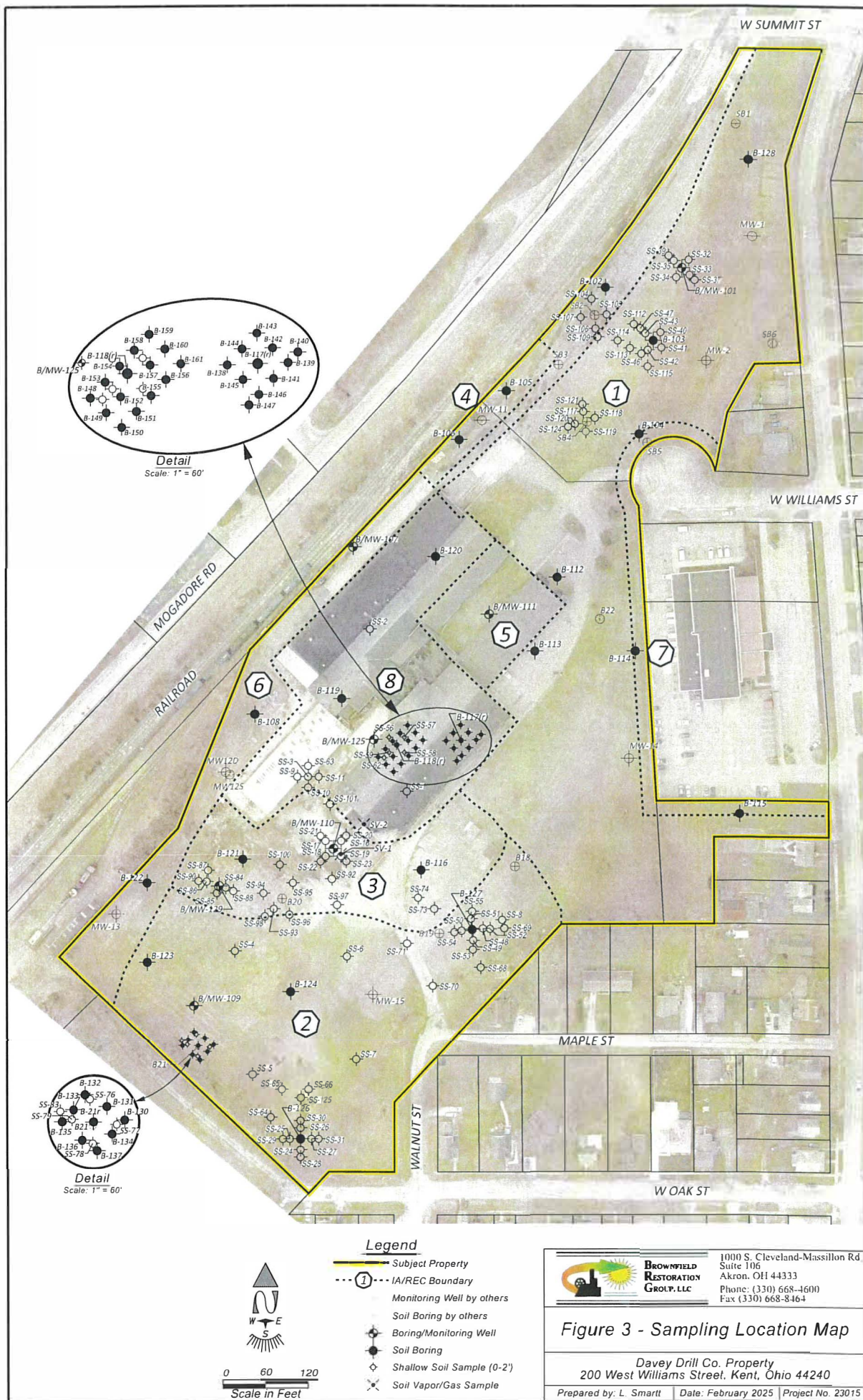
Date: August 2024

Project No. 23015

Identified Areas & Recognized Environmental Conditions

- IA/REC-1 Historic Railroad and Lumber Yard Operations [entire Property]
- IA/REC-2 Former Industrial Dump Used By The Railroad Prior To The 1930s
- IA/REC-3 Ground Staining, Former Drums, and Historical Foundry Operations
- IA/HREC-4 1,000-gallon Gasoline UST and 1,500-gallon Diesel UST Removed in 1990 with NFA in May 2001
- IA/REC-5 One 500-gallon and Two 1,000-gallon Heating Oil USTs Under The Office Portion of the Building
- IA/REC-6 Adjacent Former RB&W Facility (800 Mogadore Road) and Former Tank Lining Corporation/West Park Cleaners Land (341 West Oak Street)
- IA/REC-7 Adjacent Former T&T Machinery Movers (602 Franklin Avenue)
- IA/REC-8 Historic Compressor, Transformer, and Drilling Equipment Manufacturing Operations







October 2+3, 2024

ESTIMATED HYDRAULIC GRADIENT
 $8.0' \pm 660 \text{ Lin. Ft.} = 0.01212 \text{ Ft/Ft or } 1.212\%$

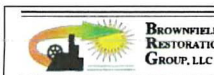
Legend

- Subject Property
- Monitoring Well by others
- Monitoring Well
- Potentiometric Surface of Uppermost Saturated Zone (1033.44)
- Approximate Direction of Ground Water Flow
- Estimated Hydraulic Gradient Flow Line



November 25, 2024

ESTIMATED HYDRAULIC GRADIENT
 $8.0' \pm 772 \text{ Lin. Ft.} = 0.01036 \text{ Ft/Ft or } 1.036\%$



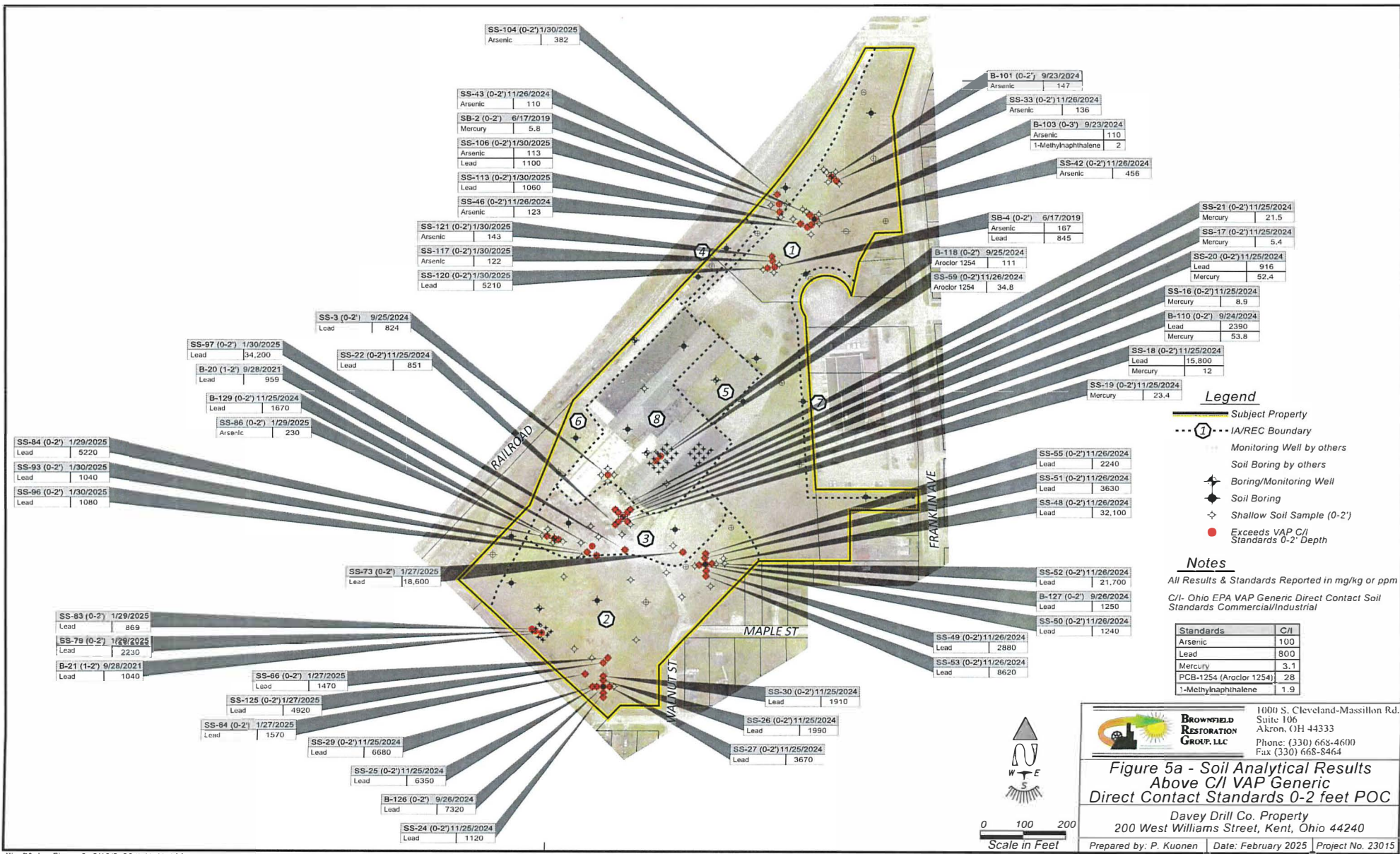
1000 S. Cleveland-Massillon Rd.
 Suite 106
 Akron, OH 44333
 Phone: (330) 668-4600
 Fax (330) 668-8464

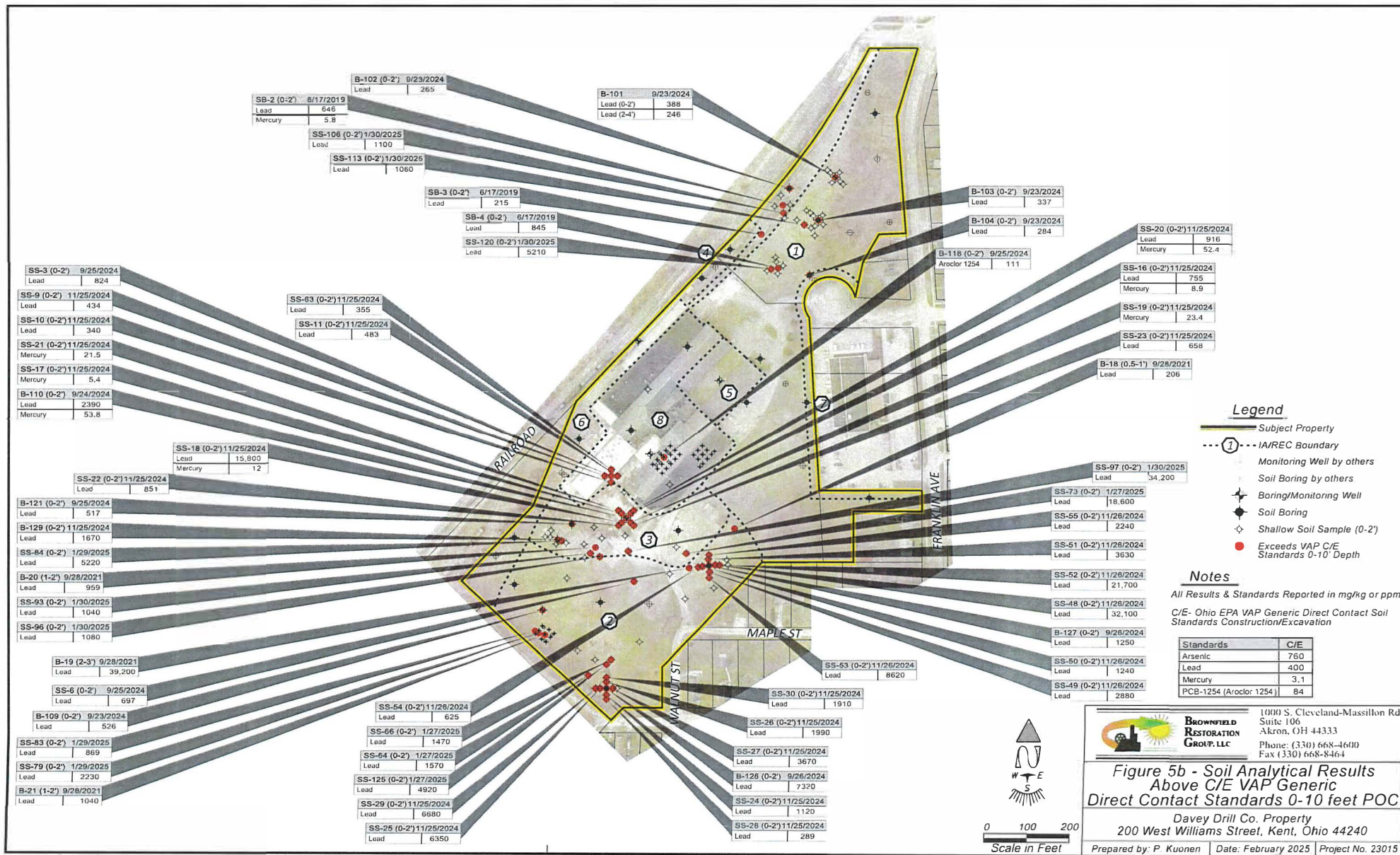
Figure 4 - Ground Water Contour

Davey Drill Co. Property
 200 West Williams Street, Kent, Ohio 44240

Prepared by: P. Kuonen | Date: January 2025 | Project No. 23015

0 100 200
 Scale in Feet



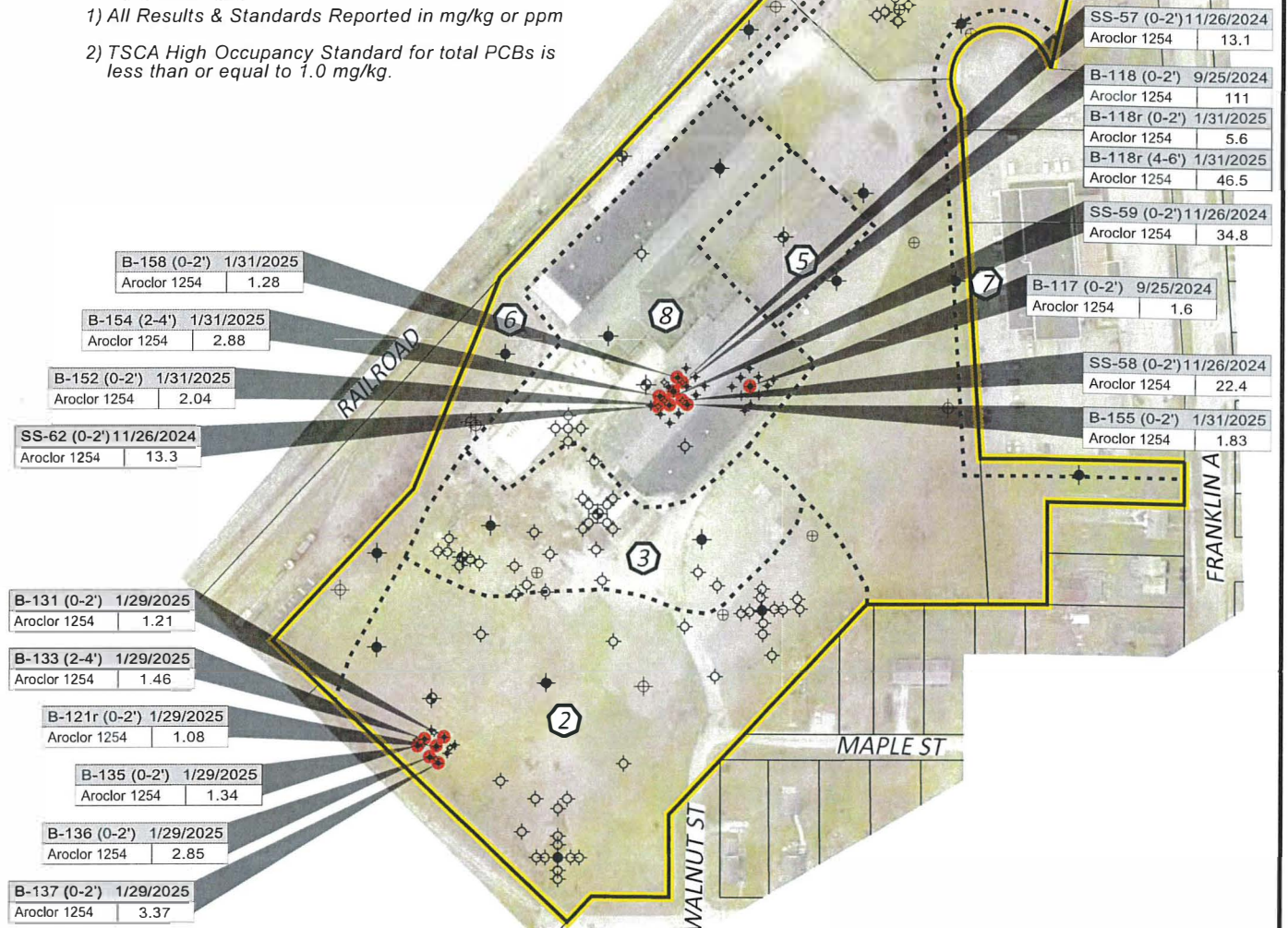


Legend

- Subject Property
- IA/REC Boundary
- Monitoring Well by others
- Soil Boring by others
- Boring/Monitoring Well
- Soil Boring
- Shallow Soil Sample (0-2')
- Exceeds TSCA High Occupancy Standard (varying depths 0-6')

Notes

- 1) All Results & Standards Reported in mg/kg or ppm
- 2) TSCA High Occupancy Standard for total PCBs is less than or equal to 1.0 mg/kg.



0 100 200
Scale in Feet



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GROUP, LLC**

1000 S. Cleveland-Massillon Rd.
Suite 106
Akron, OH 44333
Phone: (330) 668-4600
Fax (330) 668-8464

Figure 5c - Distribution of PCB Concentrations Above TSCA High-Occupancy Standards

Davey Drill Co. Property
200 West Williams Street, Kent, Ohio 44240

Prepared by: P. Kuonen Date: February 2025 Project No. 23015

Notes

All Results and Standards in $\mu\text{g/L}$ or ppb

UPUS- VAP Unrestricted Potable Use Standard

Standards	UPUS
Arsenic	10
Arsenic Dissolved	0.3
Benzo(a)anthracene	0.2
Benzo(a)pyrene	5
Tetrachloroethene(PCE)	

MW-13	10/15/2024	11/25/2024
Tetrachloroethene	10	55.3

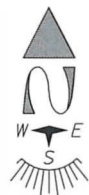
MW-125	10/15/2024	11/25/2024
Arsenic	21.5	21.2
Arsenic Dissolved	nt	18.7

MW-110	10/14/2024
Benzo(a)anthracene	0.69
Benzo(a)pyrene	0.7

MW-12S	10/15/2024	11/25/2024
Tetrachloroethene	33	46.8

Legend

- Subject Property
- ① IA/REC Boundary
- Monitoring Well by others
- Boring/Monitoring Well
- nt Analyte not tested



0 100 200
Scale in Feet



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1000 S. Cleveland-Massillon Rd.
Suite 106
Akron, OH 44333
Phone: (330) 668-4600
Fax (330) 668-8464

Figure 6 - Ground Water Exceeding Generic Unrestricted Potable Use Standards

Davey Drill Co. Property
200 West Williams Street, Kent, Ohio 44240

Prepared by: P. Kuonen Date: January 2025 Project No. 23015

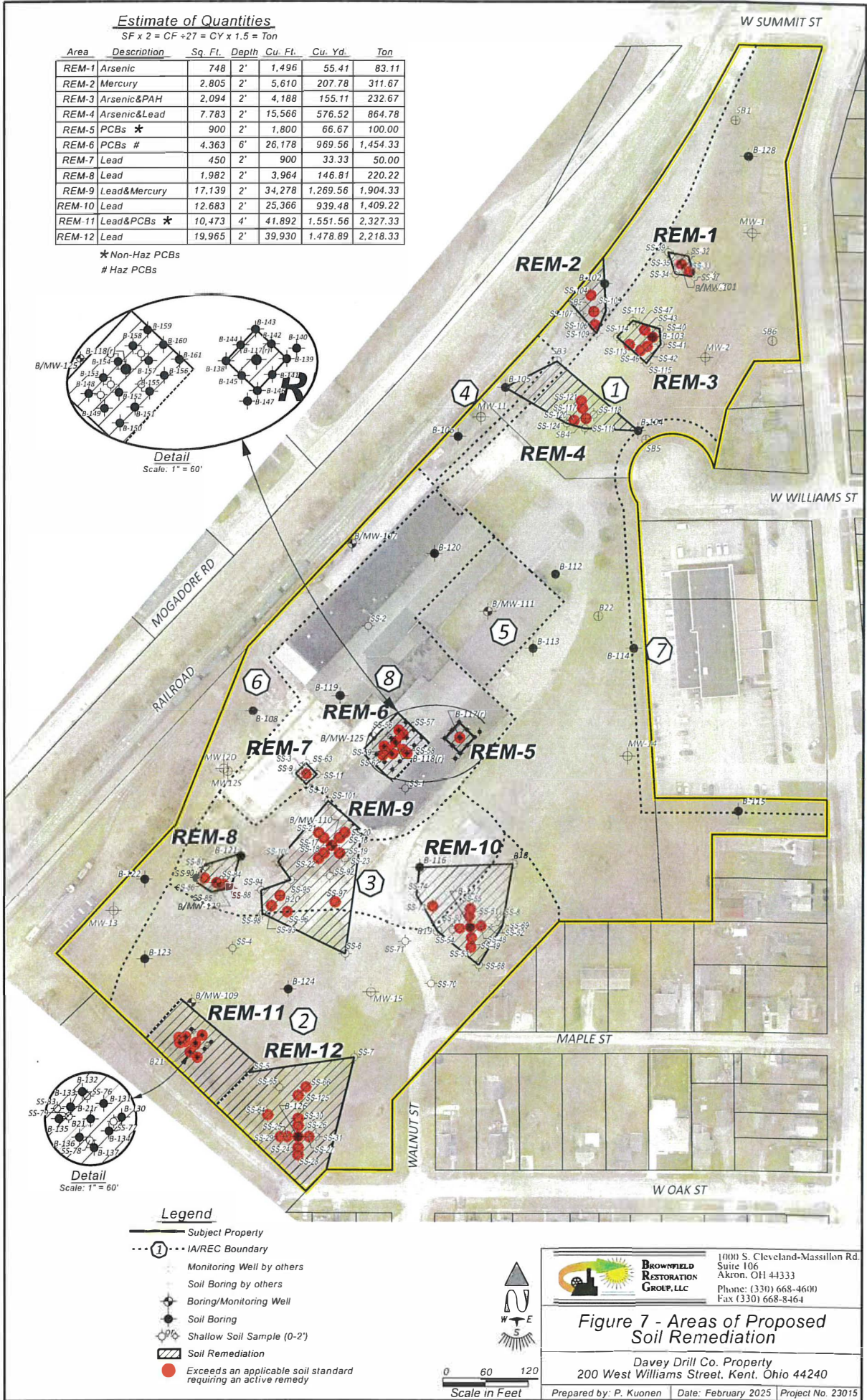
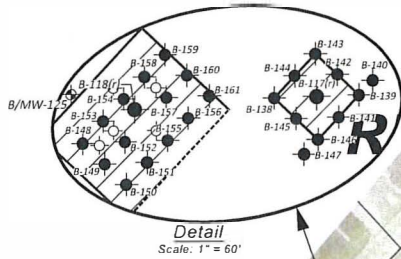
Estimate of Quantities

SF x 2 = CF x 27 = CY x 1.5 = Ton

Area	Description	Sq. Ft.	Depth	Cu. Ft.	Cu. Yd.	Ton
REM-1	Arsenic	748	2'	1,496	55.41	83.11
REM-2	Mercury	2,805	2'	5,610	207.78	311.67
REM-3	Arsenic&PAH	2,094	2'	4,188	155.11	232.67
REM-4	Arsenic&Lead	7,783	2'	15,566	576.52	864.78
REM-5	PCBs *	900	2'	1,800	66.67	100.00
REM-6	PCBs #	4,363	6'	26,178	969.56	1,454.33
REM-7	Lead	450	2'	900	33.33	50.00
REM-8	Lead	1,982	2'	3,964	146.81	220.22
REM-9	Lead&Mercury	17,139	2'	34,278	1,269.56	1,904.33
REM-10	Lead	12,683	2'	25,366	939.48	1,409.22
REM-11	Lead&PCBs *	10,473	4'	41,892	1,551.56	2,327.33
REM-12	Lead	19,965	2'	39,930	1,478.89	2,218.33

* Non-Haz PCBs

Haz PCBs





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Suite 106
Akron, Ohio 44333

Phone: (330) 668-4600
Fax: (330) 668-8464
E-mail: brg@brgroupplc.com
Website: www.brgroupplc.com

PROPOSED VAP REMEDIATION COST ESTIMATE

Former Davey Drill Co. Property
200 West Williams Street
Kent, Portage County, Ohio

February 12, 2025

Task 1 - Project Management/Planning/Specifications

Labor

60	hr.	Certified Professional	\$145.00 /hr.	\$8,700.00
100	hr.	Senior Project Manager	\$120.00 /hr.	\$12,000.00
80	hr.	Senior Project Geologist	\$105.00 /hr.	\$8,400.00
20	hr.	Project Geologist	\$90.00 /hr.	\$1,800.00
20	hr.	Clerical Office Support Staff	\$40.00 /hr.	\$800.00

Direct Costs

400	mi.	Vehicle Mileage	\$0.58 /mi.	\$232.00
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Task 1 Subtotal \$31,932.00

Task 2 - Remedial Actions

Labor Costs

Task 2a - Professional Labor (CP Oversight & VAP Documentation)

16	hr.	Certified Professional	\$145.00 /hr.	\$2,320.00
40	hr.	Senior Project Geologist	\$105.00 /hr.	\$4,200.00
240	hr.	Project Geologist	\$90.00 /hr.	\$21,600.00
1500	mi.	Vehicle Mileage	\$0.58 /mi.	\$870.00

Task 2a Subtotal: \$28,990.00

Direct Costs*

Task 2b - Impacted Soil Removal/Disposal/Replacement (REM-1 thru REM 10)

1	ls	Mobilization/Demobilization	\$20,000.00 /ls	\$20,000.00
1,454	tons	Excavate, Transport, and Disposal PCB Soil - TSCA	\$420.00 /ton	\$610,680.00
5,176	tons	Excavate, Transport, and Disposal Non-Hazardous Soil	\$80.00 /ton	\$414,080.00
6,630	tons	Replace Excavated Soil w/Clean Fill	\$30.00 /ton	\$198,900.00

Task 2b Subtotal: \$1,243,660.00

Task 2c - Clean Soil Fill Cover Placement (REM-11 and REM-12)

1	est.	Mobilization/Demobilization	\$10,000.00 /estimate	\$10,000.00
2,256	yards	Imported/Placed/Graded Clean Soil Fill	\$40.00 /yard	\$90,240.00
1.9	acre	Seed and Straw	\$5,000.00 /acre	\$9,500.00

Task 2c Subtotal: \$109,740.00

Task 2d - Sub-Slab Vapor Mitigation (SSD System)

1	ls	Mobilization/Demobilization	\$10,000.00 /ls	\$10,000.00
20,000	sf	SSD System Installation (Slab-on-Grade / New Construction)	\$7.00 /sf	\$140,000.00

Task 2d Subtotal: \$150,000.00

Task 2 Subtotal \$1,532,390.00

Task 3 - Delineation/Confirmatory Sampling and Monitoring Well Abandonments

Labor

24	hr.	Senior Project Geologist	\$105.00 /hr.	\$2,520.00
80	hr.	Project Geologist	\$90.00 /hr.	\$7,200.00

Direct Costs

8	days	Sampling Equipment & Supplies	\$200.00 /day	\$1,600.00
4	days	Geoprobe (Borings/Soil Sampling)	\$2,200.00 /ea.	\$8,800.00
1	est.	POGWMUPUS Well Installation	\$18,000.00 /estimate	\$18,000.00
14	ea.	Well Abandonments (14 monitoring wells)	\$1,100.00 /ea.	\$15,400.00
20	ea.	VOCs (8260) Soil and Ground Water	\$75.00 /ea.	\$1,500.00
20	ea.	VOCs (TO-15) Vapor Samples	\$220.00 /ea.	\$4,400.00
100	ea.	Metals (6000/7000 Series)	\$95.00 /ea.	\$9,500.00
20	ea.	PNA Analysis (Method 8270)	\$75.00 /ea.	\$1,500.00
100	ea.	PCB Analysis (Method 8082)	\$55.00 /ea.	\$5,500.00
20	ea.	TPH, Full Range (8015)	\$75.00 /ea.	\$1,500.00
400	mi.	Vehicle Mileage	\$0.58 /mi.	\$232.00

Task 3 Subtotal \$77,652.00

PROPOSED VAP REMEDIATION COST ESTIMATE

Former Davey Drill Co. Property
200 West Williams Street
Kent, Portage County, Ohio

February 12, 2025

Task 4 - Risk Assessment / Modeling / Data Evaluation

Labor

20	hr.	Certified Professional	\$145.00 /hr.	\$2,900.00
60	hr.	Senior Risk Assessor	\$120.00 /hr.	\$7,200.00
60	hr.	Staff Risk Assessor	\$105.00 /hr.	\$6,300.00
80	hr.	Project Geologist	\$90.00 /hr.	\$7,200.00
10	hr.	Draftsperson/CAD Operator	\$70.00 /hr.	\$700.00
20	hr.	Clerical Office Support Staff	\$40.00 /hr.	\$800.00

Task 4 Subtotal \$25,100.00

Task 5 - Risk Mitigation Plan and Operation & Maintenance Plan Preparation

Labor

12	hr.	Certified Professional	\$145.00 /hr.	\$1,740.00
40	hr.	Senior Project Manager	\$120.00 /hr.	\$4,800.00
20	hr.	Senior Project Geologist	\$105.00 /hr.	\$2,100.00
10	hr.	Project Geologist	\$90.00 /hr.	\$900.00
10	hr.	Draftsperson/CAD Operator	\$70.00 /hr.	\$700.00
20	hr.	Clerical Office Support Staff	\$40.00 /hr.	\$800.00

Task 5 Subtotal \$11,040.00

Task 6 - Remediation Report Preparation, Phase I Update, and USD Preparation

Labor

30	hr.	Certified Professional	\$145.00 /hr.	\$4,350.00
50	hr.	Senior Project Manager	\$120.00 /hr.	\$6,000.00
100	hr.	Senior Project Geologist	\$105.00 /hr.	\$10,500.00
120	hr.	Project Geologist	\$90.00 /hr.	\$10,800.00
60	hr.	Draftsperson/CAD Operator	\$70.00 /hr.	\$4,200.00
30	hr.	Clerical Office Support Staff	\$40.00 /hr.	\$1,200.00

Task 6 Subtotal \$37,050.00

Task 7 - NFA Document Preparation

Labor

40	hr.	Certified Professional	\$145.00 /hr.	\$5,800.00
60	hr.	Senior Project Manager	\$120.00 /hr.	\$7,200.00
10	hr.	Staff Risk Assessor	\$105.00 /hr.	\$1,050.00
10	hr.	Senior Project Geologist	\$105.00 /hr.	\$1,050.00
10	hr.	Draftsperson/CAD Operator	\$70.00 /hr.	\$700.00
20	hr.	Clerical Office Support Staff	\$40.00 /hr.	\$800.00

Direct Costs

1	est.	Boundary Survey & Legal Description	\$4,000.00 estimate	\$4,000.00
1	lump sum	NFA Filing Fee (Paid to Ohio EPA for NFA Review)	\$18,200.00 lump sum	\$18,200.00

Task 7 Subtotal \$38,800.00

PROJECT GRAND TOTAL: \$1,753,964.00

* Remediation Contractor costs assume that the client will contract directly with the Remediation Contractor rather than have BRG subcontract these services. This will avoid the standard 10% mark-up that is charged by BRG for handling/managing subcontracted services. In either case, BRG will provide oversight and management of separately contracted Remediation Contractors as well as any BRG subcontractors on this project.

Prepared By:



Jim C. Smith, CP-121

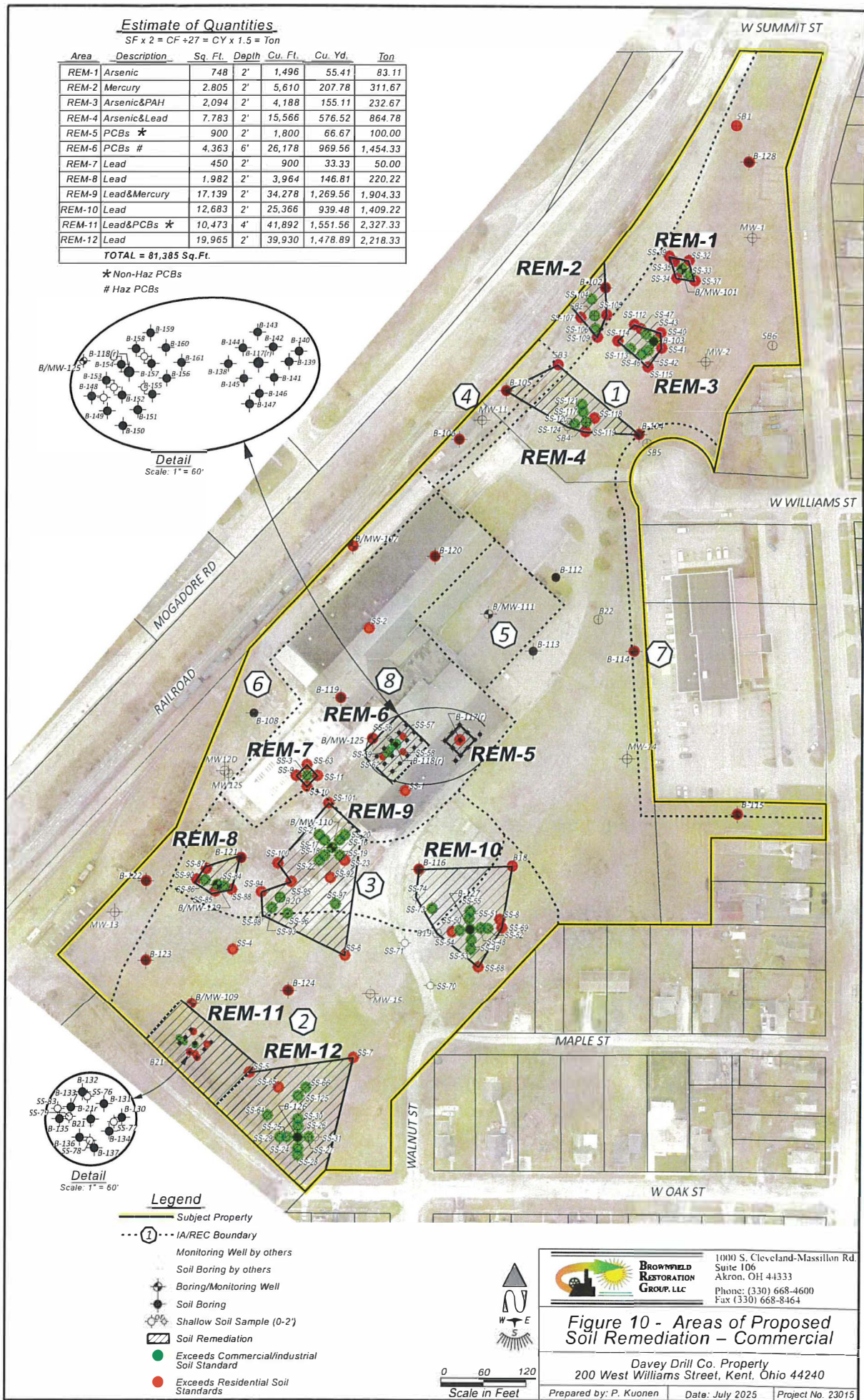
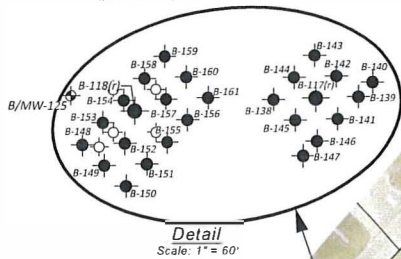
Estimate of Quantities

SF x 2 = CF +27 = CY x 1.5 = Ton

Area	Description	Sq. Ft.	Depth	Cu. Ft.	Cu. Yd.	Ton
REM-1	Arsenic	748	2'	1,496	55.41	83.11
REM-2	Mercury	2,805	2'	5,610	207.78	311.67
REM-3	Arsenic&PAH	2,094	2'	4,188	155.11	232.67
REM-4	Arsenic&Lead	7,783	2'	15,566	576.52	864.78
REM-5	PCBs ★	900	2'	1,800	66.67	100.00
REM-6	PCBs #	4,363	6'	26,178	969.56	1,454.33
REM-7	Lead	450	2'	900	33.33	50.00
REM-8	Lead	1,982	2'	3,964	146.81	220.22
REM-9	Lead&Mercury	17,139	2'	34,278	1,269.56	1,904.33
REM-10	Lead	12,683	2'	25,366	939.48	1,409.22
REM-11	Lead&PCBs ★	10,473	4'	41,892	1,551.56	2,327.33
REM-12	Lead	19,965	2'	39,930	1,478.89	2,218.33
TOTAL = 81,385 Sq.Ft.						

★ Non-Haz PCBs

Haz PCBs



Legend

- Subject Property
- ① IA/REC Boundary
- Monitoring Well by others
- Soil Boring by others
- ⊕ Boring/Monitoring Well
- Soil Boring
- Shallow Soil Sample (0-2')
- ▨ Soil Remediation
- Exceeds Commercial/Industrial Soil Standard
- Exceeds Residential Soil Standards

0 60 120
Scale in Feet



1000 S. Cleveland-Massillon Rd.
Suite 106
Akron, OH 44333
Phone: (330) 668-4600
Fax: (330) 668-8464

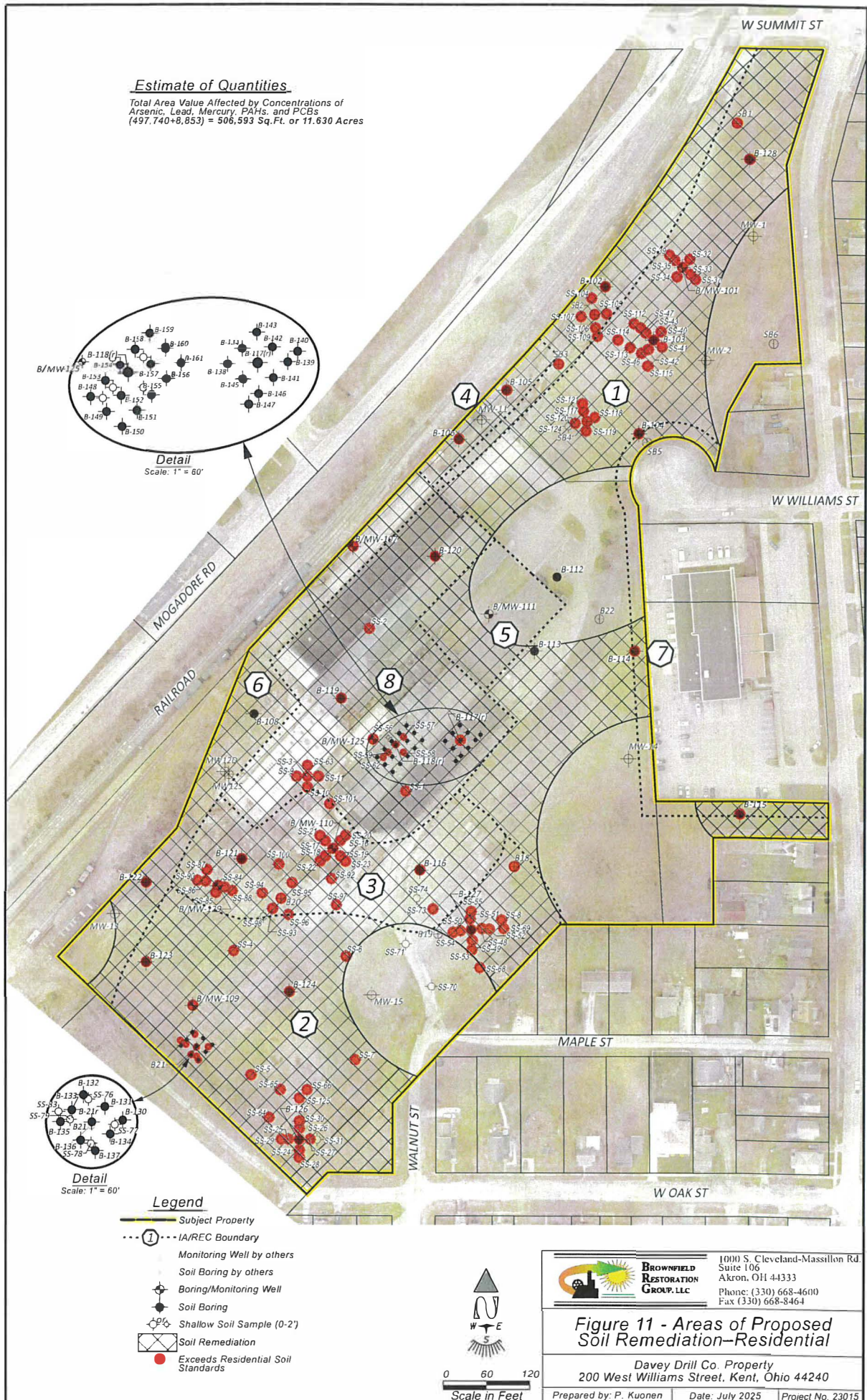
Figure 10 - Areas of Proposed Soil Remediation – Commercial

Davey Drill Co. Property
200 West Williams Street, Kent, Ohio 44240

Prepared by: P. Kuonen Date: July 2025 Project No. 23015

Estimate of Quantities

Total Area Value Affected by Concentrations of Arsenic, Lead, Mercury, PAHs, and PCBs
(497,740+8,853) = 506,593 Sq.Ft. or 11.630 Acres





CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

Date: August 25, 2025

To: Dave Ruller, City Manager

From: Bridget Susel, Community Development Director

Re: Public Art Variance Appeal Request

Section 1106.20 of the Kent Zoning Code specifies the requirements for the display of public art, including wall murals. The Section assigns the responsibility for reviewing and issuing a recommendation on public art displays to the Main Street Kent Public Art Advisory Board. The Board forwards all public art recommendations to the Community Development Department then the Zoning Inspector verifies it complies with the requirements for the display of public art as specified in Section 1106.20(A)(3)(a-c), which includes the requirement that “[t]he public art is not located on or affixed to the front façade of a building” (see attached Section 1106.20).

In the Zoning Code, certain words are defined in a specific manner because if they are not, the application of the word in different contexts within the Zoning Code can result in contradictory or adverse effects. One such word is “front,” and its variations, including “frontage,” “lot frontage,” and “front property line.” The Zoning Code definition for “front property line” is “[a] property line which abuts a public right-of-way line.” The definition for “lot frontage” is “[t]he portion of a lot abutting the public right-of-way.” Throughout the Zoning Code “front” in its various forms always means abutting a public right-of-way (street), which means that a corner parcel is considered to have two “fronts” because it abuts two different public streets.

The Main Street Kent Public Art Advisory Board submitted a recommendation for a painted mural to be displayed on the property located at 195 E. Erie Street, which is situated on a corner. The proposed public art mural is depicted in the rendering to be displayed on the building front abutting S. Depeyster Street, which is one of two of the building’s front property lines so the fine art permit could not be issued since it does not comply with Section 1106.20(A)(3)(c), which prohibits public art being “located on or affixed to the front façade of a building.”

Section 1106.20(4) does allow for a public art applicant to appeal the decision of the Zoning Inspector to Kent City Council and a request for an appeal was submitted.

I am respectfully requesting time at the September 3, 2025 Council Committee meeting to discuss the public art mural appeal request in greater detail and to ask Council to issue a determination on the appeal/variance request, so the administration knows how to proceed.

Please let me know if you need any additional information in order to have this item included on the agenda.

Thank you.

Attachments

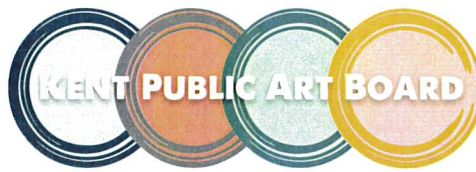
Cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Kailyn Cyrus, Zoning & Grants Coordinator

SECTION 1106.20: PUBLIC ART

Public art is classified in the Code as art displayed through various mediums, including but not limited to wall murals and sculptures, designed and located such that the art is visible or accessible to the general public from any public right-of-way.

(A) Administrative Regulations.

- (1) **Review and Recommendation.** All proposed public art must be reviewed and a recommendation of approval forwarded to the City by the Main Street Kent Public Art Advisory Board prior to installation. If at any point in the future, Main Street Kent, a nonprofit organization legally organized and recognized by the State of Ohio Secretary of State, were to be dissolved or its Public Art Advisory Board disbanded, Kent City Council must identify an alternative board or committee for the review of public art.
- (2) **Submission to the Community Development Department.** The Main Street Kent Public Art Advisory Board must submit written notification of the recommendation of approval of all public art. The written notification must include the following information:
 - (a) Approved rendering of the public art and its size specifications/dimensions;
 - (b) Address of the property where the public art is to be displayed and located; and
 - (c) Documentation of consent from the property owner for the display and location of the public art.
- (3) **Fine Arts Permit.** The Zoning Inspector must issue a permit for the display of the public art after verifying:
 - (a) The public art does not contain a logo, image, insignia, trademark, or any similar component that will categorize it as a sign, subject to the sign regulations of this Code;
 - (b) The public art does not contain any images, text, or symbolism that can be categorized as obscene as defined by this Code; and
 - (c) The public art is not located on or affixed to the front façade of a building.
- (4) **Appeals.** Any public art applicant may appeal the Main Street Kent Public Art Advisory Board recommendation decision or decision of the Zoning Inspector when issuing a Fine Arts Permit to Kent City Council.



Kent Public Art Board: Recommendation for Approval

The Kent Public Art Board operates as a subcommittee under the Main Street Kent Design Committee. The board shares expertise and works with artists to bring public art projects to fruition. They critique, advise, make recommendations, and provide feedback on proposed public art projects, and then submit a recommendation to the Community Development Department after working through that process.

The following public art project has been approved with confirmation on the following protocols:

Location: Laziza (Acorn Alley)- 195 E. Erie St.Kent OH 44240

Contact: Rick Nahra rjnahra@gmail.com, Cassandra Franz, hello@yourlaziza.com

Artist/Designer:

Grace Nestor-Louie, (419) 554-4478, nestorlouiestudio.com, g.nestor@me.com

Concept: Using the exterior wall of Laziza facing Depeyster St., this mural incorporates flowers that are native to Ohio. Displayed are coneflower, fleabane, geraniums, jacobs ladder & yarrow. The pollinators depicted are native to Ohio as well. The "Hello Kent" text offers a great backdrop for photos and is a lively, vibrant message to passerby's.

Rendering:





Fine Arts Permit Verification - Zoning Inspector

- ☐ The public art does not contain a logo, image, insignia, trademark, or any similar component that will categorize it as a sign, subject to the sign regulations of this code.
- ☐ The public art does not contain any images, text, or symbolism that can be categorized as obscene as defined by this code.
- ☐ The public art is not located on or affixed to the front facade of a building.

Signature _____

Date _____

1106.20 Public Art

Public art is classified in the Code as art displayed through various mediums, including but not limited to wall murals and sculptures, designed and located such that the art is visible or accessible to the general public from any public right-of-way.

(a) Administrative Regulations

(1) **Review and Recommendation.** All proposed public art must be reviews and a recommendation of approval forwarded to the City by Main Street Kent, Kent Public Art Board prior to installation. If at any point in the future, Main Street Kent, a non profit organization

legally organized and recognized by the State of Ohio Secretary of State, were to be dissolved or its Public Art Board disbanded, Kent City Council must identify an alternative board or committee for the review of public art.

(2) **Submission to the Community Development Department.** The Main Street Kent Public Art Board must submit written notification of the recommendation of approval of all public art. The written notification must include the following information:

- A. Approved rendering of the public art and its size specifications/dimensions;
- B. Address of property where the public art is to be displayed and located; and
- C. Documentation of consent from the property owner for the display and location of the public art.

(3) **Fine Arts Permit.** The zoning Inspector must issue a permit for the display of the public art after verifying:

- A. The public art does not contain a logo, image, insignia, trademark, or any similar component that will categorize it as a sign, subject to the sign regulations of this code.
- B. The public art does not contain any images, text, or symbolism that can be categorized as obscene as defined by this code.
- C. The public art is not located on or affixed to the front facade of a building.

(4) **Appeals.** Any public art applicant may appeal the Main Street Kent Public Art Board recommendation decision or decision of the Zoning Inspector the issuing a Fine Arts Permit to Kent City Council.

memo

CITY OF KENT PARKS AND RECREATION DEPARTMENT

To: Dave Ruller, City Manager
Cc: City Council
From: Angela Manley, Director
Date: August 25, 2025
Re: Request to Accept Land Donation

I respectfully request your approval to be added to the City Council Committee Meeting Agenda on September 3, 2025, to present a land donation to Kent Parks and Recreation from the Stream and Wetlands Foundation and to request City Council's acceptance of this donation.

Thank you!



123 South Broad Street, Suite 238
P.O. Box 369
Lancaster, Ohio 43130
T: (740) 654-4016
F: (740) 689-0890

VIA EMAIL

August 1, 2025

Angela Manley, Director
Parks and Recreation Department, City of Kent
497 Middlebury Road
Kent, Ohio 44240
Angela.Manley@KentOhio.gov

**RE: Property Donation Letter of Intent
Fish Creek Property**

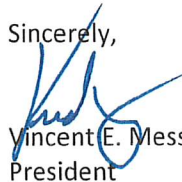
Dear Angela:

Stream + Wetlands Foundation ("S+W") owns approximately 36.548 acres of real property situated within the City of Kent consisting of Portage County Parcels 17-029-00-00-028-000, 17-029-00-00-029-000, and 17-029-00-00-022-000. S+W claims title to the property through instrument #200718424 recorded with the Portage County Recorder's Office. The parcels abut the City's Jessie Smith Nature Preserve and are located south of Fairchild Avenue and west of Majors Lane along Fish Creek.

This letter serves to document S+W's intent to donate these parcels to the City of Kent. Following the passage of any necessary legislation by Kent City Council, S+W will enter into a formal donation agreement with the City that will guide conveyance of the property.

We appreciate your assistance in this matter. If you have any questions, please contact Greg Snowden, Senior Biologist, at 740-654-4016 or via email at gsnowden@streamandwetlands.org.

Sincerely,



Vincent E. Messerly, PE
President

cf: Greg Snowden, Senior Biologists, Stream and Wetlands Foundation

Stream + Wetlands Foundation – Fish Creek
Kent, Portage County, Ohio

41.160187, -81.371977

Portage County Parcel No. [17-029-00-00-028-000](#), [17-029-00-00-029-000](#), [17-029-00-00-022-000](#)
36.548 acres



Property across Fairchild Avenue owned and managed by City of Kent (Fishcreek Park). Ball fields and parking lot. Open to the public.

Stream + Wetlands Foundation Fish Creek Property (pink polygon)

Adjacent parcel to the south owned and managed by City of Kent (Jesse Smith Nature Preserve). Open to the public.

36.548 ACRE PROPERTY SURVEY

EXHIBIT A

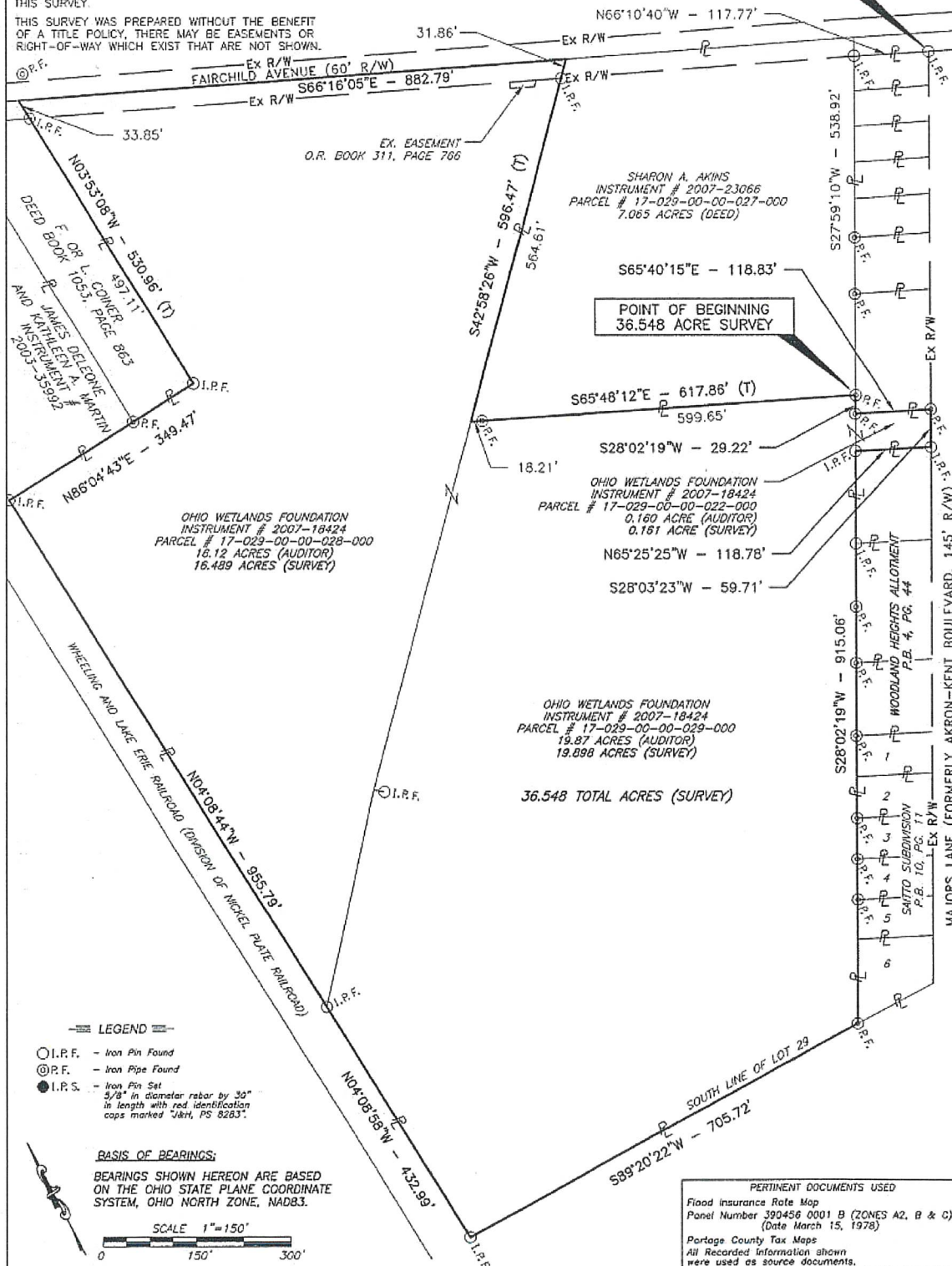
Situated in the State of Ohio, County of Portage, City of Kent, and being part of Lot 29 in Franklin Township

NOTES:

OCCUPATIONAL LINES HAVE NOT BEEN LOCATED IN THE FIELD AND ARE NOT REPRESENTED ON THIS SURVEY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THERE MAY BE EASEMENTS OR RIGHT-OF-WAY WHICH EXIST THAT ARE NOT SHOWN.

POINT OF COMMENCEMENT
36.548 ACRE SURVEY



This Survey Prepared For: OHIO WETLANDS FOUNDATION

Jeremy Lewis Van Ostran
JEREMY L. VAN OSTRAN P.S. 8283



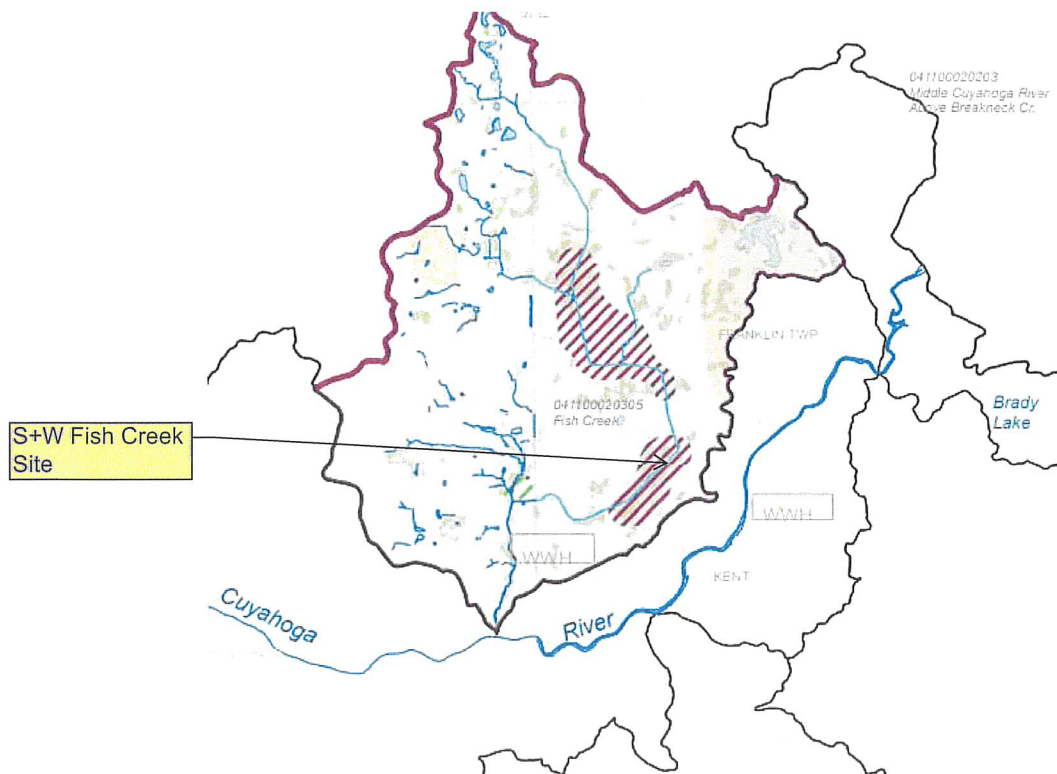
REVISIONS
S./08-007/dwg/
08-007exhibit_combined parcels.dwg
CREATED: JLV
CHECKED: JLV
P.S.

PERTINENT DOCUMENTS USED
Flood Insurance Rate Map
Panel Number 390456 0001 B (ZONES A2, B & C)
(Date March 15, 1978)
Portage County Tax Maps
All Recorded Information shown
were used as source documents.

Jobes Henderson & ASSOCIATES
Breaking Ground | Breaking Boundaries
Tel: 740.344.5451
Fax: 740.344.5745
59 Grand Street
Newark, Ohio 43055
www.jobeshenderson.com
DATE: 08-25-08 ORDER NO. 08-007

Figure from Middle Cuyahoga Watershed Action Plan (NEFCO 2012)

Fish Creek Site identified as a priority area for "Restoration/Conservation of Riparian Area/Wetlands"



Conservation/Protection Priority Areas

- Riparian Corridor/Wetland
- Wetlands of Additional Importance (e.g., buffering) - enhance/protect
- Restoration/Conservation of Riparian Area/Wetlands
- Mapped Wetlands

- Streams and Rivers
- Lakes
- Aquatic Life Use Designation
- Subwatershed, 12-Digit HUC
- Local Jurisdictions



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

Date: August 25, 2025
To: Dave Ruller, City Manager
From: Bridget Susel, Community Development Director *BOS*
Re: Kent-Franklin Joint Economic Development District Income Tax Agreement

The Kent-Franklin Joint Economic Development District (JEDD) was formed in June of 2006, and it allows for the collection of income taxes from businesses operating on a JEDD participating property in the Township. The collection of income taxes and the administration of the financial tasks for the JEDD are conducted by the City's Budget and Finance Department under the terms of the income tax agreement entered into between the City of Kent and the JEDD Board of Directors.

The Kent-Franklin JEDD Board has had recent discussions regarding transitioning the collection of income taxes for the JEDD to the Regional Income Tax Agency (RITA). The income tax agreement between the City and the JEDD Board of Directors is due to be renewed and the JEDD Board voted unanimously on August 12, 2025 to include new language in the agreement that allows the JEDD Board of Directors to approve transitioning to RITA for income tax collections (see SECTION 2 of attached). If the Board does approve using RITA for collections, it is anticipated it will start in January 2026 and the fee charged by RITA for collection services will be paid from the tax revenue collected by the JEDD District (see SECTION 6 of attached).

I am respectfully requesting time at the September 3, 2025 Council Committee meeting to discuss the Kent-Franklin JEDD income tax agreement in greater detail and to request Council authorization, with emergency, for the City to enter into the agreement with the Kent-Franklin JEDD Board of Directors.

Please let me know if you need any additional information in order to have this item included on the agenda.

Thank you.

Attachment

Cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Rhonda Hall, Budget and Finance Director
Eric Helmstedter, Economic Development Director

**KENT-FRANKLIN
JOINT ECONOMIC DEVELOPMENT DISTRICT
INCOME TAX AGREEMENT**

This Kent-Franklin Joint Economic Development District Tax Agreement ("Tax Agreement") is made and entered into the _____ day of _____, 2025 by and between the Board of Directors ("Board") of the Kent-Franklin Joint Economic Development District ("District") and the City of Kent ("City") in accordance with the terms and provisions set forth herein.

RECITALS

A. The City and Franklin Township ("Township") entered into the Kent-Franklin Joint Economic Development District Contract ("Contract") on June 27, 2006, as authorized and directed by each community's legislative authority, to create the District for the purposes of facilitating economic development through the creation and preservation of jobs and employment opportunities and to improve the economic welfare of the people in the District, the City, the Township, Portage County ("County") and the State of Ohio.

B. Pursuant to Sections 715.72 through 715.81 of the Ohio Revised Code, as amended, the City, the Township and the County have all approved the Contract.

C. Section 10 of the Contract provides that the Board shall enter into a Tax Agreement with the City.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth in this Tax Agreement, the City and the Board agree and bind themselves, their agents, employees and successors, as follows:

SECTION 1. Purpose. This Tax Agreement is being entered into pursuant to Section 10 of the Contract and Ordinance No. 2006-71 adopted by the City Council on June 14, 2006, and Board Resolution No. 2006-01 adopted by the Board on October 13, 2006, for the City to administer, collect and enforce the income tax on behalf of the District, which income tax has been levied in the District by the Board pursuant to the Contract, as amended December 18, 2019.

SECTION 2. Administrator. The City shall appoint an employee or other person to be the Administrator of the income tax of the District ("Administrator"). The Administrator shall be responsible for the receipt, safekeeping and investment of the income tax revenues collected within the District. The Administrator may utilize the personnel and facilities of the City's Budget

and Finance Department or Income Tax Division and others to assist in carrying out the duties of the Administrator under this Tax Agreement. Upon approval by the Board, the Administrator may designate and assign the duties of collecting the income tax revenues for the District to the Regional Income Tax Agency (RITA), as the specified contracted tax collection agency for the District.

SECTION 3. Duties. The Administrator or the Administrator's designee shall distribute the income tax revenue as provided in Section 10 of the Contract, as amended. The Administrator or the Administrator's designee shall assume and perform the following:

- (a) Identify all taxpayers within the District;
- (b) Notify those taxpayers and employers within the District concerning the District income tax;
- (c) Create and distribute, including in electronic format, District income tax forms and related documents and information;
- (d) Establish funds or accounts for receipt of the income tax revenues and establish and implement accounting procedures to ensure compliance with Generally Accepted Accounting Principles (GAAP) for all income tax revenue collected for the District;
- (e) Establish a distinct mailing address, which may be a post office box, for receipt of income tax forms and payments;
- (f) Receive, count, verify, record and deposit, into the appropriate account, all income tax revenue payments;
- (g) Take all necessary action, including legal action, if necessary, for which the City's Law Director may be utilized if determined appropriate by the Administrator and the City's Law Director, to collect all income taxes in the District;
- (h) Develop and issue all necessary correspondence and communication with the City, the Board, taxpayers and others in the District, concerning income tax collections;
- (i) Issue refunds of income tax payments when and where appropriate;
- (j) Invest the income tax revenues in accordance with the Contract, the Bylaws of the Board and all applicable laws; and
- (k) Initiate and implement any other actions deemed as necessary to fulfill the purpose of the Contract and this Tax Agreement.

SECTION 4. Assistance to the Treasurer. The Administrator shall assist the Treasurer of the Board in the estimation of revenues and expenses of the District; the preparation of the budget; the appropriations resolution; paying or providing for the payment of expenses of the operations of the Board; receiving, safekeeping and investing or providing for the receipt, safekeeping and investment of funds of the Board; maintaining, or providing for the maintenance of accurate accounts of all receipts and expenditures and any other duties or responsibilities that the Treasurer or the Board may request from time to time.

SECTION 5. Tax Code. In accordance with the Contract and Resolution No. 2006-01 of the Board, the Board adopts the Sections of Chapter 181 and Chapter 187 of the Kent Codified Ordinances (Tax Code) of the City (other than the rate) as the Tax Code, as amended from time to time, and as applicable to the District income tax. The Administrator shall determine the applicability of the provisions of those Tax Code Sections to the District income tax and shall use those Tax Code Sections as a guide in the administration of the District income tax. It is the intent of the Board that the adoption and use of these provisions will provide for the most efficient and cost effective administration of the District income tax. The Administrator may adjust or modify those provisions as deemed necessary to apply to the District income tax. In addition, in order to expedite and improve the administration of the District income tax, the Administrator may use the Income Tax Rules and Regulations of the City, as amended from time to time, with the appropriate adjustment and modifications as to make them applicable to the District income tax. If deemed advisable by the Administrator, the Administrator may prepare more specific rules and regulations for the administration of the District income tax.

SECTION 6. Expense of Administration. As provided by the Contract, the reasonable expense of administering the District income tax pursuant to this Tax Agreement shall be an expense of the District. The Administrator, with prior approval of the Board, given by written resolution, may provide for the payment of those expenses from the operating income of the District considering the one-half of one percent (.5%) of gross income tax receipts set aside, and that expense shall be included in the budget and the appropriation resolution of the Board, to the extent funds are available. If upon approval by the Board, the Administrator designates and assign the duties of collecting the income tax revenues for the District to the Regional Income Tax Agency (RITA) as the specified contracted tax collection agency for the District, the Administrator will pay RITA the required specified fee for such collection services from the operating income of the District to the extent funds are available, or from income tax revenue collected for the District.

SECTION 7. Quarterly Report. The Administrator shall make a quarterly report to the Board regarding the receipt and distribution of the income tax of the District and the operating income and expenses of the District for the preceding quarter and present projections and any proposed budget amendments for the next quarter.

SECTION 8. Term. The term of the Tax Agreement shall commence on the date hereof and shall terminate December 31, 2035 unless otherwise terminated prior to that date as provided herein. The parties shall have the right to extend this Tax Agreement for an additional ten (10) year period. This Tax Agreement may be terminated at any time by mutual consent of the City and the Board as authorized by the Council of the City and the Board as provided herein. In order for such termination to be effective, the legislative actions of the parties that terminate this Tax Agreement must occur and be effective within a period of 90 days of each other. This Tax Agreement also shall be terminated if the Contract is terminated for any reason. Upon termination of this Tax Agreement, the City shall have no further obligation under this Contract.

SECTION 9. Amendments. This Tax Agreement may be amended by the City and the Board only in writing and approved by the Council of the City and the Board by appropriate legislation and resolution authorizing that amendment. In order for such amendment to be effective, the legislative actions of the parties that amend this Tax Agreement must occur and be effective within a period of 90 days of each other.

SECTION 10. Binding Effect. This Tax Agreement shall inure to the benefit of and shall be binding upon the District, the City, the Township and their respective permitted successors, subject, however, to the specific provisions hereof. This Tax Agreement shall not inure to the benefit of anyone other than as provided in the immediately preceding sentence.

SECTION 11. Support of Tax Agreement. The City and the Board agree to cooperate with each other and to use their best efforts to do all things necessary for the collection, administration and distribution of the District income tax in accordance herewith and with the Contract. In the event that this Tax Agreement, or any of its terms, conditions or provisions, is challenged by any third party or parties in a court of law, the City and the Board agree to cooperate with one another and to use their best efforts in defending this Tax Agreement with the object of upholding this Tax Agreement. The City and the Board shall each bear its own costs in any such proceeding challenging this Tax Agreement or any term or provision thereof, provided that the Board shall reimburse the City for such costs to the extent funds of the District are available and appropriated for such purposes.

SECTION 12. Signing Other Documents. The parties agree to cooperate with one another and to use their best efforts in the implementation of this Tax Agreement and to sign or cause to be signed, in a timely fashion, all other necessary instruments and documents, and to take such other actions, in order to effectuate the purposes of this Tax Agreement.

SECTION 13. Severability. In the event that any section, paragraph or provision of this Tax Agreement, or any covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, or any application thereof, is held to be illegal or invalid for any reason:

- 1) That illegality or invalidity shall not affect the remainder hereof or thereof, any other section or provision hereof, or any other covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, all of which shall be construed and enforced as if the illegal or invalid portion were not contained herein or therein;
- 2) The illegality or invalidity of any application hereof or thereof shall not affect any legal and valid application hereof or thereof; and
- 3) Each section, paragraph, provision, covenant, agreement, obligation or action, or part thereof, shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law.

SECTION 14. Governing Law. This Tax Agreement shall be governed exclusively by and construed in accordance with the laws of the State of Ohio, and as applicable Sections 715.72 through 715.82 of the Ohio Revised Code. In the event that Sections 715.72 through Section 715.82 of the Ohio Revised Code are amended or are supplemented by the enactment of a new section of the Ohio Revised Code relating to Joint Economic Development Districts, the parties may agree at the time to follow either the provisions of Sections 715.72 through 715.82 existing on the date of this Tax Agreement or the provisions of Sections 715.72 through 715.82, as amended or supplemented, to the extent permitted by law.

SECTION 15. Captions and Headings. The captions and headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections hereof.

WITNESS WHEREOF, the City and the Board of the District have caused this Tax Agreement to be duly signed in their respective names by their duly authorized officers as of the date herein before written.

CITY OF KENT

By: _____
Dave Ruller, City Manager

KENT-FRANKLIN JOINT ECONOMIC DEVELOPMENT DISTRICT

By: _____
Hope Jones, Chairperson

By: _____
Jenny August, Treasurer

APPROVED AS TO FORM:

By: _____
Eric Fink, Assistant Law Director, City of Kent



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: August 21, 2025
TO: Dave Ruller, City Manager
FROM: Eric Helmstedter, Economic Development Director
RE: DORA Expansion Application

Blind Squirrel Pub has submitted a request for Kent City Council to consider authorizing the expansion of the City's Designated Outdoor Refreshment Area (DORA) boundary to include its location at 802 North Mantua Street. The River Merchant, and Bottles 101, also expressed interest in having their respective businesses at 911 North Mantua Street, and 115 North Willow Street, included in the proposed expansion of the City's DORA.

Attached is copy of the application that includes information on the proposed expansion of the DORA boundary. A public hearing to accept comments on the proposed expansion of the City's DORA has been scheduled for 7 p.m. on September 3, 2025. The attached will be submitted to the State of Ohio Division of Liquor Control if City Council legislatively authorizes the expansion.

I am respectfully requesting time at the September 3, 2025 Council Committee meeting to discuss the DORA expansion in greater detail and to request Councils authorization, with emergency, to approve the DORA boundary expansion request.

If you need any additional information in order to add this item to the agenda, please let me know.

Thank you.

Attachments

cc: Bridget Susel, Community Development Director
Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Patti Long, Executive Assistant

APPLICATION TO THE CITY OF KENT CITY COUNCIL

EXPANSION OF THE

DOWNTOWN KENT DESIGNATED OUTDOOR
REFRESHMENT AREA (DORA)



The Mayor and City Manager respectfully submit the following application to the Kent City Council to approve and enact the expansion of the Downtown Kent Designated Outdoor Refreshment Area, in accordance with ORC 4301.82.

Mayor Jerry Fiala: _____

City Manager Dave Ruller: _____

Date Application Filed with Kent City Council: August 21, 2025

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I. INTRODUCTION AND SUBMITTAL OF APPLICATION

Section 4301.82 of the Ohio Revised Code (ORC) authorizes municipalities and townships with a total population of less than 50,000 to establish a Designated Outdoor Refreshment Area (DORA) that can be comprised of up to 320 contiguous acres.

In order to consider the expansion of a DORA area, the City of Kent is required to complete the following:

- 1) The City Manager, as the executive officer for the City of Kent, files the DORA application identifying the proposed expansion of the DORA area and other specified information with Kent City Council;
- 2) Kent City Council publishes a public notice specifying the application is available for review by interested parties and the time and date for the public hearing;
- 3) Holds the public hearing;
- 4) Kent City Council legislatively authorizes the expansion of the DORA area.
- 5) The application for the expansion of the DORA area and authorizing ordinance are submitted to the State of Ohio Division of Liquor Control and the Investigative Unit of the Department of Public Safety.

Main Street Kent expressed its general support for the concept and a desire for this application to be prepared as the next step in considering the expansion of the DORA.

In summary, this application will provide the following:

A. The DORA will allow for more accessible outdoor dining in front of liquor permit holding establishments. It will allow such establishments to serve alcoholic beverages in a plastic cup, pursuant to all state and local requirements, within a designated area during certain hours. Creation of the DORA will relieve these establishments of current requirements for fencing around a dining area. Signage, sanitation and safety requirements will be established by permits issued by the City.

B. The Kent DORA will provide the ability for individuals to walk within the DORA boundaries with an alcoholic beverage purchased from a liquor permit holding establishment during permitted hours. This authority would be limited, initially, to the hours of 12:00PM to 11:00PM Sunday through Saturday.

C. Verifies the original 2020 DORA application and this current 2025 proposed expansion of the DORA comply with division (D) of ORC Section 4301.82 "Designated Outdoor Refreshment Areas."

II. BOUNDARIES

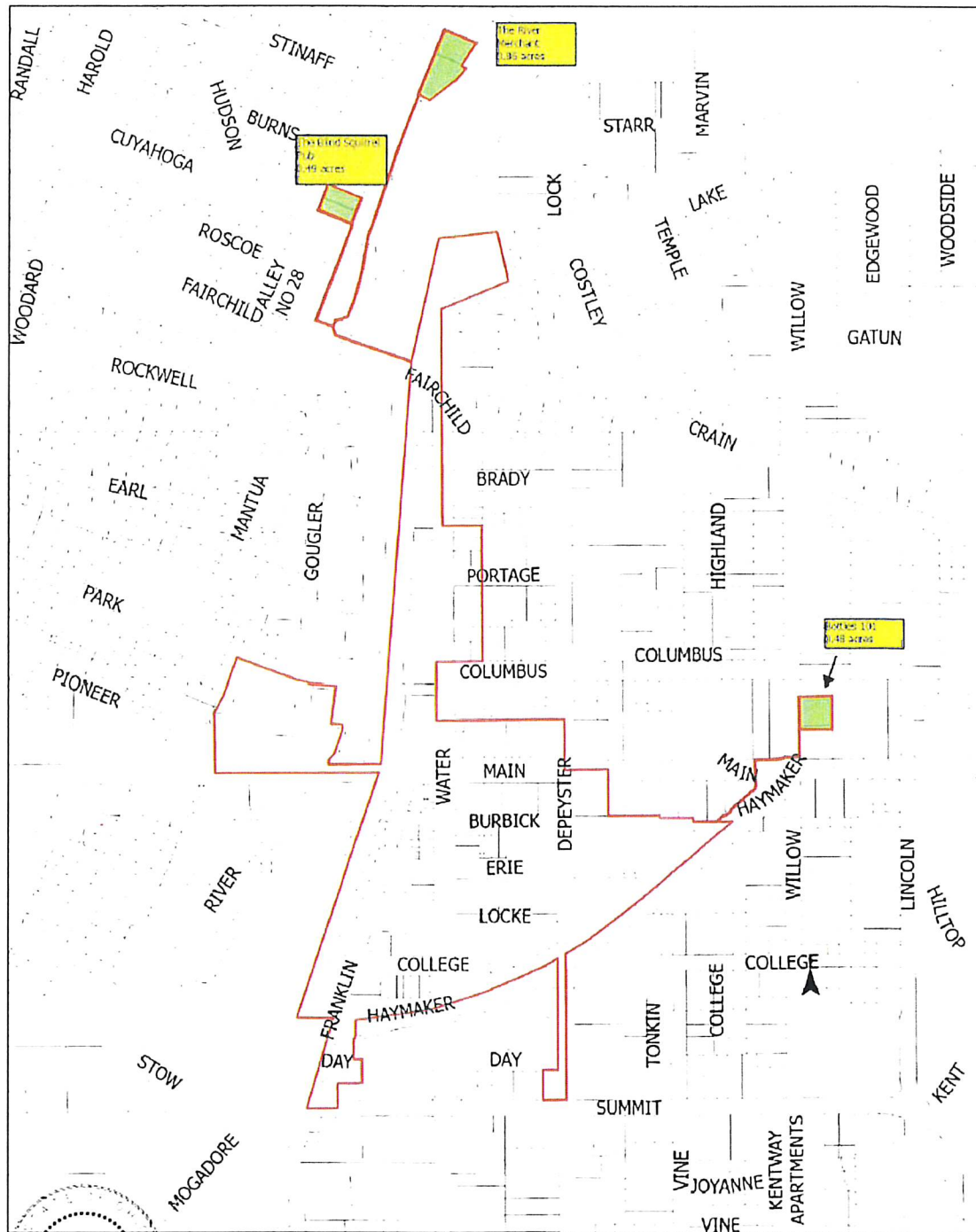
In accordance with ORC 4301.82(B)(1)(b), the boundaries of the DORA are depicted on the map included with this application and described as follows:

Designated Outdoor Refreshment Area (DORA)

The proposed boundary is outlined in a solid red line and commences at the intersection of N. Water St. where it intersects with Lake St. and Crain Ave. continuing south along N. Water St./S. Water St. where it intersects with Haymaker Parkway; to the north along Lake St, where it intersects with N. Water St. and extending to the eastern property line of 155 E. Lake St.; starting at the intersection of N. Water St. and Fairchild Ave., continuing across the Fairchild Ave. bridge using the sidewalk on the northside of the bridge and through the intersection/crosswalk extending across N. Mantua St to the west side of N. Mantua St. and then continuing north along the sidewalk of N. Mantua St. to the parcel boundaries of 802 N. Mantua St.; starting, again, at the intersection of N. Water St. and Fairchild Ave., continuing across the Fairchild Ave. bridge using the sidewalk on the northside of the bridge to the point where it intersects with N. Mantua St. and then continuing north along the east side sidewalk of N. Mantua St. to the parcel boundaries of 911 N. Mantua St.; W. Main St. from west property line of 319 W. Main St. to E. Main St. at Depeyster St.; Gougler Ave. from W. Main St. to Park Ave.; Park Ave. from Gougler Ave. to the west property line of 310 Park Ave.; Franklin Ave. from W. Main to Summit St; S. Depeyster St from Haymaker Pkwy. to E. Summit St.; Haymaker Parkway from the northeast property line of 201 E. Erie St. then extending along the north sidewalk to E. Main St. and continuing through the intersection/crosswalk to the north side of E. Main St. and then continuing east along the north sidewalk of E. Main St. to the southeast corner of E. Main St. and N. Willow St. then north along the east sidewalk to the parcel boundaries of 115 N. Willow St.; E. Summit St. from the west and south property lines of 141 E. Summit St. to S. Depeyster St. The area includes all sidewalks within or abutting the boundary lines. The boundary will include all alleys and streets not listed as having establishments located on them. It includes approximately 44.412 acres as calculated by the City Development Engineer, Timothy A. Sahr (PE 69264).

A list of the street addresses within the DORA is also attached.

The City of Kent is a chartered Ohio municipal corporation with a reported U.S. Census 2020 decennial population of 28,203.



Boundaries of Expanded Downtown Kent Dora

Approximately 44.412 acres as certified by the City of Kent
Development Engineer, Tim A. Sahr (PE69264)

350 175 0 350 US Feet

Signage Defining Boundaries of DORA

The City will supply Entrance/Exit signs to the DORA at the following major access points of:

- 1) Crain Ave. and N. Water St.
- 2) Lake St. at the east property line of 155 Lake St.
- 3) E. Main St. and Depeyster St.
- 4) Erie St. and Haymaker Parkway
- 5) Franklin Ave. and Summit St.
- 6) S. Depeyster St. and E. Summit St.
- 7) E. Summit St. at the intersection point of the west and south property lines of 141 E. Summit St.
- 8) W. Main St. at the west property line of 319 W. Main St.
- 9) Gougler Ave. and Park Ave.
- 10) Park Ave. at the west property line of 310 Park Ave.
- 11) N. Mantua St. at the intersection point of the north property lines of 802 N. Mantua St.
- 12) Cuyahoga St. at the intersection point of the north and west property line of 802 N. Mantua St.
- 13) N. Willow St. at the intersection point of the north property line of 115 N. Willow St.

City of Kent Street Boundary Listing

Portage County
City of Kent
Downtown Kent DORA
7/9/2025

Street Name	Range	Even/Odd
Franklin Ave.	123 - 427	Even & Odd
S. Water St.	108 - 265	Even & Odd
N. Water St.	123 - 480	Even & Odd
Crain Ave.	101	Odd
S. Depeyster St.	107 - 220	Even & Odd
N. Depeyster St.	121 - 154	Even & Odd
W. College Ave.	108 - 123	Even & Odd
W. Erie St.	163	Odd
E. Erie St.	100 - 201	Even & Odd
E. Main St.	100 - 176	Even & Odd
Streets Developed and Added	9/22/2021	Even/Odd
W. Main St.	106 - 112	Even
W. Main St.	265 - 319	Odd
Park Ave.	310	Even
Lake St.	107 - 115	Odd
Streets Developed and Added	6/25/2024	Even/Odd
Summit St.	141	Odd
Streets Corrected	6/25/2024	Even/Odd
S. Water St.	108 - 295	Even & Odd
Streets Developed and Added	7/9/2025	Even/Odd
N. Mantua St.	802	Even
N. Mantua St.	911	Odd
N. Willow St.	115	Odd

III. NATURE OF ESTABLISHMENTS

In accordance with ORC 4301.82(B)(2), the nature and types of establishments that will be located within the DORA are identified in the following list and consist of dining, retail, services or office sector businesses.

Downtown Kent DORA Nature of Establishments

Establishment Name	Address
Retail	
Flourish Plant Mkt	113 S. Water St.
City Bank Antiques	115 S. Water St.
Kent Sportswear	125 S. Water St.
Branded In Kent	100 E. Erie St. #122
Kent Natural Foods Co-Op	151 E. Main St.
Last Exit Books	124 E. Main St.
Popped!	138 E. Erie St. #101
McKay Bricker Framing	141 E. Main St.
Off the Wagon	152 E. Main St.
Hippie Fox Rocks	155 E. Erie St. #201
Dining and Beverages	
Bent Tree Coffee Roasters	313 N. Water St.
Scribbles Coffee Co.	115 N. Water St.
Tree City Coffee & Pastry	135 E. Erie St.
D.P. Dough	295 S. Water St.
Erie Street Kitchen	163 W. Erie St.
Franklin Square Deli	108 S. Water St.
Grazers	123 N. Water St.
Jimmy John's	313 E. Main St.
Buffalo Wild Wings	176 E. Main St.
Over Easy Morning Café	152 Franklin Ave.
Laziza	195 E. Erie St.
Blind Squirrel Pub	802 N. Mantua St.
Services	
Hometown Bank	142 N. Water St.
RAE Aesthetic's	201 E. Erie St. Unit C
Marathon Financial Services	234 S. Water St.
Evelyn Dickerson Hair Design	175 E. Erie St.
Jasons' Barber Shop	135 E. Erie St.
Salon NeXt	425 Franklin Ave.
Office	
Davey Resource Group World HQ	295 S. Water St. #300
Smithers-Oasis Co. World HQ	295 S. Water St. #200
Ametek Dynamic Fluid Solutions	100 E. Erie St. #200

IV. QUALIFYING PERMIT HOLDERS

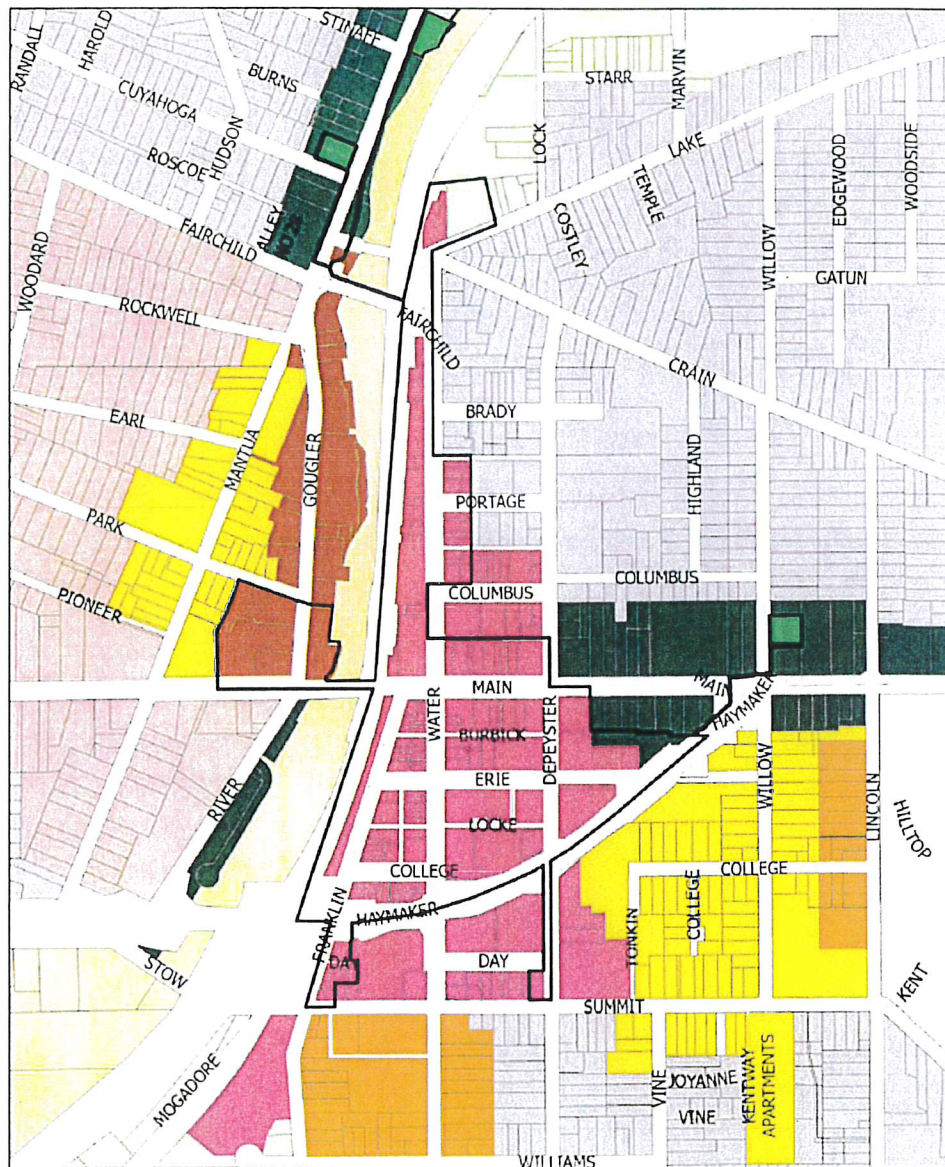
In accordance with ORC 4301.82(B)(3), the DORA will encompass not fewer than four qualified permit holders.

Kent has identified (39) qualified permit holders that will likely be included in the DORA, including:

City of Kent DORA Qualifying Liquor Permit Holders					
	Business Name	DBA	Address	Permit Type(s)	Permit #
1	101 INC	101 Bottles of Beer on the Wall	115 N. Willow St.	D5, D6	65504990005
2	107 South Inc.	Euro Gyro Pub & Pizza	107 S. Depeyster St.	D5, D6	6548651
3	120 South Inc.	Steak-Eez	120 S. Water St.	D1	6547772
4	157 Holdings LLC	157 Lounge	157 S. Water St.	D5	6548710
5	175 Main Ltd.	The Kent Stage	175 E. Main St	D5, D6	6548375
6	B & R Gillespie Holdings LLC	Tree City Coffee & Pastry	135 E. Erie St. #101 & #102	D5	0349240
7	Bell Tower Brewing Company LLC	Bell Tower Brewing Company	301 Park Ave.	A1A, A1C, D6	585080
8	Belleria Pizza Kent LLC	Belleria Pizza	135 E. Erie St.	D1, D2, D3	0600425
9	Beware Of The Leopard LLC	Beware of the Leopard	176 E. Main St. Unit B Basement Only	D1, D2, D3, D3A	674236
10	Blind Squirrel Pub LLC	Blind Squirrel Pub	802 N. Mantua St.	D1, D2, D3	734022
11	Bricco Dining Kent LLC	Bricco	210 S. Depeyster St.	D5I, D6	0912545
12	ELDJ LLC	Water St. Tavern	132 - 138 S. Water St.	D5	2470466 0001
13	Family Tacos LLC	Fresco Mexican Grill & Salsa Bar 1st Fl & Patio Suite 112	100 E. Erie St. #112	D5I	2633019
14	Fast Mex LLC	Federales	164 E. Main St. STE B & C	D5, D6	2655590
15	Hump & Hustle Brewing Co. LLC	North Water Brewing Company	101 Crain Ave.	A1A, A1C	4074739
16	Jason Merlene	Last Exit Books & Bsmr	124 E. Main St.	D1, D2	5041421
17	Kent Canadian Club	Kent Canadian Club	112 W. College Ave.	D4, D6	4590813
18	Kent Entertainment Group LLC	BarFly	100 E. Erie St. #130	D5I, D6	4591790
19	Kent Overstuffed Inc	Kent Paninis	295 S. Water St. #104	D5I, D6	4545457
20	Kent Tacos LLC	Barrio	295 S. Water St. #116	D5I, D6	4581760
21	Laziza Restaurant LTD	Laziza 1st 2nd Fls & Patio	195 E. Erie St.	D5I, D6	5072484
22	Lilybutt LLC	Taco Tontos	123 Franklin Ave.	D1, D2, D3	5216676 0005
23	Mabam Enterprises Inc.	Buffalo Wild Wings	176 E. Main St. 1st Floor	D2, D2X, D3, D3A, D6	53922700001
24	Olympia Hotel Management LLC	Kent State University Hotel & Conference Center	230 E. Erie St.	D5A, D6	6545434 0010
			215 S. Depeyster St.		
25	Over Easy LLC	Over Easy at the Depot	152 Franklin Ave.	D5, D6	6601162
26	Polugas Pub LLC	Dominicks Restaurant & Lounge & Patio	147 Franklin Ave.	D5, D6	7080082
27	Pub in Kent Inc.	The Pub in Kent	401 Franklin Ave.	D5, D6	7107910
28	River Merchant LLC	The River Merchant	911 N. Mantua St.	D1, D2, D3, D6	7405959
29	T I K Inc.	Brewhouse Pub & 244 N. Water St.	246 N. Water St.	D1, D3, D3A	8930829
30	T I K Inc.	Brewhouse Pub Bar 3 & 244 N. Water St.	246 N. Water St.	D3, D3A	8930829 00003
31	Timberland Enterprises Inc.	Rays Place	134 -143 Franklin Ave.	D1, D2, D3, D3A, D6	8933973
32	Troy Grill LLC	Troy Grill & Patio	118 E. Main St.	D1	9071615
33	TT1108 2	Pacific East	100 - 110 E. Main St.	D1, D2, D3, D3A	8774142
34	Umbrian Hills LLC	Bar Lucci	257 N. Water St.	D5	9185525
35	Venice Café LLC	Venice Café	163 Franklin Ave.	D1, D2, D3, D3A, D6	6771988
36	Wolf Patterson LLC	The Loft	112 W. Main St.	D1, D2, D3, D3A, D6	9735474
37	Wulfjam LLC	Board and Bevy	141 E. Summit St.	D5	9796585
38	Zephyr Café Ltd.	Zephyr Café	106 W. Main St.	D1, D2, D3, D3A, D6	9918121 0005
39	Zephyr Café Ltd.	Bar 3 Third Fl Bar Room	106 W. Main St.	D2, D3, D3A, D6	9918121 50003

V. LAND USE & ZONING

In accordance with ORC 4301.82(B)(4), the uses of land within the current and future DORA boundaries are located in the C-D: Commercial-Downtown Zoning District, the N-C: Neighborhood-Commercial Zoning District, the I: Industrial Zoning District, and the C-R: Commercial High Density Multifamily Residential Zoning District, and is in accordance with the City of Kent's master zoning plan:



Boundaries of Expanded Downtown Kent DORA

Updated Areas Highlighted in Green

330 165 0 330
US Feet

VI. PUBLIC HEALTH & SAFETY

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public health and safety within the DORA shall include:

Ensuring Compliance with Minor Liquor Laws:

As consumers purchase their first drink on a given day at a qualified permit holder within the DORA, they will be required to provide proof of age for themselves and any other person who will be consuming a purchased alcoholic beverage. The qualified permit holder will provide wrist bands for each person and ensure they are placed on their wrists prior to leaving their establishment. The wristbands must be worn until leaving the DORA for the day. The presence of the wristbands will assist the Kent Police Department (safety forces) in determining that no minors are carrying or consuming alcoholic beverages.

Outdoor Trash and Litter Control:

City of Kent Central Maintenance staff will augment, as needed, the commercial trash collection contracted by the City. Additional permanent trash cans will be installed in addition to cardboard bins used to collect the recyclable DORA cups. Staffing levels, trash cans and recyclable bins will be monitored and adjusted as needed. Plastic recyclable containers shall be used for all DORA activities.

Outdoor Dining in Right-of-Way:

Qualifying permit holders that desire to sell alcoholic beverages as part of providing an outdoor dining area in the City of Kent's right-of-way (abutting the establishment), must obtain a right-of-way permit and meet the requirements of the Kent Codified Ordinances (KCO) for right-of-way use and the DORA. These policies will require the qualifying permit holder(s) to submit a sanitation plan and the physical layout of the tables, chairs and other facilities to ensure pedestrian access and adequate clearance for persons in a wheelchair. It is anticipated that the busing of tables will be required and/or adequate trash cans be in place. Additionally, the permit review will ensure that there are adequate pedestrian passageways and that ingress/egress for emergency services is adequate. Failure to comply with the requirements of the permit can result in revocation.

Special Events:

The City of Kent requires that each special event using any City property and/or right-of-way receive a permit from the City. As is the City's practice, each event will be reviewed as required by the Kent Codified Ordinances. Permit requirements may differ between events depending on their size, layout, use of right-of-way, and programming plans. Each event will be reviewed to ensure that adequate sanitation, signage, and public safety requirements are established. The necessity

for portable bathrooms, handicap accessibility, pedestrian mobility, police, fire and emergency medical ingress and egress, crowd control, DORA boundary management and trash management (dumpsters, cans, pick-up, etc.) will be closely monitored and addressed. Event organizers may be required to pay for special duty officers or overtime for public service or safety workers, if necessary, to ensure adequate health, public and safety requirements are met. If the special event includes the sale of alcoholic beverages, the event organizers can request that the City suspend the DORA for the duration of the special event.

City of Kent DORA Safety Plan:

The Safety Plan will assist with maintaining public safety within the DORA and designate the number of personnel needed to execute the Safety Plan. The current Public Safety personnel are adequate to maintain public safety within the DORA district. The City of Kent Police Department (KPD) currently has multiple overlapping shifts which will enable it to maintain public safety within the DORA to include the downtown core business district and main street business district. The KPD has flexibility when deploying resources and has years of experience dealing with all of the downtown events such as the Heritage Festival, Wizardly World, Art & Wine Festival, Oktoberfest and other individual bar events which draw large crowds throughout the year.

Staffing for the DORA would consist of:

1. Utilizing the current scheduled overlapping shifts of Kent Safety Forces giving them the ability to actively patrol the DORA and have a visible presence in the assigned area.
2. During pre-planned or known special events that will increase the activity in the DORA area, the KPD will seek organizations involved with the events to help supplement the need for additional monitoring by KPD, as needed. KPD will seek payment from such organizations for extra duty officer(s) as needed. The officer(s) primary responsibility would be the downtown core business district where the DORA is located.
3. All supervisors or OIC's (Officer's in Charge) have the flexibility to call in additional staffing for emergency situations or if large crowds start to get out of control.

Beginning with the commencement of the DORA and continuing for a period of three (3) consecutive months, the City Manager of the City of Kent and the Chief of Police of the City of Kent met monthly to review the Safety Plan herein. The purpose of this meeting was to determine whether updates, modifications or supplementation may be advisable or required, and in said event, such changes shall be presented to Council for consideration and implementation. At the end of

the three-month pilot phase, City Council had the option to continue or discontinue the DORA. Kent City Council legislatively authorized the DORA to continue.

Amendments and Possible Revocation:

City staff, business leaders and elected officials will regularly meet to discuss the effects of the DORA on the downtown area and recommend potential changes to Council including, hours and days of operation and up to and including the possible revocation of the DORA if it is determined to adversely affect the community or if it is no longer considered to be an economic benefit to the City. City Council will have the final say in enacting any changes to the DORA.



CITY OF KENT, OHIO
DEPARTMENT OF BUDGET AND FINANCE
Rhonda C. Hall, CPA, Director

To: Dave Ruller, City Manager
From: Rhonda C. Hall, CPA, Director of Budget and Finance
Date: August 20, 2025
Re: Request Council Resolution to Certify Amounts and Rates for 2026

Please find attached a draft resolution accepting the amounts and rates of the City's various tax levies as determined by the Portage County Budget Commission, and further authorizing the necessary tax levies and certifying them to the Portage County Auditor. This is a recurring process that is required by Ohio Revised Code, Sections 5705.34 & 5705.35 to be submitted to the County Auditor before October 1st of each year.

I am respectfully requesting City Council's approval of this resolution as an authorized agenda item at the September 3, 2025 City Council Meeting.

Thank you in advance for your support of this request and the action being sought. Should there be any questions regarding this matter I would certainly be happy to respond accordingly.

RESOLUTION NO. 2025-xxx

**RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY
THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX
LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR
(CITY COUNCIL)**

Revised Code, Secs. 5705.34 & 5705.35

The Council of the City of Kent, Portage County, Ohio, met in
Regular session on the 17th day of September, 2025 at the
office of Kent City Council with the following members present:

Mr. _____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1st, 2026 ;
and

WHEREAS, The Budget Commission of Portage County, Ohio has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within, the ten mill tax limitation; therefore, be it

RESOLVED, By the Council of the City of _____, Portage County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten-mill limitation as follows:

OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES

Rev. Code Sec. 5705.34 & 5705.35

Office of the Budget Commission, Portage County, Ravenna, Ohio

To the Taxing Authority of:

KENT CITY

SCHEDULE A

**SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED
BY BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES**

FUND	AMOUNT APPROVED BY BUDGET COM- MISSION INSIDE 10 M. LIMITATION	AMOUNT APPROVED BY BUDGET COM- MISSION OUTSIDE 10 M. LIMITATION	COUNTY ESTIMATE RATE TO INSIDE 10 M. LIMIT	AUDITOR'S OF TAX BE LEVIED OUTSIDE 10 M. LIMIT
	Column I	Column II	III	IV
General	\$ 2,163,418	\$ 340,922	3.6 & 0.9	1.16
Police Pension	186,173		0.30	
Fire Pension	186,173		0.30	
West Side Fire Station		267,928		0.73
Recreation		1,234,224		3.45
TOTAL	\$ 2,535,764	\$ 1,843,074	4.2 & 1.5	5.34

\$ 4,378,838

COUNTY AUDITOR'S ESTIMATE

\$620,577,690

COUNTY AUDITOR'S ESTIMATE Kent City	OF RATE IN MILLS Field LSD	Kent CSD
LEVIES INSIDE OF 10 MILL	LIMITATION	
County	2.00	2.00
City	1.50	4.20
School	6.50	3.80
JVS		
TOTAL:	10.00	10.00
LEVIES OUTSIDE OF 10 MILL	LIMITATION	
County	12.12	12.12
City	5.34	5.34
School	58.15	105.13
JVS	4.00	0.00
Library	0.00	1.80
Portage Park District	1.00	1.00
TOTAL:	80.61	125.39
TOTAL LEVIES:	90.61	135.39

Tax estimates as they will appear on the 2025 Official Certificate of Estimated Resources.

General Fund	\$ 2,504,340
Police Pension	186,173
Fire Pension	186,173
Westside Fire Station	267,928
Recreation	<u>1,234,224</u>
Tax Revenue Estimate	\$ <u>4,378,838</u>

SCHEDULE B

LEVIES OUTSIDE 10 mill limitation

Levy Purpose	Date of Vote & Duration of Levy		Maximum Rate Authorized to be Levied	County Auditor's Estimate of Yield of Levy
General	01/05/24	5 years	1.16	\$ 340,922
West Side Fire Station	11/03/20	5 years	0.73	267,928
Recreation	11/03/15	Cont	1.00	367,025
Recreation	11/03/15	Cont	0.43	157,821
Recreation	11/03/09	Cont	0.50	184,554
Recreation	11/07/06	Cont	1.52	524,824

and be it further RESOLVED, That the Clerk of this Council be, and is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

Mr. _____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

Mr. _____ , _____

Mr. _____ , _____

Mr. _____ , _____

Mr. _____ , _____

Mr. _____ , _____

Mr. _____ , _____

Mr. _____ , _____

Mr. _____ , _____

Mr. _____ , _____

Adopted the _____ day of _____, _____

President of Council

Clerk of Council

CERTIFICATE OF COPY
ORIGINAL ON FILE

The State of Ohio, Portage County.

I, _____, Clerk of the Council of the City of _____,
in said County, and in whose custody the Files and Records of said Council are required by the
laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from
the original _____

now on file, that the foregoing has been compared by me with said original document, and that the
same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, _____

Clerk of Council

Portage County, Ohio

City

RESOLUTION ACCEPTING THE
AMOUNTS AND RATES AS DETERMINED
BY THE BUDGET COMMISSION AND
AUTHORIZING THE NECESSARY TAX
LEVIES AND CERTIFYING THEM TO THE
COUNTY AUDITOR.

(City Council)

Filed _____, _____

County Auditor



CITY OF KENT, OHIO
DEPARTMENT OF BUDGET AND FINANCE
Rhonda C. Hall, CPA, Director

To: Dave Ruller, City Manager
From: Rhonda C. Hall, CPA, Director of Budget and Finance
Date: August 25, 2025
Re: FY2025 Appropriation Amendment #5

The following appropriation amendments for the September Council Committee Agenda are hereby requested:

Fund 001 – General

Increase	\$	500	General / Urban Renewal / Other (O&M) – Appropriate add'l funds to cover reimbursement to Franklin Township for property taxes on Davey SEED Campus property, R. Hall.
Increase		30,000	General/Finance/ Other (O&M) - Appropriate add'l funds to cover Life Force Management Billing fees, R. Hall.

Fund 301 – Capital Improvements

Increase	\$	35,000	Capital Impr / Safety – Capital – Approp add'l funds to replenish funds for reimbursement of grant funds, N. Shearer 8/12/25 memo.
Increase		122,000	Capital Impr / Capital Impr – Capital – Appropriate add'l funds to complete signal modifications to SR 261 intersections at Mogadore and Franklin/Sunnybrook Rds., J. Bowling 8/19/25 memo.

Kent Police Department

MEMORANDUM

To: Rhonda Hall
From: Chief Nicholas Shearer
Date: August 12, 2025
Subject: Budget Amendment for Grant Funding

This memorandum is to serve as a request for a budget appropriation to replenish funds spent out of capital miscellaneous equipment line 301-01-510-116-7630 for the purchase of a vehicle that was reimbursed through PASS grant funding. The grant funding has been distributed to the city in the amount of \$35,000. I am respectfully requesting this funding be added back to the budget line listed above.

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Rhonda Hall
Dave Ruller

FROM: Jim Bowling *JB*

DATE: August 19, 2025

RE: SR 261/Mogadore and Franklin Signals (2024CIP007) - Appropriation Request

The Service Department is requesting to appropriate an additional \$122,000 from the Capital Fund (301) to complete signal modifications to the intersections of SR 261 and Mogadore Road and SR 261 and Franklin Avenue/Sunnybrook Road.

We appreciate the consideration of this request.

c: Melanie Baker
Chief Shearer
Chief Samels
Brian Huff
Jon Giaquinto
Cathy Wilson



LAW DEPARTMENT MEMORANDUM KENT, OHIO

To: Dave Ruller, City Manager
From: Hope L. Jones, Law Director
Date: August 27, 2025
Re: Petros Development Group

Mr. Ruller,

I request committee time on September 3, 2025, to discuss Petros Development Group Water Tap In for the property located at 2567 State Route 43 outside the city. Council originally approved Ordinance 2024-088 allowing the tap in and the ordinance incorrectly indicated that the property would not be subject to the city's 50% surcharge. The developer understands this is a mistake, but the needs to be updated to reflect the same.

.

Thank you, Dave,

Hope

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller
Kathy Coleman

FROM: Jim Bowling *Job*

DATE: August 22, 2025

RE: ODOT SR 261 Resurfacing - Consent Legislation

The Service Department is requesting council's approval of the attached consent legislation from the Ohio Department of Transportation (ODOT) to resurface a portion of SR 261 that is within the City Limits. ODOT is planning to resurface 1.5 miles of SR 261, 0.28 miles of which is within Kent. The attached figure shows the limits of the project.

The project includes milling, resurfacing and striping of the roadway and is projected to be constructed late in 2026.

The work does not require any City funds.

C: Melanie Baker
Hope Jones
Sandy Lance
Rhonda Hall
Pat Homan

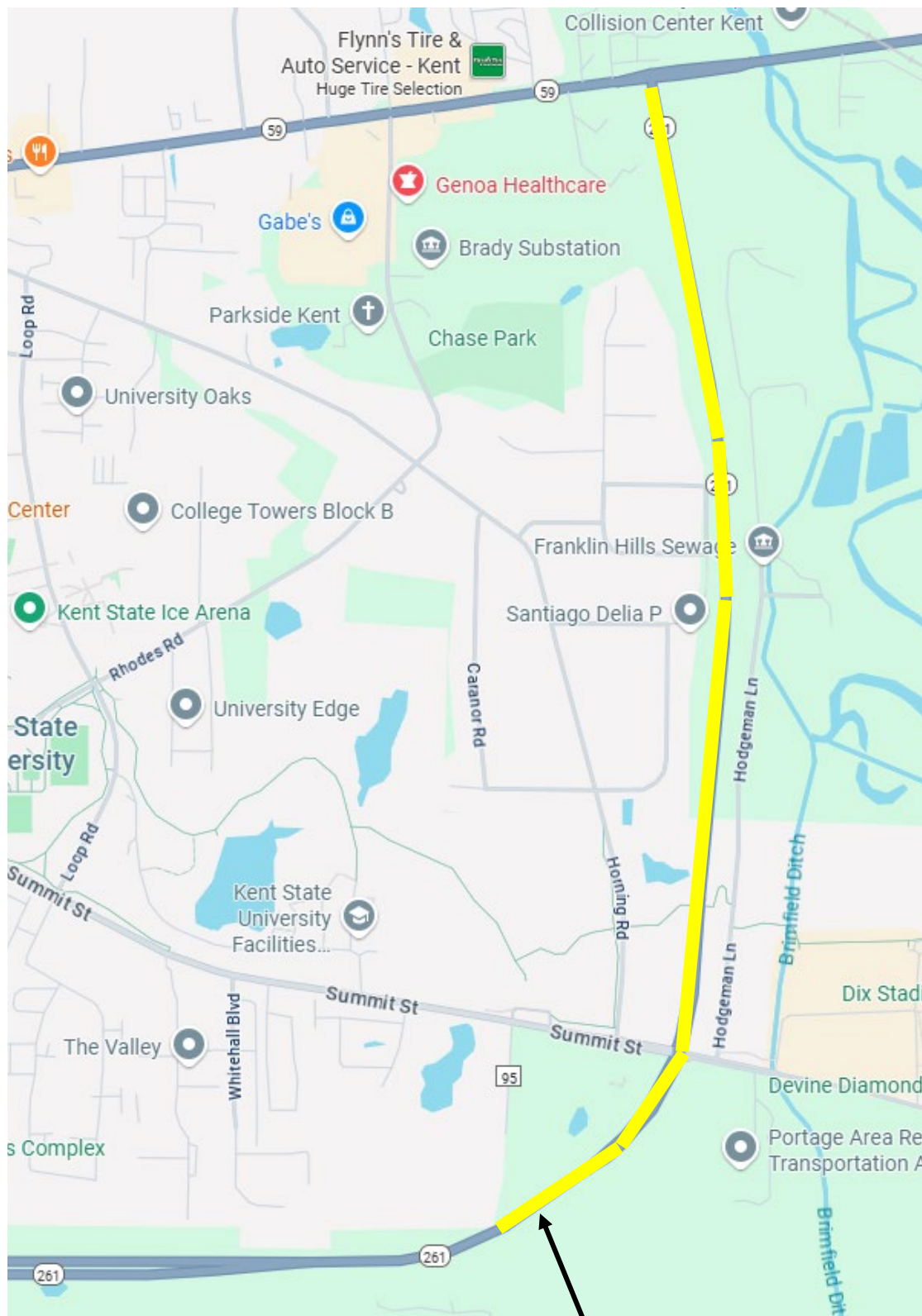


Figure 1 – ODOT SR 261 Resurfacing Limits

Resurfacing Limits

CONSENT LEGISLATION

RC 5521.01

Ordinance/Resolution# _____

PID No. 105237

County/Route/Section POR SR 0261 03.51

The following is _____ enacted by the _____ City of Kent _____ of _____ Portage
(Ordinance/Resolution) (Local Public Agency)
County, Ohio, hereinafter referred to as the Local Public Agency (LPA).

SECTION I - Project Description

WHEREAS, the (LPA/STATE) has identified the need for the described project:

Resurfacing of SR 261 in the City of Kent.

NOW THEREFORE, be it ordained by the _____ City of Kent _____ of _____ Portage _____ County, Ohio.
(LPA)

SECTION II - Consent Statement

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described project.

SECTION III - Cooperation Statement

The LPA shall cooperate with the Director of Transportation in the above described project as follows:

The State shall assume and bear 100% of all of the costs of the improvement.

The LPA further agrees to pay One Hundred Percent (100%) of the cost of those features requested by the LPA which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

SECTION IV - Utilities and Right-of-Way Statement

The LPA agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understands that right-of-way costs include eligible utility costs.

SECTION V - Maintenance

Upon completion of the described Project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the described Project in accordance with all applicable state and federal law, including, but not limited to, 23 USC 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

SECTION VI - Authority to Sign

The _____ of said _____ City of Kent is hereby empowered
(Contractual Agent) (LPA)
on behalf of the _____ City of Kent to enter into contracts with the Director of
(LPA)
Transportation which is necessary to complete the above described project.

Passed: _____,
(Date)

Attested: _____
(Clerk) (Officer of LPA - title)

Attested: _____
(Title) (President of Council)

This _____ is hereby declared to be an emergency measure to
(Ordinance/Resolution)
expedite the highway project(s) and promote highway safety. Following appropriate legislative action, it shall take effect and be in force immediately upon its passage and approval, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**CERTIFICATE OF COPY
STATE OF OHIO**

City of Kent of _____ Portage County, Ohio,
(LPA)

_____, as Clerk of the _____ City of Kent
(LPA)

of _____ Portage County, Ohio, do hereby certify that the forgoing is a true and
correct copy of _____ adopted by the legislative Authority of the said
(Ordinance/Resolution)

_____ City of Kent on the _____ day of _____, 20 _____
(LPA)

that the publication of such _____ has been made and certified of
(Ordinance/Resolution)

record according to law; that no proceedings looking to a referendum upon such
_____ have been taken; and that such _____
(Ordinance/Resolution) (Ordinance/Resolution)

and certificate of publication thereof are of record in _____ Page _____
(Ordinance/Resolution Record No.)

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, if
applicable, this _____ day of _____,

CITY SEAL

Clerk

_____ City of Kent of _____ Portage County, Ohio
(LPA)

(If the LPA is designated as a City, then the "City Seal" is required. If no Seal, then a letter stating
"No Seal is required to accompany the executed legislation.)

The foregoing is accepted as a basis for proceeding with the project herein described.
For the _____ City of Kent of _____ Portage County, Ohio
(LPA)

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller
Kathy Coleman

FROM: Jim Bowling *JB*

DATE: 8/22/2025

RE: Sunrise Boulevard Rehabilitation – OPWC Resolution of Intent

The Service Department is requesting City Council approval of the attached Resolution of Intent for the Sunrise Boulevard Rehabilitation Project. The Ohio Public Works Commission (OPWC) requires a resolution of intent to receive reimbursements from awarded no interest loans. We received a \$294,500 grant and a \$50,000 no interest loan for the Project.

We appreciate council's consideration of the above request.

C: Melanie Baker
Hope Jones
Sandy Lance
Cathy Wilson

RESOLUTION OF INTENT

A RESOLUTION DECLARING THE OFFICIAL INTENT AND REASONABLE EXPECTATION OF THE CITY OF KENT ON BEHALF OF THE STATE OF OHIO (THE BORROWER) TO REIMBURSE ITS Capital (301) FUND FOR THE CG48AC / CG49AC, SUNRISE BOULEVARD REHABILITATION WITH THE PROCEEDS OF TAX EXEMPT DEBT OF THE STATE OF OHIO.

BE IT RESOLVED by the City of Kent on behalf of the State of Ohio that:

- Section 1. The City of Kent reasonably expects to receive a reimbursement for the Project named Sunrise Boulevard Rehabilitation as set forth in Appendix A of the Project Agreement with the proceeds of bonds to be issued by the State of Ohio.
- Section 2. The maximum aggregate principal amount of bonds, other than for costs of issuance, expected to be issued by the State of Ohio for reimbursement to the local subdivision is \$344,500.00.
- Section 3. The Fiscal Officer of the City of Kent is hereby directed to file a copy of this Resolution with the City of Kent for the inspection and examination of all persons interested therein and to deliver a copy of this Resolution to the Ohio Public Works Commission
- Section 4. The City of Kent finds and determines that all formal actions of this City concerning and relating to the adoption of this Resolution were taken in an open meeting of the City of Kent and that all deliberations of this City and any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements
- Section 5. This Resolution shall be in full force and effect from and immediately upon its adoption.

Upon roll call on the adoption of the resolution, the vote was as follows:

Resolution adopted: _____, 20__

The foregoing is a true and correct excerpt from the minutes of the meeting on _____, 20__ of the City of Kent showing the adoption of the resolution herein above set forth.

Rhonda Hall

**City of Kent
Income Tax Division**

July 31, 2025

Income Tax Receipts Comparison - (Excluding 0.25% Police Facility Receipts)

Monthly Cash Basis Receipts

Total receipts for the month of July, 2025	\$ 1,523,424
Total receipts for the month of July, 2024	\$ 1,472,405
Total receipts for the month of July, 2023	\$ 1,382,337

Year-to-date Receipts and Percent of Total Annual Receipts Collected

	<u>Year-to-date Actual</u>	<u>Percent of Annual</u>
Total receipts January 1 through July 31, 2025	\$ 11,340,482	60.90%
Total receipts January 1 through July 31, 2024	\$ 10,966,638	63.27%
Total receipts January 1 through July 31, 2023	\$ 10,709,340	72.14%

Year-to-date Receipts Through July 31, 2025

- Budget vs. Actual

<u>Year</u>	<u>Annual Budgeted Receipts</u>	<u>Revised Budgeted Receipts</u>	<u>Year-to-date Actual Receipts</u>	<u>Percent Collected</u>	<u>Percent Remaining</u>
2025	\$ 18,622,222	\$ 18,622,222	\$ 11,340,482	60.90%	39.10%

Comparisons of Total Annual Receipts for Previous Ten Years

<u>Year</u>	<u>Total Cash Basis Receipts*</u>	<u>Change From Prior Year</u>	
2015	\$ 14,579,500	14.50%	- Changed from accrual basis of accounting to a cash basis of accounting for RITA Income Tax in December, 2020. All years have been restated to be on a cash basis for RITA receipts to make this report comparable from year to year.
2016	14,192,888	-2.65%	
2017	14,525,574	2.34%	
2018	14,297,948	-1.57%	
2019	14,855,372	3.90%	
2020	14,592,066	-1.77%	
2021	14,929,900	2.32%	
2022	16,645,865	11.49%	
2023	17,533,848	5.33%	
2024	18,304,594	4.40%	

Submitted by , Director of Budget and Finance

2025 CITY OF KENT, OHIO
Comparison of Income Tax Receipts
(Excluding 0.25% Police Facility Receipts)
as of Month Ended July 31, 2025

Monthly Cash Basis Receipts				Comparisons	
Month	2023	2024	2025	Amount	Percent Change
January	\$ 1,601,454	\$ 1,361,101	\$ 1,642,984	\$ 281,883	20.71%
February	1,609,396	1,599,888	1,468,227	(131,660)	-8.23%
March	1,262,958	1,248,335	1,283,832	35,497	2.84%
April	1,419,192	1,456,278	1,618,125	161,847	11.11%
May	1,772,580	2,374,830	2,175,824	(199,006)	-8.38%
June	1,661,424	1,453,801	1,628,066	174,265	11.99%
July	1,382,337	1,472,405	1,523,424	51,018	3.46%
August	1,377,077	1,520,823	-		
September	1,241,696	1,289,344	-		
October	1,395,902	1,718,384	-		
November	1,557,120	1,429,899	-		
December	1,252,714	1,379,506	-		
Totals	<u>\$ 17,533,848</u>	<u>\$ 18,304,594</u>	<u>\$ 11,340,482</u>	<u>\$ 373,844</u>	

Year-to-Date Receipts				Comparisons	
Month	2023	2024	2025	Amount	Percent Change
January	\$ 1,601,454	\$ 1,361,101	\$ 1,642,984	\$ 281,883	20.71%
February	3,210,850	2,960,988	3,111,211	150,223	5.07%
March	4,473,807	4,209,324	4,395,043	185,720	4.41%
April	5,892,999	5,665,602	6,013,169	347,567	6.13%
May	7,665,579	8,040,432	8,188,993	148,561	1.85%
June	9,327,003	9,494,232	9,817,058	322,826	3.40%
July	10,709,340	10,966,638	11,340,482	373,844	3.41%
August	12,086,416	12,487,461			
September	13,328,112	13,776,804			
October	14,724,015	15,495,188			
November	16,281,134	16,925,087			
December	17,533,848	18,304,594			
Totals	<u>\$ 17,533,848</u>	<u>\$ 18,304,594</u>			

2025 CITY OF KENT, OHIO
Comparison of Income Tax Receipts from Kent State University
(Excluding 0.25% Police Facility Receipts)
as of Month Ended July 31, 2025

Monthly Receipts				Comparisons	
Month	2023	2024	2025	Amount	Percent Change
January	\$ 461,437	\$ 478,415	\$ 435,880	\$ (42,535)	-8.89%
February	386,098	395,210	400,555	5,345	1.35%
March	423,517	436,511	428,183	(8,329)	-1.91%
April	419,985	438,141	426,400	(11,741)	-2.68%
May	420,801	432,214	422,239	(9,975)	-2.31%
June	411,739	463,100	438,331	(24,769)	-5.35%
July	419,770	426,920	403,283	(23,637)	-5.54%
August	383,705	397,759	-		
September	373,412	456,054	-		
October	431,227	438,187	-		
November	443,752	445,734	-		
December	439,024	480,509	-		
Totals	<u>\$ 5,014,467</u>	<u>\$ 5,288,754</u>	<u>\$ 2,954,871</u>	<u>\$ (115,640)</u>	
	28.60%	28.89%	26.06%		

Year-to-Date Receipts				Comparisons	
Month	2023	2024	2025	Amount	Percent Change
January	\$ 461,437	\$ 478,415	\$ 435,880	\$ (42,535)	-8.89%
February	847,535	873,625	836,435	(37,190)	-4.26%
March	1,271,052	1,310,136	1,264,618	(45,518)	-3.47%
April	1,691,036	1,748,277	1,691,017	(57,259)	-3.28%
May	2,111,837	2,180,491	2,113,257	(67,234)	-3.08%
June	2,523,575	2,643,591	2,551,588	(92,003)	-3.48%
July	2,943,345	3,070,510	2,954,871	(115,640)	-3.77%
August	3,327,051	3,468,269			
September	3,700,463	3,924,323			
October	4,131,690	4,362,510			
November	4,575,443	4,808,245			
December	5,014,467	5,288,754			
Totals	<u>\$ 5,014,467</u>	<u>\$ 5,288,754</u>			

2025 CITY OF KENT, OHIO
Comparison of Income Tax Receipts from Kent State University
(Excluding 0.25% Police Facility Receipts)

Comparisons of Total Annual Receipts for Previous Ten Years
Restated

Year	Total Cash Basis Receipts	Percent Change
2015	\$ 4,910,519	4.30%
2016	5,042,140	2.68%
2017	5,137,920	1.90%
2018	5,167,455	0.57%
2019	5,150,394	-0.33%
2020	5,159,334	0.17%
2021	4,813,413	-6.70%
2022	4,861,839	1.01%
2023	5,014,467	3.14%
2024	5,288,754	5.47%

2025 CITY OF KENT, OHIO
Comparison of Income Tax Receipts
Police Facility Dedicated Income Tax Receipts - 1/9 of Total (0.25%)
as of Month Ended July 31, 2025

Monthly Receipts				Comparisons	
Month	2023	2024	2025	Amount	Percent Change
January	\$ 200,182	\$ 170,138	\$ 205,373	\$ 35,235	20.71%
February	201,174	199,986	183,528	(16,458)	-8.23%
March	157,870	156,042	160,479	4,437	2.84%
April	177,399	182,035	202,266	20,231	11.11%
May	221,572	296,854	271,978	(24,876)	-8.38%
June	207,678	181,725	203,508	21,783	11.99%
July	172,792	184,051	190,428	6,377	3.46%
August	172,135	190,103	-		
September	155,212	161,168	-		
October	174,488	214,798	-		
November	194,640	178,737	-		
December	156,589	172,438	-		
Totals	<u>\$ 2,191,731</u>	<u>\$ 2,288,074</u>	<u>\$ 1,417,560</u>	<u>\$ 46,731</u>	

Year-to-Date Receipts				Comparisons	
Month	2023	2024	2025	Amount	Percent Change
January	\$ 200,182	\$ 170,138	\$ 205,373	\$ 35,235	20.71%
February	401,356	370,124	388,901	18,778	5.07%
March	559,226	526,165	549,380	23,215	4.41%
April	736,625	708,200	751,646	43,446	6.13%
May	958,197	1,005,054	1,023,624	18,570	1.85%
June	1,165,875	1,186,779	1,227,132	40,353	3.40%
July	1,338,667	1,370,830	1,417,560	46,731	3.41%
August	1,510,802	1,560,933			
September	1,666,014	1,722,101			
October	1,840,502	1,936,899			
November	2,035,142	2,115,636			
December	2,191,731	2,288,074			
Totals	<u>\$ 2,191,731</u>	<u>\$ 2,288,074</u>			

2025 CITY OF KENT, OHIO
Comparison of Total Income Tax Receipts - Including Police Facility Receipts
as of Month Ended July 31, 2025

Monthly Receipts				Comparisons	
Month	2023	2024	2025	Amount	Percent Change
January	\$ 1,801,636	\$ 1,531,238	\$ 1,848,357	\$ 317,119	20.71%
February	1,810,570	1,799,874	1,651,756	(148,118)	-8.23%
March	1,420,827	1,404,377	1,444,311	39,934	2.84%
April	1,596,591	1,638,313	1,820,391	182,078	11.11%
May	1,994,152	2,671,684	2,447,802	(223,882)	-8.38%
June	1,869,102	1,635,526	1,831,574	196,048	11.99%
July	1,555,129	1,656,456	1,713,852	57,396	3.46%
August	1,549,211	1,710,926	-		
September	1,396,908	1,450,512	-		
October	1,570,390	1,933,182	-		
November	1,751,759	1,608,636	-		
December	1,409,303	1,551,945	-		
Totals	<u>\$ 19,725,579</u>	<u>\$ 20,592,668</u>	<u>\$ 12,758,043</u>	<u>\$ 420,575</u>	

Year-to-Date Receipts				Comparisons	
Month	2023	2024	2025	Amount	Percent Change
January	\$ 1,801,636	\$ 1,531,238	\$ 1,848,357	\$ 317,119	20.71%
February	3,612,206	3,331,112	3,500,113	169,001	5.07%
March	5,033,033	4,735,489	4,944,424	208,935	4.41%
April	6,629,624	6,373,802	6,764,815	391,013	6.13%
May	8,623,776	9,045,486	9,212,617	167,131	1.85%
June	10,492,879	10,681,011	11,044,191	363,179	3.40%
July	12,048,007	12,337,468	12,758,043	420,575	3.41%
August	13,597,218	14,048,393			
September	14,994,127	15,498,905			
October	16,564,517	17,432,087			
November	18,316,276	19,040,723			
December	19,725,579	20,592,668			
Totals	<u>\$ 19,725,579</u>	<u>\$ 20,592,668</u>			

City of Kent
RITA Income Tax Analysis by Month compared to the Prior Year
By Category Collected

2025 with change from 2024 - Cash Basis

Calendar Month	Withholding	Change	% Change	Individual	Change	% Change	Net Profit	Change	% Change	Total	Change	% Change
Jan	\$ 1,477,566.97	\$ 228,045.72	18.25%	\$ 126,317.82	\$ 35,990.27	39.84%	\$ 194,859.33	\$ 37,447.16	23.79%	\$ 1,798,744.12	\$ 301,483.15	20.14%
Feb	1,365,929.30	(208,663.62)	-13.25%	147,030.82	24,613.95	20.11%	77,362.95	23,445.54	43.48%	1,590,323.07	(160,604.13)	-9.17%
March	1,244,421.18	7,100.86	0.57%	105,431.94	47,976.18	83.50%	38,183.00	(13,508.61)	-26.13%	1,388,036.12	41,568.43	3.09%
April	1,377,958.36	72,421.71	5.55%	155,946.44	27,805.35	21.70%	249,570.05	76,080.28	43.85%	1,783,474.85	176,307.34	10.97%
May	1,597,242.20	(59,235.76)	-3.58%	466,029.40	100,980.85	27.66%	346,106.17	(229,634.69)	-39.89%	2,409,377.77	(187,889.60)	-7.23%
June	1,318,127.49	45,506.98	3.58%	215,704.53	3,385.11	1.59%	150,471.16	121,857.91	425.88%	1,684,303.18	170,750.00	11.28%
July	1,324,481.98	(49,339.37)	-3.59%	197,852.05	29,378.50	17.44%	154,111.76	71,163.66	85.79%	1,676,445.79	51,202.79	3.15%
August		(1,380,454.85)	-100.00%		(128,085.01)	-100.00%		(119,549.45)	-100.00%	-	(1,628,089.31)	-100.00%
Sept		(1,242,542.23)	-100.00%		(122,445.63)	-100.00%		(13,522.80)	-100.00%	-	(1,378,510.66)	-100.00%
Oct		(1,416,671.12)	-100.00%		(106,116.59)	-100.00%		(371,954.63)	-100.00%	-	(1,894,742.34)	-100.00%
Nov		(1,261,534.50)	-100.00%		(131,354.06)	-100.00%		(140,345.53)	-100.00%	-	(1,533,234.09)	-100.00%
Dec		(1,238,760.99)	-100.00%		(121,046.61)	-100.00%		(99,252.24)	-100.00%	-	(1,459,059.84)	-100.00%
	<u>\$ 9,705,727.48</u>	<u>\$ (6,504,127.17)</u>	<u>-471.16%</u>	<u>\$ 1,414,313.00</u>	<u>\$ (338,917.69)</u>	<u>-264.60%</u>	<u>\$ 1,210,664.42</u>	<u>\$ (657,773.40)</u>	<u>-550.21%</u>	<u>\$ 12,330,704.90</u>	<u>\$ (7,500,818.26)</u>	<u>-460.71%</u>
							Check			<u>\$ 12,330,704.90</u>	<u>\$ (7,500,818.26)</u>	

City of Kent
RITA Income Tax Analysis by Month compared to the Prior Year
By Category Collected

2024 with change from 2023 - Cash Basis

Calendar Month	Withholding	Change	% Change	Individual	Change	% Change	Net Profit	Change	% Change	Total	Change	% Change
Jan	\$ 1,249,521.25	\$ (61,522.09)	-4.69%	\$ 90,327.55	\$ (10,747.90)	-10.63%	\$ 157,412.17	\$ (196,314.22)	-55.50%	\$ 1,497,260.97	\$ (268,584.21)	-15.21%
Feb	1,574,592.92	136,458.35	9.49%	122,416.87	(21,552.21)	-14.97%	53,917.41	(120,106.01)	-69.02%	1,750,927.20	(5,199.87)	-0.30%
March	1,237,320.32	27,841.69	2.30%	57,455.76	(42,162.68)	-42.32%	51,691.61	(8,931.98)	-14.73%	1,346,467.69	(23,252.97)	-1.70%
April	1,305,536.65	117,762.33	9.91%	128,141.09	(40,367.78)	-23.96%	173,489.77	(34,650.34)	-16.65%	1,607,167.51	42,744.21	2.73%
May	1,656,477.96	188,779.88	12.86%	365,048.55	7,217.87	2.02%	575,740.86	443,971.81	336.93%	2,597,267.37	639,969.56	32.70%
June	1,272,620.51	11,899.31	0.94%	212,319.42	32,972.46	18.38%	28,613.25	(291,999.33)	-91.08%	1,513,553.18	(247,127.56)	-14.04%
July	1,373,821.35	250,765.98	22.33%	168,473.55	(21,030.19)	-11.10%	82,948.10	(128,221.39)	-60.72%	1,625,243.00	101,514.40	6.66%
August	1,380,454.85	12,636.87	0.92%	128,085.01	35,344.14	38.11%	119,549.45	95,410.67	395.26%	1,628,089.31	143,391.68	9.66%
Sept	1,242,542.23	45,589.12	3.81%	122,445.63	67,897.50	124.47%	13,522.80	(69,785.20)	-83.77%	1,378,510.66	43,701.42	3.27%
Oct	1,416,671.12	204,105.10	16.83%	106,116.59	(84,093.58)	-44.21%	371,954.63	233,807.64	169.25%	1,894,742.34	353,819.16	22.96%
Nov	1,261,534.50	(138,588.21)	-9.90%	131,354.06	28,003.93	27.10%	140,345.53	(74,318.28)	-34.62%	1,533,234.09	(184,902.56)	-10.76%
Dec	1,238,760.99	(17,258.81)	-1.37%	121,046.61	78,738.66	186.11%	99,252.24	39,005.80	64.74%	1,459,059.84	100,485.65	7.40%
	<u>\$ 16,209,854.65</u>	<u>\$ 778,469.52</u>	<u>5.04%</u>	<u>\$ 1,753,230.69</u>	<u>\$ 30,220.22</u>	<u>1.75%</u>	<u>\$ 1,868,437.82</u>	<u>\$ (112,130.83)</u>	<u>-5.66%</u>	<u>\$ 19,831,523.16</u>	<u>\$ 696,558.91</u>	<u>3.64%</u>
							Check			<u>\$ 19,831,523.16</u>	<u>\$ 696,558.91</u>	