



Kent City Council Committee Meeting

Council Chambers

319 S. Water Street • Kent, Ohio 44240

AGENDA

August 5, 2026

6:55PM BOARD OF CONTROL

COUNCIL COMMITTEE MEETING will begin immediately after Board of Control

CALL TO ORDER

COMMITTEES

1 Committee of the Whole – Chair Amrhein/Vice-Chair Clapper

- 1.1 July Yard Beautification Awards (Dominique Bollenbacher)
- 1.2 Staff Updates
- 1.3 Discussion of Proposal to Create a New “Sustainability” Council Committee (Bridget Susel, Hope Jones)
- 1.4 Council Pending List Update (Dave Ruller)

2 Community Development – Chair Shaffer Bish/Vice Chair Wallach

- 2.1 Economic Development Strategy Update (Bridget Susel)
- 2.2 Proposed Amendment to Fair Housing Board Quorum Definition (Bridget Susel)

3 Finance – Chair Celko/Vice-Chair Tipton

- 3.1 Consideration of Certifying Unpaid City Bills to the County for Placement as a Lien (Rhonda Hall)

4 Health & Public Safety – Chair Hook/Vice-Chair Clapper

- 4.1 Annual Renewal of the School Resource Officer Agreement with Kent City Schools (Chief Stone)

5 Land Use – Chair Clapper/Vice-Chair Hook

6 Streets, Sidewalks & Utilities – Chair Wallach/Vice-Chair Tipton

- 6.1 N. Mantua St. Improvement Project – Right of Way Donation (Jim Bowling)
- 6.2 Request for City Water Service – 5085 SR 43 (Jim Bowling)

ADJOURN

TENTATIVE AUGUST 2026 MEETING SCHEDULE

Monday August 3, 2026	Sustainability Commission 5:30pm
Tuesday, August 4, 2026	Planning Commission 1 7:00pm CANCELLED
Wednesday, August 5, 2026	City Council Committee Meeting 7:00pm
Tuesday, August 11, 2026	Board of Health 5:30pm
Thursday, August 13, 2026	Standing Rock Cemetery 4:00pm
Monday, August 17, 2026	Civil Service Commission 5:00pm
Monday , August 17, 2026	Board of Zoning Appeals Special Meeting 7:00pm
Tuesday, August 18, 2026	Planning Commission 2 7:00pm CANCELLED
Wednesday, August 19, 2026	City Council Regular Meeting 7:00pm
Thursday, August 20, 2026	Parks and Recreation Board 5:30pm

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

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	



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: July 27, 2026

TO: David Ruller, City Manager

FROM: Bridget Susel, Community Development Director *BOS*

SUBJECT: Proposed Council Standing Sustainability Committee

Council member Tracy Wallach made a motion which was moved to Committee, regarding establishing a sustainability committee as a new Kent City Council standing committee. Currently, sustainability related topics are discussed with Council under one of the existing standing committees. Depending upon the nature of the topic, historically sustainability matters have been presented to Council under the Community Development Committee, Health & Public Safety Committee, or Committee of the Whole.

A former member of the Sustainability Commission had brought this concept up to staff a few years ago and referenced the City of Cuyahoga Falls as an example of a community that has a standing sustainability committee on its council. The Community Development Department staff reviewed the City of Cuyahoga Falls Council agendas and identified the following:

- **2024:** Cuyahoga Falls City Council Sustainability Committee had one item discussed in 2024, which was the acceptance of the annual NOPEC Energized Community Grant.
- **2025:** Cuyahoga Falls City Council held 41 meetings for the year. The Cuyahoga Falls Council Sustainability Committee was convened three (3) times with all three (3) Sustainability Committee meetings occurring in November 2025 to discuss proposed legislation focused on the placement of a solar array on a landfill owned by the City of Cuyahoga Falls. The NOPEC Energized Community Grant, which had been discussed under the Cuyahoga Falls Council Sustainability Committee in 2024, was discussed under the Cuyahoga Falls Council Public Affairs Committee in 2025.
- **2026:** Cuyahoga Falls City Council has held 25 meetings through July 22, 2026. The Cuyahoga Falls Council Sustainability Committee has not had any agenda items discussed yet this year on a sustainability related topic.

It is important to note that in the City of Kent, the Council committee assignment of a discussion item is not a factor considered by the administration with regards to the work done in any area, including sustainability. The administration will continue its work and all items requiring Council discussion and vote will be assigned to a committee by the Clerk of Council so if the proposed sustainability committee is added as a new committee, work conducted in this area will be assigned accordingly.

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www.KentOhio.gov

The City Manager annually tracks the activities undertaken with Council towards achieving the City's core strategic goals, including the goal "support of natural resources and public health," which encompasses a myriad of sustainability and environmental related initiatives, activities, and projects. Attached is the information compiled annually for the period 2008-2024. Council and the administration addressed an average of 16+ discussion and legislative action items per year since 2008 in support of sustainability, the environment, natural resources, and public health related topics. These efforts will continue even if the proposed new standing sustainability committee is not established.

I am respectfully requesting time at the August 5, 2026 Council Committee meeting so Council can discuss the proposed standing sustainability committee concept in greater detail and make a determination on this agenda item.

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

Thank you.

Attachment

Cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Julie Morris, Sustainability Coordinator
Dan Morganti, Assistant Community Development Director

Strategic Goal

Support for Natural Resources and Public Health

"to protect and promote the City's natural resources and the public health of residents and visitors."

Natural Resource and Public Health Actions & Events

Objectives:

- Expand the opportunities for Kent residents and visitors to experience & enjoy Kent's natural resources.
- Serve as a model for conservation and environmental practices.
- Develop and promote eco-tourism, eco-recreation and green based business prospects in Kent.
- Support events that showcase the City's natural resources as a quality of life amenity.
- Reduce energy and fuel dependency; have a smaller carbon footprint as a City.
- Preserve and expand wetland areas and create conservation easements for environmentally sensitive areas.
- Provide services and programs to optimize and protect public health for Kent residents and visitors.

2024

- SR59 Alternative Transportation Project
- Climate Action Plan Implementation Underway
- Hired Full Time Sustainability Planner
- Low Frequency Noise Review/Land O'Lake's Project
- City County Water Planning Study Agreement
- Remediation oversight at former RB&W and Triangle Cleaners sites
- City Akron Water Hike and Bike Trail Agreement
- KSU Solar Array Project (3.5 megawatt)
- Tompkins Property EPA Clean Up
- New Freedom Bike Trail Connection Project
- Water Well Production Assessment Underway
- Began the Municipal Energy Management Plan
- Constructed 4 public EV charging stations at City Hall
- Secured \$48,000 in NOPEC grants for energy efficiency
- Tobacco Use Grant
- New homeless funding assistance project (\$8,000)
- Health Department Annual Report

2022

- Climate Action Plan Preparation
- Yard Waste Site Mulching, Composting Update
- Hike and Bike Trail Funding
- City Recycling and Trash Contract Award
- Low Frequency Noise Review
- Sanitary Sewer Ordinance
- NOPEC Energized Community Grant
- New PARTA Trolley Added To Transit Fleet
- New KSU Scooters/E Bikes Introduced in Kent
- Health Department Lease Renewal
- Tobacco 21 Ordinance
- Haymaker Farmer's Market Lease

2020

- EV Station Grant Funding
- Multifamily Recycling Contract Expiration
- Klaben Hike and Bike Trail Agreement
- Brownfield Restoration Agreement
- Bike Friendly City Designation Application
- Anti-Idling Presentation
- City Tree Planting Staff Report
- Parks and Rec ODNR Nature Works Grant Funds
- Parks and Recreation Alcohol Sales in Parks
- Parcel Donation to Kent Parks and Recreation
- Proposed Mass Gathering Restrictions
- COVID19 Masking Ordinance
- COVID19 Staff Report
- Farm Animals in Residential Neighborhoods
- Haymaker Farmer's Market Lease
- Farmer's Market Street Closure Request
- Feral Cats Discussion in Council

2023

- Idling Car Prohibition
- SR59 Alternative Transportation Project
- Climate Action Plan Adopted
- City Recycling and Trash Contract Award
- Low Frequency Noise Review
- City County Pedestrian Improvement Agreement
- Sheetz Leaking Tank Replacement
- City Summit County Metro Parks Trail Agreement
- KSU Solar Array Project (3.5 megawatt)
- Tompkins Property EPA Clean Up
- Hudson Road Paving with Bike Lanes
- New Freedom Bike Trail Connection Project
- Remediation at former World Auto Site, Amtek, RB&W
- Water Production Wells Reconditioned
- New PARTA Ride App and Digital Fare
- NOPEC Approved by PUCO to Resume Aggregation
- Healthy Eating Grant
- Public Entities Health Pool Grant
- Tobacco Use Grant
- Ohio HB 513 Review
- Health Department Annual Report
- Vision Zero Resolution

2021

- Curbside Recycling Status Report
- Proposed Recycling Contract Changes
- Hike and Bike Trail Grant Funding
- Greenhouse Gas Inventory Update
- NOPEC Cell Phone Charging Station
- Chimney Swift Habitat Project
- Sanitary Pump Station Project
- Parks and Recreation Master Plan Contract Award
- Kent Parks MOU for Brady's Leap Trail Project
- Pedestrian Safety Report
- New Portage Hike and Bike Trail Sign
- ODOH Public Health Workforce Grant
- COVID Masking Update
- COVID Mask and Public Gathering Laws
- COVID Update
- PARTA Health Department Lease
- Haymaker Farmer's Market Lease
- Tobacco 21 Amendments

Natural Resource Actions & Events (Continued)

2019

- Sidewalk Maintenance Requirements
- Mogadore Road Site Remediation Access Agreement
- Bryce Fire Pit Air Quality Discussions
- NEFCO Water and Sewer Plans Update
- 50th Anniversary of the Burning River Festival
- Canoe Livery Contract
- New Bike Trail Easement
- New Bus Shelter Agreement with PARTA
- Brady's Leap Trail Grant Agreement
- Parks and Rec White Water Project Update
- Amend Trash and Recycling Contracts
- City County Solid Waste Plan Update
- New City Gas Pumps, Removed Old Tank
- Haymaker Farmer's Market Lease
- Ban on Conversion Therapy

2017

- Adopt a Spot Program
- N. Ditch Access Agreement for RB&W Remediation
- Simple Recycling Presentation
- Stormwater rate study ongoing
- Council supports Paris Climate Accord
- Farmer's Market 25th Year Anniversary
- Modified Multi-family Recycling Requirements
- Leaf Collection/Mulching
- Updated City Stormwater Regulations
- West Nile Virus safety campaign
- Updated FEMA Flood Maps go into effect
- PARTA breaks ground on natural gas station
- Parks and Rec facility levy fails
- Who's Your Mama Earth Day
- 31st Tree City USA Designation
- Annual River Clean Up
- Farmer's Market sublease
- Ametek Remediation ongoing
- Bike Sharrows installed on Franklin/Stow Street
- Bike trail extended on Haymaker Parkway
- Monitor permits for Injection wells
- Honored Harold Walker

2015

- Adopt a Spot Program
- Kent Bike Share
- Cuyahoga River Watershed Fest
- Kent Elastomer Wins State Gold Award
- Greentown Kent Sustainability Conference
- Bike & Brainstorm Event
- Solid Waste Ordinance Changes
- Leaf Collection/Mulching
- AMATS Hike and Bike Trail Funds
- Ride/Walk to Downtown Kent Event
- Who's Your Mama Earth Day
- 29th Tree City USA Designation
- Annual River Clean Up

2018

- Adopt a Spot Program
- Volunteers begin Kent Climate Action Plan
- Summit Street stormwater improvements made
- Stormwater rate study ongoing
- KSU announces solar powered bus stop
- City sewer trunk line along river repaired/secured
- Davey Tree volunteers to maintain City Arboretum
- Leaf Collection/Mulching
- Urban Chicken regulations established
- West Nile Virus safety campaign
- New public bike repair station in Kent
- New City public water bottle refill stations installed
- KSU Bike Share services re-bid
- Who's Your Mama Earth Day
- 32nd Tree City USA Designation
- Annual River Clean Up
- Farmer's Market sublease
- Ametek Remediation complete, State declares property "clean"
- Portage County solar coop meeting held
- ODNR Cuyahoga River Trail Designation in Kent
- Monitor permits for Injection wells
- Household Hazardous Waste report to Council
- Kent-Akron bike trail easement agreement

2016

- Adopt a Spot Program
- Bike trail easement
- County begins single stream recycling
- Stormwater rate study ongoing
- Parks and Rec/KSU canoe livery service
- Zip cars introduced on KSU campus
- Stormwater Area Q Project, final phase
- Leaf Collection/Mulching
- Kent hosted regional water conference
- West Nile Virus safety campaign
- Lawn and pesticide notification
- AMATS Hike and Bike Trail Funds
- Parks and Rec land acquisition
- Who's Your Mama Earth Day
- 30th Tree City USA Designation
- Annual River Clean Up
- Farmer's Market sublease
- Ametek Demo and Remediation ongoing
- RB&W Site Contamination
- Plastic bag research presentation
- Monitor permits for Injection wells

2014

- Recycling in Downtown Kent is Back
- Leaf Collection/Mulching
- City Landscape Guidelines
- City Policy for Drilling on City Owned Land
- LEED Policy Modifications
- Proposed Solid Waste Ticketing Program
- AMATS Hike and Bike Trail Funds
- Ride/Walk to Downtown Kent Event
- Who's Your Mama Earth Day
- 28th Tree City USA Designation
- Annual River Clean Up

Natural Resource Actions & Events (Continued)

2013

- Health Department Compost Regulations
- Water Resource Management Amendment
- America in Bloom Recognition
- Relocation of freshwater mussels for Redmond Bridge
- City Energy Savings
- Leaf Collection/Mulching
- Approved Portage County Solid Waste Management Plan
- AMATS Hike and Bike Trail Funds
- Ride/Walk to Downtown Kent Event
- Who's Your Mama Earth Day
- 27th Tree City USA Designation
- Annual River Clean Up

2012

- Considered Fracking Ban Proposal
- RB&W Investigation Completed
- Leaf Collection/Mulching
- Adopt a Spot Program
- Health Dept. Trash Citations
- Updated City Stormwater Ordinance
- New Hike & Bike Trail Agreements
- Applied for ODNR Tree Grant
- Planted 111 New Trees
- Aquaponics Expansion in Kent
- AMATS Hike and Bike Trail Funds
- Ride/Walk to Downtown Kent Event
- New Bike Trail Construction (Tannery)
- Plum Creek Recovery Data
- Who's Your Mama Earth Day
- Purchased 5 acres of wetlands
- Kayak documentary in Kent
- 26th Tree City USA Designation
- Annual River Clean Up

2011

- Soils Clean Up Downtown Block
- Shade Tree Mission Renewed
- Leaf Collection/Mulching
- Adopt a Spot Program
- First Energy Light Bulb Replacement
- New Downtown River Access Built
- AMATS Bike Plan Meeting in Kent
- New River Access in Riverbend
- Planted 154 New Trees
- Samsung Environmental Video
- Tree Inventory Technology Purchased
- AMATS Hike and Bike Trail Funds
- Sustain Great Lakes Grant
- New Signs on Hike and Bike Trail
- New Bike Trail Construction
- New Kent is Green Video
- Who's Your Mama Earth Day
- Plum Creek Project State Award
- Jerry's Cleaner's Remediation
- 25th Tree City USA Designation
- Annual River Clean Up
- Clean Ohio Remediation Grant

2010

- Middle Cuyahoga Watershed Plan
- Emerald Ash Borer Grant
- Environmental Film Festival
- Memorial Tree Fund Project
- Adopt a Spot Program
- Jerry's Cleaners Remediation
- Tree City USA Designation
- Carbon CarBan Event
- Energy Conservation Approved
- River Access Public Meetings
- City-ODOT Bike Trail Agreement
- AMATS Hike and Bike Funds
- Kent Food CoOp First Board
- Annual River Clean Up
- Kent Dam International Honor
- KSU New Bike Share Program
- Davey Tree Orchard Dedication
- Who's Your Mama Earth Day
- Plum Creek Grant Increased
- Area Q, Phase V Constructed
- Clean Ohio Assessment Grant

2009

- City Energy Conservation Program
- Green Economy Expert Panel
- Environmental Film Festival
- Memorial Tree Fund Project
- Adopt a Spot Program
- Kent Sustainability Commission
- Tree City USA Designation
- Emerald Ash Borer Quarantine
- ODNR \$250,000 River Access Grant
- Kent Parks & Rec Promotional Video
- \$1.4 Million for Plum Creek Project
- AMATS Hike and Bike Funds
- DC Lobbying for Multi-Modal
- Agree to Esplanade Extension
- Sidewalk Snow Removal
- Lincoln @ Summit Improvements
- Multi-Modal Environmental Study
- Multi-Modal Land Acquisition
- Lincoln @ SR 59 Crosswalk Work
- Area Q, Phase V Began
- Cuyahoga River Clean Up

2008

- Green Building Design Guidelines
- City Building Green Standards
- Leaf Collection/Mulching
- Adopt a Spot Program
- Kent State Sustainability Task Force
- TV recycling with KSU
- Set Conservation Reduction Goals
- Whitewater Park Study
- Stormwater BMP Regulations Update
- New NEFCO Watershed Coordinator
- Ohio EPA River Quality Report
- Citywide Bike Plan
- Cuyahoga River PBS Movie
- AMATS Hike and Bike Trail Funds
- City/KSU Transportation Seminar
- Walk-N-Roll Presentation
- New Bike Trail Construction
- Sidewalk Snow Removal
- Citywide Bike Plan
- KSU-City Bike Share Research
- Central Gateway Transit Study
- Tree City USA Designation



CITY OF KENT, OHIO

Community Engagement Coordinator

TO: Dave Ruller, City Manager

FROM: Dominique Bollenbacher, Community Engagement Coordinator

DATE: 7/29/2026

RE: Yard Beautification Awards Presentation

Mr. Ruller,

I am requesting time before council, to share the recipients of the Neighborhood Yard Beautification Awards here in Kent for the month of August.

The winners are as follows:

- Liz and Kyle Kutinsky, 217 E Crain Avenue
- Renee and Randy Ruchotzke, 237 Highland Avenue

Thank you,
Dominique Bollenbacher

Pending List Update

July 2026

ADMINISTRATION

1) Explore Senior Center Advisory Committee. (10/17)

Council has had a couple of presentations and discussions in Committee of the Whole regarding the availability of services/facilities/housing/etc., for seniors in Kent. In a work-session Council also brought in speakers that provide senior services in areas around Kent to share the types of services/facilities that they provide. Council referred the topic of a senior center to Kent Parks and Recreation for further review and recommendations. Individual Council members have made subsequent motions to resume the conversation on senior services in Committee but those motions failed to pass in Council. In 2025, Council approved the purchase of the Church property on S. Depeyster Street and that building was purchased in part to create an opportunity for a possible Senior Center. Angela is coordinating with a design professional to have a more detailed building evaluation (and estimates) for the conversion of the property for Parks and Recreation use, including a senior activity center.

Recommendation: Senior services and facilities are important to the community, and I recommend retaining this item on the pending list.

2) Discussion with Franklin Township on Sidewalk Shoveling (9/21)

Per the prior year pending list direction provided by City Council, this item was retained on the pending list in anticipation of the future SR59 corridor transportation project that would be focused on pedestrian safety, including adding sidewalks. The City partnered with PARTA and the Township on a pedestrian safety planning grant that was approved in June 2022 – and that project is moving forward. Staff and Council agreed that it would be logical to raise the discussion of sidewalk shoveling during and after completion of the project. It's worth noting that the sidewalks on SR59 are owned by ODOT, not Franklin Township so it is unclear if the Township would have a basis to justify spending Township funds on ODOT sidewalk shoveling. It is worth noting that the Parks & Rec staff clear the sidewalks in this corridor up to the intersection of E. Main St. and Sixth Street up to the corner of the ACME Plaza / corner where Huntington Bank is located. The sidewalk continues east on the north side of E. Main Street for 3 blocks to the private Ashton Lane (where Arby's is located on out-lot) where the sidewalk ends. There is no sidewalk on the south side on that stretch. Community Development staff have letters prepared for distribution to the property owners (both within Kent and in the Franklin Township) along SR59 advising the owners of their role in sidewalk clearing (both natural snowfall and man-made piles from plowing). Those letters will begin being distributed before the snow season in September and then again prior to large storm events.

Recommendation: Remove or retain on the pending list.

3) Explore the Use of Consent Agenda (4/24)

Staff presented Council with options for the consideration of using a consent agenda at the August 2024 Committee meeting. Council approved the consent agenda, and it began in September 2024.

Recommendation: Removed from the pending list by Council per Mr. Hook's motion (June 2026).

COUNCIL COMMITTEES

1) Noise Ordinance Review (11/24)

Council referred this item to Committee after receiving two requests from a couple of residents to reconsider the City's noise ordinance to prevent them from being cited when their dog is barking, or when a guitar is being played in the garage. The Law Department has reviewed the situations and noted these were unusual as they were asking to reduce the ability of the City to enforce the noise ordinance rather than the typical request from residents to do more enforcement of noise nuisances. The Law Department has let the residents know that these cases will be considered with the new Police Chief (as the Police do the majority of noise enforcement) when that hiring is complete. The staff review is ongoing. The noise ordinance was updated in July 2026 for downtown related noise at night.

Recommendation: Remove or retain on the pending list.

2) Downtown Historic District (2/24)

With the removal of the statutory role of the Architectural Review Board (ARB), a couple of residents asked for reconsideration of the City designating downtown as an historic district and imposing rules and regulations that would govern the upkeep, renovation and reinvestment of private property within the district. Those residents favor the creation of a local volunteer board to have statutory authority in the oversight of the historic district. Council has previously discussed and denied requests to create a legally defined historic district with government driven controls over private property due to the concerns expressed by the private property owners and businesses. Council has approved the local historic designation for a few private property owners that asked voluntarily to have their property designated as historic but Council has not expressed a willingness to force such measures on private property owners. Staff finished integrating the downtown design standards into the City's Zoning Code, some of which include historic elements. Staff also hired an architectural firm on retainer with expertise in historic elements in building design and construction to review development projects in Kent and make recommendations to the Planning Commission on historic related elements. If a group of property owners wish to create a historic district for their properties, staff is prepared to pursue that designation at any time.

Recommendation: Remove from the pending list.

3) Role of the Architecture Review Board (2/24)

With Council's vote to remove the statutory authority (formerly granting a certificate of appropriateness) from the Architectural Review Board, there were comments from former members of the ARB and Council questioning the need to continue to have a volunteer board function in an advisory role only. Staff reports that for years the ARB only had an advisory role, but during the massive downtown redevelopment, the ARB's functions were expanded to provide an added layer of continuity and compatibility with the millions of dollars being invested in downtown Kent's redevelopment. The pace of that redevelopment has slowed significantly, and Council started getting complaints from local property owners over subjective rulings of the ARB which led to Council's directive to integrate the design standards directly into the Zoning Code rather than relying on personal interpretations of the Code by members of the ARB. Staff finished integrating the downtown design standards into the City's Zoning Code, some of which include historic elements. Staff also hired an architectural firm on retainer with expertise in historic elements in building design and construction to review development projects in Kent and make recommendations to the Planning Commission. In August 2025 Council voted to eliminate the Architectural Review Board.

Recommendation: Remove from the pending list at this time.

4) Requirement for In Person Board Interviews (3/24)

There's isn't much for staff to research on this topic, it was an item of interest to a couple of prior Council members – maybe the new Council members can advise on their level of interest in making it a requirement for in person board and commission vacancy interviews?

Recommendation: Retain or remove from the pending list at Council's direction.

5) Arborist and Health Department Included in Rental Inspections (6/24)

Staff provided Council with an overview of the logistics related to this request at the August 2025 Committee meeting. Council unanimously agreed to have staff develop an internal procedure and form to manage tree concerns on private property on a case-by-case basis rather than as an “add-on” to the rental inspection checklist. This process has also been integrated into the inspection process (“tree hazard form”) and is also handled on a complaint basis.

Recommendation: Remove from the pending list.

6) Warming Centers for the Unhoused (9/24)

Staff shared information on existing warming center services at Shepards House and brought in Anne Marie Noble from the Shepard House to speak to this topic with Council directly. Council allocated funding through Community Development to expand the capacity of the Shepard House to serve Kent homeless clients, and Bridget coordinated with PARTA to ensure free transportation to the warming center for homeless populating residing in Kent. Bridget gave an end of year report to Council on the warming center operation and Council authorized the continued funding allocation to support the expanded Shepard House services. Police and Fire integrating emergency transport of homeless clientele into patrol operations as needed and the Health Department and Kent Social Services signed on to promote and refer people in need of transportation and shelter services at the Shepard House. Council approved the continuation of the funding, and this supplemental funding/service is a permanent line-item in the Community Development budget.

Recommendation: Remove from the pending list.



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: July 27, 2026

TO: David Ruller, City Manager

FROM: Bridget Susel, Community Development Director *BOS*

SUBJECT: Fair Housing Board: Amendment to Quorum

Chapter 557 of the Kent Codified Ordinances (KCO) outlines the City's fair housing practices, including the administrative aspects and responsibilities of the Fair Housing Board (FHB). The FHB consists of seven (7) members and KCO Section 557.05(e) specifies five (5) members are required for a quorum.

The Community Development Department has convened two meetings of the Fair Housing Board this year, but one meeting was canceled and re-scheduled for lack of a quorum and another was convened but a member who had responded she would participate, did not attend the meeting so a vote on an agenda item could not be held.

It is unknown why this chapter of the KCO requires five (5) members for a quorum when all of the other boards and commissions under the purview of the Community Development Department only require a simple majority to be present for a quorum.

The Community Development staff, with the support of the Fair Housing Board, is requesting that Section 557.05(e) be amended so that a quorum of the FHB is a simple majority of four (4) members rather than the current requirement of five (5) members.

I am requesting time at the August 5, 2026 Council Committee meeting to discuss the proposed amendment in greater detail and to request Council authorization, with emergency, for the Fair Housing Board quorum to be amended from its current requirement of five (5), to the simple majority of members, which is four (4) members.

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

Attachment

Cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Dan Morganti, Assistant Community Development Director
Kailyn Cyrus, Zoning & Grants Coordinator

CHAPTER 557

Fair Housing Practice

- 557.01 Designation of policy.**
- 557.02 Definitions.**
- 557.03 Unlawful housing practices.**
- 557.04 Posting of notices.**
- 557.05 Fair Housing Board.**
- 557.06 Procedures and enforcement.**
- 557.07 Scope of Chapter.**
- 557.08 Other legal action.**

CROSS REFERENCES

Unlawful discriminatory practices see Ohio R. C. 4112.02
Interfering with civil rights see GEN. OFF. 525.13

557.01 DESIGNATION OF POLICY.

It is hereby designated to be the policy of the City to do all of the things necessary and proper to secure for all its residents their right to equal housing opportunities regardless of their race, color, sex, religion, military status, familial status, ancestry, disability or national origin. (Ord. 2011-13, passed 02-16-11).

557.02 DEFINITIONS.

As used in this chapter:

- (a) "Real estate agent" means any real estate broker, real estate salesperson or an agent thereof, or any person, partnership, association or corporation who for consideration sells, purchases, exchanges, rents, negotiates, offers or attempts to negotiate the sale, purchase, exchange or rental of real property or holds himself out as engaged in the business of selling, purchasing, exchanging, renting or otherwise transferring any interest in real property.
- (b) "Board" means the Fair Housing Board created by this chapter.
- (c) "Director" means the Community Development Director of the City of Kent or his/her designee and staff.
- (d) "Discrimination", "discriminating" or "discriminate" means to render any difference in treatment to any person in the sale, lease, rental or financing of a dwelling or housing unit because of a person's race, color, sex, religion, military status, familial status, ancestry, disability or national origin, gender identity or sexual orientation.
- (e) "Housings includes any building, facility or structure or portion thereof which is used or occupied or is intended, arranged or designed to be used or occupied as the home, residence or sleeping place of one or more persons, groups or families and any vacant land offered for sale for the construction or location thereof of such building, facility or structure.
- (f) "Lending institution" means any bank, building and loan association, savings and loan association, insurance company or other persons whose business consists in whole or in part in the lending of money or guaranteeing loans.
- (g) "Person" means one or more individuals, corporations, partnerships, associations, firms, or enterprises, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy, receivers and fiduciaries. (Ord. 2017-22, passed 4-19-17.)

557.03 UNLAWFUL HOUSING PRACTICES.

(a) It shall be an unlawful housing practice and a violation of this chapter: a) For any person or real estate agent:

- (1) To discriminate against any person in the selling, leasing, renting, assigning or otherwise transferring of any interest in housing.
- (2) To discriminate against any person by refusing to negotiate, refusing to transmit a bona fide offer, making false representations on the availability of the housing unit for inspection, sale or rental, or withdrawing from the market a housing unit which is for sale, lease, sublease or rental.
- (3) To include in the terms, conditions or privileges of any sale, lease, sublease, rental, assignment or other transfer of any housing, any clause, condition or restriction discriminating against any person the use or occupancy of such housing.
- (4) To discriminate in the furnishing of any housing facilities, repairs, improvements or services or in the terms, conditions, privileges or tenure of occupancy by any person of any housing covered by this chapter.

(b) For any lending institution:

- (1) To discriminate in lending money, guaranteeing loans, accepting a deed of trust or mortgage or otherwise making available funds for purchasing any housing or to discriminate against in the fixing of the amount, interest rate, duration or other terms, conditions or provisions of any such financial assistance.
- (2) To discriminate in the lending of money, guaranteeing loans, accepting a deed of trust or mortgage or otherwise making funds available on the basis of geographic location.

(c) For any person, real estate agent or lending institution, with respect to any prohibited act specified in this chapter, to publish, circulate or cause to be published or circulated any notice, statement listing or advertisement; to announce a policy or to make any record in connection with the prospective sale, lease, sublease, rental or financing of any housing which indicates reliance, determination or decision based on race, color, sex, religion, military status, familial status, ancestry, disability, national origin, gender identity or sexual orientation.

(d) For any person or real estate agent to assist in, compel or coerce the doing of any act declared to be an unlawful housing practice under this chapter, or to obstruct or prevent endorsement or compliance with provisions of this chapter, or to attempt directly or indirectly to commit any act declared by this chapter to be an unlawful housing practice.

(e) For any person, real estate agent or lending institution:

- (1) To induce or attempt to induce the sale, transfer of interest or listing for sale of any housing by making representations regarding the existing or potential proximity of real property owned, used, or occupied by any person of any particular race, color, sex, religion, military status, familial status, ancestry, disability, national origin, gender identity or sexual orientation by indirect or direct methods.
- (2) To make any representation to a prospective purchaser or lessee that any housing in a particular block, neighborhood or area may undergo, is undergoing or has undergone a change with respect to race, color, sex, religion, military status, familial status, ancestry, disability, national origin, gender identity or sexual orientation of such block, neighborhood or area.
- (3) To induce or attempt to induce the sales or listing for sale of any housing by representing that the presence or anticipated presence of persons of any particular race, color, sex, religion, military status, familial status, ancestry, disability, national origin, gender identity or sexual orientation in the block, neighborhood or area will or may result in:

A. The lowering of property values.

B. A change in the racial, color, religious, nationality or ethnic composition of the block, neighborhood or area in which the property is located.

C. An increase in criminal or antisocial behavior in the area.

D. A decline in the quality of the schools serving the area.

(f) For any person or real estate agent to cause, coerce or attempt to cause coercion against any person because such person has lawfully opposed any act or failure to act that is a violation of this chapter or has, in good faith, filed a complaint, testified, or prevented any person from complying with this chapter.

(g) To deny any person access to or membership or participation in any multiple listing service, real estate brokers' organization or other service, organization or facility relating to the business of selling or renting housing, or to discriminate against a person in the terms or conditions of such access, membership or participation.

(h) To do any other thing or engage in conduct which would otherwise make equal housing opportunities unavailable.

(Ord. 2017-22. passed 4-19-17.)

557.04 POSTING OF NOTICES.

Every real estate agent shall post in a conspicuous location in that portion of his/her place of business normally used by him/her for negotiating the terms of a sale or lease of housing, and each person who operates a multi unit residential building containing more than three (3) units shall post at all times when prospective tenants are being interviewed, in a conspicuous location in that portion of his/her housing business normally used by him/her for negotiating the rental of a housing unit therein, a notice which contains the following language printed in black on a light colored background, in not less than fourteen (14) point type:

"It is a violation of federal and State of Ohio fair housing laws, for any real estate agent or any person owning or managing a multi unit apartment dwelling to:

- (a) Deny housing to any person because of race, color, sex, religion, military status, familial status, ancestry, disability, national origin, gender identity or sexual orientation.
- (b) Discriminate against any person because of that person's race, color, sex, religion, military status, familial status, ancestry, disability or national origin in the terms, conditions or privileges of housing accommodations or in the furnishing of facilities or services in connection therewith.

IF YOU BELIEVE YOU HAVE BEEN DISCRIMINATED AGAINST, CONTACT THE OHIO CIVIL RIGHTS COMMISSION OR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Failure to comply with this section shall constitute a violation of this chapter.
(Ord. 2017-22, passed 4-19-17.)

557.05 FAIR HOUSING BOARD.

(a) The Fair Housing Board shall consist of seven (7) members, appointed by Council, who shall be qualified electors of the City. Board members shall not hold any elected public office at the municipal, county, state or federal level at any time while a member of the Board and shall not be employed by the City, but he/she may be employed by the county, State or federal government. Any duly appointed Board member who is a candidate for any public office shall be automatically disqualified from further membership on the Board. The day the Board member files petitions with the Portage County Board of Elections shall be the date of the disqualification.

(b) The Board members shall be appointed by Council with one member also being a member of the Kent Board of Health. Of the members first appointed, one shall hold office for a term of one (1) year; one for a term of two (2) years; and the other for a term of three (3) years; and their successors shall be appointed for terms of three (3) years. All vacancies shall be filled by appointment for the remainder of the unexpired term.

(c) The Board shall elect one of its members as chairman and one as vice chairman. The chairman shall preside over all meetings and sign the minutes of all actions taken by the Board relating to fair housing. In the absence of the chairman, the vice chairman shall act as chairman.

(d) Council may remove a member of the Board from office by an affirmative vote of at least two thirds (2/3) of the Council only after having first given to such member a written copy of the charges against him/her and an opportunity to be publicly heard in person or by counsel in his/her own defense and any such removal shall be final.

(e) Five (5) members of the Board shall constitute a quorum for the purpose of conducting the business thereof. A vacancy on the Board shall not impair the right of the other members to exercise all the power of the Board.

(f) Each member of the Board shall serve without salary.

(g) The Board is charged with the following responsibilities to implement the stated policy of this chapter:

- (1) To inform all persons bringing complaints to the Board of their right to seek criminal or civil relief through the courts.
- (2) May initiate or corroborate complaints of unlawful housing practices.
- (3) To refer any incidence of an alleged violation of fair housing law to the City of Kent designated fair housing provider agency for consideration and review. The Board may collaborate with the designated fair housing provider agency to facilitate a voluntary meeting between the person(s) reporting the alleged fair housing violation and the person(s) identified as the alleged violator(s) in an attempt to resolve the issue.
- (4) To ensure information concerning any housing discrimination complaints filed with the State of Ohio through the Ohio Civil Rights Commission and/or filed with the federal government through the U.S. Department of Housing and Urban Development are reported in the City of Kent Consolidated Annual Performance and Evaluation Report and make the report available to Council, the City Manager and the public on an annual basis.
- (5) To recommend to the City Manager, when it deems necessary, educational and other programs designed to promote the purpose stated in this chapter.

- (6) To adopt rules and procedures for the conduct of its business, and for the administration and enforcement of this chapter.
- (7) To do such other acts that are necessary and proper in order to perform.
(Ord. 2014-47. Passed 6-18-14.)

557.06 PROCEDURES AND ENFORCEMENT.

Those duties with which it is charged under the terms of this chapter, including reviewing and recommending actions needed to address perceived fair housing impediments included in the most current City of Kent Analysis of Impediments to Fair Housing Choice report.

Nothing shall prohibit the Board from consulting and meeting with real estate agents or representatives of lending institutions in matters regarding educational or other programs, to further the purpose of this chapter.

- (a) Any person subjected to an alleged unlawful housing practice and brings the allegation to the attention of the Board, shall be referred to the City of Kent's designated fair housing provider agency for consideration and review.
- (b) The Law Director is hereby authorized to pursue appropriate legal action for the enforcement of this chapter or other fair housing laws as necessary.
(Ord. 2011-13, passed 02-16-11)

557.07 SCOPE OF CHAPTER.

The provision of this chapter shall apply to all housing located within territorial limits of the City. (Ord. 2011-13, passed 02-16-11)

557.08 OTHER LEGAL ACTION.

Nothing contained in this chapter shall prevent any person from exercising any right or seeking any remedy to which he/she might otherwise be entitled or from filing any complaint with any other agency or court of law or equity (Ord. 2011-13, passed 02-16-11).



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: July 27, 2026
TO: Dave Ruller, City Manager
FROM: Bridget Susel, Community Development Director *BOS*
RE: Economic Development Strategic Plan: Consultant Introduction

The City of Kent has entered into a consulting agreement with Randall Gross / Development Economics (RGDE), to develop an Economic Development Strategic Plan for the City of Kent. Over his more than 38 years working as a consultant, Randall has worked on more than 700 projects worldwide, including extensive experience in Northeast Ohio.

Randall has requested a few minutes of time at the August 5th Council Committee meeting to introduce himself and to answer any questions Council or members of the public may have regarding the work he will be doing to develop the City's Economic Development Strategic Plan. This is an introductory meeting only and Randall will be providing status updates throughout the process that will be shared with Council and also returning to Council to present the completed strategic plan and his findings once the plan is nearing the final draft stage.

Attached is Randall's curriculum vitae and the Request for Qualifications (RFQ) that was issued for the City's Economic Development Strategic Plan. This agenda item does not require any legislative action.

Please let me know if you require any additional information in order to add this item to the August 5, 2026 Committee agenda.

Thank you.

Attachments

Cc: Hope Jones, Law Director
Kathy Coleman, Clerk of Council
Eric Helmstedter, Economic Development Director
Dan Morganti, Assistant Community Development Director

2. STATEMENT OF QUALIFICATIONS

RGDE

RANDALL GROSS
DEVELOPMENT ECONOMICS

RGDE provides consulting services in development economics and strategic planning. Mr. Gross's market analyses, development feasibility studies, and comprehensive strategies form the basis for real estate & community development initiatives, trade & industrial development, tourism, urban revitalization, & training projects. Mr. Gross has consulted to public, private, and non-profit organizations on more than 700 projects worldwide, over 38 years. He centrally located in Nashville and has worked throughout the U.S. and globally.

RGDE works closely with communities and private companies to identify opportunities. He analyzes real estate markets and forecasts demand; performs highest & best use assessments, determines the fiscal and economic impacts of projects, plans, and land uses; assesses municipal financial structures; determines project financial feasibility; and conducts impact modeling. He also provides training, project negotiation, implementation, and marketing outreach & other assistance to communities and private companies to help implement strategic plans & projects.

He specializes in conducting real estate development market and financial feasibility studies, community and downtown revitalization strategies, economic and tourism development strategies, policy analyses, fiscal/economic impact assessments, and industry studies.

Mr. Gross earned a Master of Public Policy from Georgetown University where he published research in the International Journal of Housing Science. He received a Bachelor of Arts degree, with Honors in Urban Studies and Political Science from Northwestern University. He has additional certification in Urban Politics.

Mr. Gross has served as elected Board Member of the National Capital Chapter of the American Planning Association (APA). He is also Founder and Immediate Past Chair of the APA GALIP Division. He has been a speaker at APA Conferences from 1994-2005 and has been active in South African Property Owners Association (SAPOA) and the International Council for Urban Economic Development, has served on Urban Land Institute (ULI) panels and holds membership in the International Downtown Association.

Mr. Gross also founded an economic consulting firm based in Johannesburg South Africa, African Development Economic Consultants (pty) Ltd – ADEC – with the purpose of transferring his skills and empowering Africans. He was a featured speaker at the World Summit for Sustainable Development in Johannesburg in 2003.

Committed to improving his community, Mr. Gross won Project of the Year Award as a volunteer for Neighborhood Design Center. In 2004, he was elected to the Board of the Georgetown Public Policy Institute (GPPI) in Washington, DC and he served on the Alumni Board of University School of Nashville. Mr. Gross is a Sole Proprietor providing the highest level of engagement directly with clients and communities.

KEY PROJECT SERVICES

RGDE Provides Strategic Planning, Economic, & Development Consulting Services

Real Estate Market & Project Feasibility Assessments

- *Market Potentials & Financial Feasibility - Housing, Retail, Office, Industrial, Hotels, etc.*
- *Specialty Markets – i.e., Affordable Housing, CBD/Districts, R&D, Arts Venues, etc.*
- *Highest & Best Use Analyses, Asset Management Strategies*
- *Adaptive Use & Preservation – i.e., Military Bases, Hospitals, Historic Structures, etc.*
- *Non-Profit & Institutional/University Use Needs & Market Assessments*
- *Needs Assessments – e.g., Parks & Recreation, Health Facilities, Community Centers, etc.*

Housing & Community Development and Revitalization Strategies

- *Neighborhood & Community Revitalization Strategies*
- *Socio-Economic Assessments*
- *Affordable Housing & Community Development/CHAS Strategic Plans*
- *Downtown Revitalization Strategies*
- *Rural Development, Agriculture, & Micro-Enterprise Strategies*
- *Community Economic Development Training, Org Development, & Capacity Building*

Local & Regional Economic Development and Tourism

- *Tourism Development, Project Market & Finance Strategies*
- *Target Industry & Sector Economic Analyses*
- *Corridor Development Strategies*
- *LED/Regional Economic Development & Marketing Strategies*
- *Labor Market Analyses*
- *Small Business Development & Entrepreneurship Strategies*
- *Public-Private Partnerships/Infrastructure & Economic Development*
- *Military Base Reuse & Technology Development Strategies*

Transportation/Planning Economics Studies

- *Airport & Ocean Port Growth Forecasting & Development Strategies*
- *Transportation Utilization Forecasting*
- *Economic & Strategic Inputs to Long-Range Comprehensive Plans*
- *Transit-Oriented Development (TOD) & Forecasting*

Municipal Finance & Fiscal Impact Analysis

- *Development Project Fiscal Net Impact Studies*
- *Land Use Fiscal Cost-Benefit Analyses (Input to Planning)*
- *Municipal Fiscal Conditions Assessment (& Input to IDP)*
- *Public Development Financing*

Economic Impact Studies

- *Private and Public Economic Impact Analyses & Input to EIA*
- *Economic Benefits Studies*
- *Community Socio-Economic Benefits Analyses*
- *Public Return-on-Investment Analyses*

Public Policy Analyses

- *Program Analysis & Strategic Planning*
- *Cost-Benefit Modeling & Fiscal Analysis*
- *Public Policy Research, Monitoring / Review, & Design*

SAMPLE ECONOMIC DEVELOPMENT PROJECT EXPERIENCE

Randall Gross / Development Economics is a specialist in economic development. Mr. Gross has worked closely with communities in the United States and other countries on strategies for job creation and entrepreneurship, poverty alleviation, industrial targeting, economic resiliency, workforce enhancement, and overall economic development. He analyzes economic strengths and identifies potential industries for target marketing. He identifies community assets, assesses workforce capacity, and determines incentives for re-investment. He also identifies appropriate redevelopment projects and determines their market potential and financial feasibility. Mr. Gross provides direct outreach to businesses and industries identified through his target industrial analysis, to test opportunities and identify requirements for expansion and relocation.

He helps communities and regions integrate issues related to housing, commercial revitalization, industrial redevelopment, fiscal stability, job security and training. Mr. Gross also provides economic development training in the U.S. and abroad. His relevant economic development assignments include several specializations:

- Local and Regional Economic & Workforce Development
- Agriculture & Rural Development
- Target Industry and Cluster Development
- Downtown and Neighborhood Revitalization
- Tourism & Hotel Development
- Military Base Reuse & Related Economic Development
- R&D and Technology-Related Economic Development
- Transportation-Induced Economic Development
- International Trade & Investment

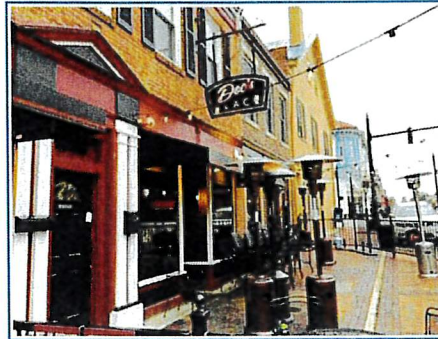
His relevant economic development assignments in **OHIO** are described on the following pages, followed by a list of similar projects in other places.

**ECONOMIC DEVELOPMENT
& OTHER RELEVANT PROJECTS IN OHIO**

- **INDEPENDENCE: Economic Development Strategic Plan.** Randall Gross / Development Economics (RGDE) completed work on an economic development strategy for Independence, a suburban area of Cleveland. The community had never completed any plans prior to this one, so an important component of the process was to educate the community on the importance of strategic planning through workshops, interviews and other stakeholder outreach. Independence has been a primary suburban office and commercial node for northeast Ohio, but its office space is aging and there is a need for the city to remain competitive in the Northeast Ohio region. Ohio municipalities are highly dependent on local income tax revenue, so the loss of major employers would have a detrimental impact on the city's overall fiscal health as well as its economic prosperity. Mr. Gross determined the city's competitive advantages and economic development targets, assessed its real estate, and devised a strategy for marketing, development and implementation as leader of a multi-firm consulting team.
- **MASON: Downtown Revitalization Strategic Plan.** Randall Gross / Development Economics (RGDE) recently led a team of consultants on a strategic plan for revitalization of the Mason Mile, the historic downtown area of Mason, a suburb of Cincinnati. The project involved significant community engagement including a steering committee, community surveys, comment cards, neighborhood meet-ups, interviews, focus groups, and other input. A local group of volunteers known as "activators" also helped participate in various elements of the strategic planning process. RGDE completed retail, housing, office, and other market analysis and identified development concepts to help underpin the plan. He also provided financial analysis and a detailed implementation plan that focused not only on downtown revitalization but also organizational development for the lead agency responsible for implementation – the Mason-Deerfield Community Development Corporation (MADE CDC), appointed by the City of Mason and staffed by the city's Chamber of Commerce. The planning effort was so successful that the City Council has promoted funding for the multi-phase years of organizational development and implementation. They also recently completed a physical master planning effort and RGDE has been retained as an ongoing advisor to the CDC.
- **KETTERING: Economic Development Strategy.** RGDE recently completed work as part of a planning team led by MKSK on the comprehensive plan for the city of Kettering, Ohio. Kettering is an inner-ring suburb of Dayton. While the city is economically stable, it is built-out and the physical form – including mid-century single-family housing stock and campus-style office parks – is less competitive in the broader regional market. The city is also seeking to create more of a town center since its suburban development lacks a traditional downtown. Mr. Gross completed a target industry analysis and examined opportunities for diversification of its commercial environments to allow more choices for attracting and retaining business. Mr. Gross also helped the city address regulatory constraints that prevent some of this diversity as well as flexibility in business operations.

- **HUDSON: Citywide Land-Use Impacts Assessment.** Mr. Gross completed an analysis of the net fiscal benefits of land use and development on the City of Hudson, just outside of Akron. The City was particularly interested in the fiscal impacts of redevelopment within District 8/9, an underutilized portion of the city where developers are proposing a mixed-use redevelopment project. Mr. Gross completed this work directly for the City of Hudson.
- **CLARK COUNTY: Economic Development Strategy.** RGDE worked as part of a planning team led by Planning-Next on the comprehensive plan for Clark County, Ohio. Mr. Gross completed the Economic Development component of the plan as well as assessments of existing real estate market conditions. His economic development strategy examined the county's competitive strengths and potential niches and focused on developing and strengthening policies to enhance competitive marketing. Ultimately, Clark County's location within commuting distance of the growing Columbus and Cincinnati markets while offering a vibrant historic downtown environment can prove to be an important marketing strength.
- **STOW: Market Potentials & Fiscal Impacts.** RGDE worked as part of a planning team led by planning firm American Communities Partnership (ACP) on preparation of a Master Plan for the City of Stow, adjacent to Kent. He completed Office and Retail Market Analyses and forecasted the market potential specifically for development of a new town center. Based on that information, he assisted in determining appropriate land use and marketing strategies for sub-areas within the city. He tested the fiscal impacts (cost and benefits) – or fiscal returns - of each land use type and of several alternative land use scenarios in each of the sub-areas, as a guide for zoning and land use policy in those areas.
- **CLEVELAND: Warehouse District Market Potential.** Mr. Gross provided the Real Estate Market Analysis and strategic planning inputs to the initial Revitalization Plan for Cleveland's Warehouse District, as a sub-consultant to ERA.
- **INDEPENDENCE: Office Park Repositioning Market Analysis.** In a follow-up to his Economic Development Strategic Plan, RGDE completed office market analysis and strategic development recommendations for the City of Independence as input to sub-area plans led by Planning-Next. The sub-area effort emerged from recommendations made by RGDE on completion of the Strategic Plan.
- **STOW: Call's Farm Residential Project Fiscal Impacts.** RGDE assessed the fiscal impacts of a proposed private residential development on the City of Stow, a suburb of Akron, and on the adjoining school district. He determined the fiscal costs and benefits of the development as an independent consultant hired by national developer **Pulte Homes**.

- **LEBANON: Downtown Market Analyses & Strategic Plan.** Lebanon is located just outside of Cincinnati. The town is famous for its historic downtown, 200-year-old inn, and large festivals. The town's Christmas Parade features horse-drawn carriages and draws over 100,000 visitors each year. While the festivals draw visitors to Lebanon, the economic impacts have been nominal since most visitors are "day-trippers" from within the Miami Valley and the community has limited lodging available to accommodate overnight stays. Huge numbers of visitors within a limited time place a strain on local services. The market analysis conducted by RGDE sought to help diversify the tourism product and overall retail mix and help establish a more viable and sustainable mixed-use community.



- **SIDNEY: Retail Recruitment Strategy.** Mr. Gross worked with the City of Sidney, Ohio on a market analysis and retail recruitment strategy. This city has been among the most successful small towns in recruiting manufacturing, but residents still drive out of town to shop for higher-end retail goods. This strategy examined ways in which Sidney can offer a more diverse menu of retail options as a quality of life factor impacting on its residents. A survey of the city's residents conducted for this strategy generated nearly 1,000 responses with a focus on consumer preferences. The brands identified through the survey were supported by the market findings and targeted through outreach conducted by RGDE to potential retailers and developers, with the result that the city was successful in attracting key targeted brands. As follow-up, Sidney had also requested that Randall Gross complete an outlet mall market analysis.
- **KETTERING: Woodman Drive Revitalization Plan.** Mr. Gross worked for the cities of Dayton and Kettering on a revitalization plan for the Woodman Drive corridor, adjacent to the **Miami Valley Research Park**. A key issue was how to enhance the "front door" for the research park by improving the quality of the environment and the retail uses that are located in the corridor. Mr. Gross completed this work as a sub-consultant to planning firm ACP.
- **FAIRBORN, BATH & MAD RIVER: Eco-Industrial Park Feasibility.** As part of a team led by Trillium Planning & Development, Inc., Mr. Gross helped assess the market potential and viability of an eco-industrial park for **Wright State University** and the B-W Greenway Community Land Trust. The analysis included a baseline assessment of the industrial market in the region and identification of key drivers. Benchmarking for eco-industrial development was conducted to identify best practices worldwide. Eco-industrial concepts were then developed and tested for a bio-based industry cluster, high-performance warehouse & distribution centers, environmental research & technology park, and an EcoPark (planned, mixed-use commercial park). Finally, an implementation roadmap was provided to assist with the way forward.
- **PIQUA: Economic Development, Housing, and Fiscal Impacts.** Randall Gross / Development Economics completed a target industrial strategy and a housing market analysis as inputs to the Piqua, Ohio comprehensive plan update process. This

Midwestern city is dependent on manufacturing, which has been in steep decline. The declining economy has also impacted on the local housing market and retail sales. Mr. Gross examined the targeted industrial opportunities for attracting and expanding more viable industrial activities while also diversifying the community's economic base. He also examined niche market opportunities for housing, based on his housing market potentials analysis. Finally, he completed a fiscal impact analysis of various land uses in the city to assess the impacts of development on the city's operating budget. He worked on a team with planning firm ACP.

- **DELAWARE: Economic Development Strategic Planning.** RGDE completed work as part of a planning team led by Planning-Next on the comprehensive plan for Delaware, Ohio. Mr. Gross had completed previous work in the city on industrial, retail, and economic development. Mr. Gross's retail recommendations focused on the downtown commercial district and on approaches for revitalization, business retention, and niche marketing of this district in light of tremendous competition from the Polaris Mall and adjacent retail development. For this plan, he developed a target industrial strategy and conducted a housing market analysis, with strategic recommendations for economic development and housing.
- **NEWARK: Brownfield Site Industrial Redevelopment.** Mr. Gross completed a market analysis and strategic redevelopment plan for the Newark Processing Site, a polluted "brownfield" site one hour east of Columbus, Ohio. The City of Newark requested the market analysis as an input to its application for EPA grant financing for rehabilitation and redevelopment. Mr. Gross found there to be potential for redevelopment of the site, but at a relatively slow absorption rate and dependent on the expansion of local industry. He recommended an expanded marketing strategy that would combine the site with more marketable vacant, industrially zoned land adjacent and across from the site.
- **GROVE CITY: Target Industry & Economic Development Strategy.** RGDE completed a target industry analysis and economic development strategy as part of the comprehensive plan for Grove City, a suburb of Columbus, Ohio. He worked as part of a planning team led by Planning-Next. A key focus was on diversifying the local economy away from a dependence on big-box warehouse uses.
- **OHIO: Development Fiscal Cost-Benefits to Local Governments.** Mr. Gross conducted a comprehensive analysis of the fiscal impacts of various types of development and land uses on the municipal, township, and county government budgets of Ohio. He reviewed the findings of his various analyses in the region, coupled with those of others including the American Farmland Trust (AFT) to determine the impacts of development on local fiscal health. He completed this work for the Mid-Ohio Regional Planning Commission.
- **OTHER RELEVANT OHIO WORK:** Among the other communities where RGDE has completed projects in Ohio are the following:
 - Perrysburg, Granville, Upper Arlington, Montgomery County, Waterville, Piqua, Newark, Sidney, Centerville-Washington Township, Grandview Heights, Oxford, and others

OTHER SAMPLE
ECONOMIC DEVELOPMENT PROJECTS

- Economic Development Strategy, Minneapolis, MN.
- Miami County Comprehensive Economic Development Strategy, Peru, IN.
- Economic Development Strategic Plan, Thompson's Station, TN.
- Local Economic Development Funding Policy, Johannesburg, South Africa.
- NC73 Corridor Regional Economic Development Plan, Charlotte-Area, NC.
- Medical and Health Care Industries Cluster, Pikeville, KY
- Strategic Economic Development Planning Retainer, Hanover County, VA.
- Fairview Economic Development Strategy, Fairview, TN.
- Local Economic Development in the United Kingdom, London, UK.
- Retail Market Analysis & Economic Development Strategy, Mason County, WV
- Presidential Project: LED Strategic Plan, KSD Municipality, South Africa.
- Community Economic Development Strategic Plan, Greensboro, NC.
- Strategic Economic Development Plan, Madison, TN.
- Economic Development Plan, Fayetteville, TN.
- Corridor Economic Development Plan, Marshall County, TN.
- Comprehensive Economic Dev. Strategy (CEDs), Memphis TN-AR-MS Region.
- Workforce Development Plan, Cumberland County, NC.
- Local Economic & Industrial Development Strategy, Metsweding, South Africa.
- Small Business Economic Development Strategy, Sedibeng, South Africa.
- Impact of Regulations on Economic Development, Johannesburg, South Africa.
- Economic Development Strategic Plan, Harlan County, KY
- Target Industry Analysis & Economic Development Strategy, Pikeville, KY.
- Citywide Manufacturing Sector Strategy, Johannesburg, South Africa.
- Music Industry Cluster Development Strategy, KwaZulu-Natal, S. Africa.
- Target Industries and Economic Development Strategy, Decatur, AL.
- Recycling Industry Dev. Strategy, KwaZulu-Natal Province, South Africa.
- Automotive Services Cluster Assessment, Johannesburg, South Africa.
- Medical Industry Cluster Analysis, Cape Town, South Africa.
- Target Marketing Strategy, East Windsor, NJ.
- Film Industry Cluster Assessment, Culemburg, South Africa.
- Small Apparel & Craft Exporters Capacity, Mpumalanga Province, South Africa.
- Economic Development Strategy, Morgantown, Star City, & Monongalia County, WV
- Strategic Regional Economic Plan, Lower Naugatuck Valley, CT
- Regional CLEAR (10-County) Economic Development Plan, Eastern AL
- Economic Development Strategy, Henry County, VA
- Economic Development Strategy (Input to Comp Plan), Valparaiso, IN
- Economic Development Strategic Planning, Cary, NC
- Econ. Dev. Initiatives: Norwich, Bristol, Meriden, Bridgeport, & Waterbury, CT
- Second Tier Industrial Strategy, Norfolk, VA
- Office Market & Economic Development Potentials Analysis, Bristol, CT
- Strategic Economic Development Planning, Michigan City, IN
- Economic Development Strategy, St. Joseph, MO
- Industrial Corridor Revitalization Strategy, Baltimore County, MD
- Comprehensive Economic Development Strategy, Miami County, IN

Randall Gross / Development Economics

- Economic Development Strategic Plan, Lebanon, TN.
- College-Area Development Potentials, Queen Anne's County, MD
- Citywide Industrial Strategy, Parkersburg, WV
- Economic Activity Node Potentials, Alachua County, FL
- Economic Adjustment Strategy, Dorchester County, MD
- Economic Opportunities Assessment, Vincennes, IN
- Industrial Incubator & County Development Strategy, Harrison County, WV
- Freeland Road Economic Opportunities Assessment, Greensburg, IN
- Comp Plan Industrial Market and Development Input, Republic, MO
- Comp Plan Economic Development Strategy, Hernando, MS
- Aloe Bay Market and Economic Development Strategies, Dauphin Island, AL
- Economic Development Strategy, King Sabata Dalindyebo Municipality, S. Africa
- Agricultural Development Plan, uThukela, KwaZulu-Natal, S. Africa
- Poverty Alleviation through Transit-Oriented Development (TOD), S. Africa
- Economic and Tourism Development Planning, Hattiesburg, MS
- Rural Economic Development & Irrigation Potentials, Moshaweng, S. Africa
- Marlboro Industrial Park Business Plan, Alexandra Twp, S. Africa
- Target Industry Analysis & Economic Development Strategy, Porter County, IN
- Rural Agri. Development & Irrigation Potentials, Free State & N. Cape, S. Africa
- Industrial Land Demand, Johannesburg, S. Africa
- Airport Logistics Hub, Polokwane, Limpopo S. Africa
- KMLA Airport Industrial Park, Nelspruit, S. Africa
- Economic Development & Housing Strategy, Tullahoma, TN.
- Urban Development Zone (UDZ) Metrics, Johannesburg, S. Africa
- Economic Development Strategic Plan, Harlan County, KY
- Region G Catalytic Projects Identification, Johannesburg, S. Africa
- Industrial Parks Development Strategy, Johannesburg, Gauteng, S. Africa
- Economic Development Strategy, Smyrna, TN.
- Various Tourism Development Strategies, Worldwide
- Various Agricultural & Rural Development Strategies, Worldwide
- Various Military Base Reuse (BRACC) and Related Strategies, Worldwide
- Various R&D, Innovation and Technology-Related Strategies, Worldwide
- Various Transportation-Induced Economic Development Strategies, Worldwide
- International Trade and Investment Projects, Worldwide

As noted elsewhere, RGDE has worked on various other relevant assignments including downtown and neighborhood revitalization strategies, comprehensive plans, community facility needs assessments, etc. If more information is needed on other types of assignments, please contact rangross@aol.com or review the web site at randallgross.com.

REQUEST FOR QUALIFICATIONS (RFQ)



Economic Development Strategic Plan: City of Kent, Ohio

**Proposal Submission Deadline:
3:00 p.m. EST, May 27, 2026**

City of Kent Community Development Dept. 930 Overholt Rd. Kent OH 44240
PH: 330-678-8108

RFQ Contact: Bridget Susel Community Development Director
bridget.susel@kentohio.gov

INTRODUCTION

The City of Kent, Ohio, is seeking proposals from qualified professional consulting firms in response to a Request for Qualifications (RFQ) for the completion of an Economic Development Strategic Plan (ED Plan) for the Kent community. The ED Plan should build on the City's successful downtown redevelopment, completed in 2015, and other commercial expansion initiatives that have occurred in other areas of the Kent community in recent years, to identify strategies that will support existing investment and promote new economic development initiatives for the next 5 years.

The Economic Development Strategic Plan will be required to provide a thorough analysis of the current status of the Kent community's economic composition, across all existing commercial sectors, utilizing both quantitative and qualitative data to provide a detailed analysis of existing conditions. The ED Plan also must provide clearly delineated strategies for business retention and expansion with measurable metrics to evaluate success.

COMMUNITY PROFILE

The City of Kent is the largest city in Portage County, Ohio, and is located 6 miles west of the county seat, 10 miles east of Akron, and 31 miles south of Cleveland. This location puts Kent in the middle of northeast Ohio with 300,000 households within a 15-minute drive from downtown Kent, and 4 million people within an hour drive of Kent. The City of Kent covers an area of approximately 9.29 square miles. Kent is home to Kent State University which had a total enrollment of 25,830 students in 2025 at its main campus in Kent. This figure included 21,144 full and part-time undergraduate students and 4,686 graduate students.

The City of Kent had a population of 28,215 in 2020, according to the U.S. Census. In reviewing the population's age distribution and housing tenure, Kent has characteristics of both a residential community and a campus community. According to the most recent U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates (2020-2024), the Kent housing stock consists of 59% rental properties and 41% owner-occupied homes, with the City's median owner-occupied home valued at \$219,900. The City's economy is influenced by Kent State University as the City's largest employer, but Kent also is home to the world headquarters for The Davey Tree Expert Company and Smithers-Oasis.

In partnership with Kent State University and three different private commercial developers, the City of Kent completed a \$100+ million redevelopment project in the City's downtown central business district that began in 2011 and was primarily completed in 2017. The Kent downtown redevelopment project has won numerous awards and received extensive accolades, including receiving the State of Ohio Economic Development Project of the Year award in 2012 and featured articles in the *New York Times* and the *Wall Street Journal*.

SCOPE OF WORK

The consulting firm selected to complete the Economic Development Strategic Plan is free to develop a specific methodology(s) as it deems appropriate and will be expected to provide the below listed services including but not limited to, the following:

1. Provide a report on existing community demographic, socioeconomic, labor force characteristics, and employment data. Include any other pertinent economic or market data;
2. Compare and analyze land available for development, including an analysis of available public utilities to these areas, for various commercial and industrial sectors;
3. Analysis of redevelopment potential for vacant and underutilized commercial properties throughout the community based on space for development, utility availability and existing capacity;
4. Based on the analyses completed in items 1-3 above, identify industry best practices, strategies, programs and specific actions that can be successfully implemented in the City of Kent;
5. Provide a vetted financial cost estimate for the best practices, programs and specific actions identified in item #4 above;
6. Prepare a competitive/comparative benchmarking analysis that identifies cities in northeast Ohio that are most likely to compete with the City of Kent for new business investment;
7. Identify opportunities to cultivate new relationships, and grow existing relationships, with local and regional partners;
8. Provide a methodology to be applied and evaluation metrics to be collected to allow for updating and modifying the ED Plan on a recurring basis;

DELIVERABLES

The selected consultant will prepare the Economic Development Strategic Plan in a format agreed upon in advance that can be accessible in both hard copy and electronic formats.

SUBMISSION REQUIREMENTS

Prospective consultants should respond to this RFQ by providing the following:

1. **Consulting Firm Information**: Name, address, phone number, e-mail for primary contact, the number of professional staff members and list of their specialties who will be assigned to work on this project, including years of experience in their respective specialty fields.
2. **Statement of Qualifications**: Provide a summary of the firm's overall background, capabilities, experience and qualifications.
3. **Availability**: A brief statement as to the availability of the key personnel responsible for the project.

4. **Timeframe**: Statement on ability to meet specified timeframe based on the scope of work as listed in this RFQ. Report on prior experience in delivering services within prescribed timeframes.
5. **Examples of Work**: Provide up to three (3) complete examples of successful economic development strategic plans or similar documents prepared by the consultant that demonstrate the quality of the work product.
6. **References**: Provide three (3) references that can speak to the consultant's ability to perform the scope of work as listed in this RFQ.
7. **Project Cost**: Provide cost for completion of the scope of work as listed in this RFQ and additional costs, if any, that may apply. The City of Kent has a "not to exceed" appropriation of \$30,000.00 in support of the issuance of this RFQ.
8. Signed and notarized "Noncollusion Affidavit."
9. **Submission Packet**: The entire RFQ response needs to be submitted in a sealed envelope marked "City of Kent, Ohio, Economic Development Strategic Plan" on the front.
10. **Deadline**: Responses to this RFQ are due no later than 3:00 p.m., EST, Wednesday, May 27, 2026, and need to be sent or delivered to:

Bridget Susel
Community Development Director
City of Kent
930 Overholt Road
Kent, Ohio 44240

Any questions regarding the information included in the RFQ must be submitted, via email, to bridget.susel@kentohio.gov no later than 3:00 p.m., EST, Wednesday, May 13, 2026.

All questions will be responded to via email, no later than Friday, May 15, 2026, and will be forwarded to all persons who received a copy of the RFQ.

OTHER INFORMATION

The City of Kent reserves the right to waive any irregularities or informalities, and the right to accept or reject any and all proposals including, but not limited to, any proposal which does not meet the stated requirements, or any proposal which does not furnish the quality, or offer the availability of materials, or services as required by the specifications, description or scope of work, or proposals from an offeror who lacks experience or financial responsibility, or proposals which are not made to form.

The City of Kent reserves the right to not award a contract to the lowest and most responsive offeror and may require a new request for qualifications. The City of Kent may rescind the award of any

proposal within one (1) week when the public interest will be served thereby. Only sealed proposals received by the City of Kent will be accepted. Proposals submitted by telephone, email or facsimile machines are not acceptable. Any proposals submitted after the stated due date and time will not be accepted.

The City of Kent is an equal opportunity employer and does not unlawfully discriminate on the basis of race, color, religion, sex, national origin, ancestry, military status, familial status, disability, gender identity or sexual orientation.

NONCOLLUSION AFFIDAVIT

PROJECT NAME: _____

CONSULTANT: _____,

being first duly sworn, deposes and says that he/she is _____

_____(sole owner, a partner, president, secretary,
etc.)

of _____, the party making the foregoing PROPOSAL;
that such PROPOSAL is not made in the interest of or on behalf of any undisclosed person,
partnership, company, association, organization, or corporation; that such PROPOSAL is
genuine and not collusive or a sham; that said person has not directly or indirectly induced
or solicited any other person to put in false or sham PROPOSAL, and has not directly or
indirectly colluded, conspired, connived, or agreed with anyone else to put in a sham
PROPOSAL, or that anyone shall refrain from submitting a PROPOSAL; that said person has
not in any manner, directly or indirectly, sought by agreement, communication or conference
with anyone to fix the PROPOSAL price of said PROPOSAL or of any other PROPOSAL, or
to fix any overhead, profit, or cost element of such PROPOSAL price, or of that of any other
PROPOSAL, or to secure any advantage against the OWNER awarding the contract or
anyone interested in the proposed contract; that all statements contained in such PROPOSAL
are true; and, further, that said person has not, directly or indirectly, submitted a PROPOSAL
price or any breakdown thereof, or the contents thereof, or divulged information or data
relative thereto, or paid and will not pay any fee in connection therewith, to any corporation,
partnership, company, association, organization, depository, or to any member or agent
thereof, or to any other individual except to such person or persons as have a partnership or
other financial interest with said person in his/her general business.

Signed:

Subscribed and sworn to before me this

_____ day of _____, 20____.

Seal of Notary



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

To: Dave Ruller, City Manager
Hope Jones, City Law Director
From: Rhonda C. Hall, CPA, Director of Budget and Finance
Date: July 27, 2026
Re: Request for Ordinance Certifying Delinquent City Utility Debtors to Portage County

In October of 2012 Kent City Council approved Ordinance 2012-110 amending Sections 913.07, 915.72, 921.24 and 935.14 of the Kent Codified Ordinances allowing for the certification of delinquent water use charges, wastewater use charges, storm water utility charges and recycling/solid waste collection charges to the County Auditor to be placed as a tax lien on the real property that generated the delinquent charges. This action aligned the City's possible enforcement remedies for the above listed "Utility Billing Charges" with already existing "housekeeping authority" for other City code enforcement violations and special assessments.

In continuation of this practice, I am respectfully requesting City Council authorization for an ordinance certifying the attached list of delinquent and otherwise uncollectable Utility Billing Accounts to the County Auditor to allow for the placement of the certified amount on the real property tax list and duplicate against the property served by the non-payment of utility bills and declaring an emergency.

A request for City Council approval of a separate ordinance to provide certification of listings for non-Utility Billing outstanding delinquent debts is also being submitted under separate cover. The County has indicated that separate ordinances are required to separate their remittance of collected amounts so that City revenue accounting entries can be made to the appropriate funds.

If we receive payment, or a request for a payment plan, of any of the above delinquent items by August 31, 2026, the individual will be removed from the final list submitted to the Portage County Auditor on September 9, 2026.

Thank you in advance for your support and assistance in this matter.

930 OVERHOLT RD., KENT, OH 44240
(330) 678-8102 – Director and General Accounting
(330) 678-8103 Income Tax (330) 678-8104 Utility Billing FAX (330) 676-7584

City of Kent: 2026 Delinquent Fines and Unpaid Fees Dept. - Utility Billing

Owner Name	Address	Parcel #	Amount	Date Delinquent	Description of Fine /Unpaid Fee	Loc. ID
VILLAGES AT FRANKLIN CROSSING	936 CARLISLE II-22	17-028-00-00-017-002	\$ 9,811.96	7/1/2026	WA/SW/ST	82890.1
VILLAGES AT FRANKLIN CROSSING	930 CARLISLE II-21	17-028-00-00-017-002	7,456.10	7/1/2026	WA/SW/ST	82900.1
VILLAGES AT FRANKLIN CROSSING	918 CARLISLE II-20	17-028-00-00-017-002	9,024.91	7/1/2026	WA/SW/ST	82910.1
VILLAGES AT FRANKLIN CROSSING	914 CARLISLE II-19	17-028-00-00-017-002	9,148.06	7/1/2026	WA/SW/ST	82920.1
VILLAGES AT FRANKLIN CROSSING	916 STEIN II-23	17-028-00-00-017-002	7,101.15	7/1/2026	WA/SW/ST	82930.1
VILLAGES AT FRANKLIN CROSSING	920 STEIN II-24	17-028-00-00-017-002	9,414.01	7/1/2026	WA/SW/ST	82940.1
VILLAGES AT FRANKLIN CROSSING	926 STEIN II-25	17-028-00-00-017-002	4,750.08	7/1/2026	WA/SW/ST	82950.1
VILLAGES AT FRANKLIN CROSSING	925 STEIN II-28	17-028-00-00-017-002	5,749.34	7/1/2026	WA/SW/ST	82960.1
VILLAGES AT FRANKLIN CROSSING	919 STEIN II-27	17-028-00-00-017-002	5,637.48	7/1/2026	WA/SW/ST	82970.1
VILLAGES AT FRANKLIN CROSSING	922 LAWRENCE II-30	17-028-00-00-017-001	6,060.20	7/1/2026	WA/SW/ST	82980.1
VILLAGES AT FRANKLIN CROSSING	924 LAWRENCE II-31	17-028-00-00-017-001	4,597.12	7/1/2026	WA/SW/ST/SS	82990.1
VILLAGES AT FRANKLIN CROSSING	1303 LAWRENCE II-26	17-028-00-00-017-002	5,040.17	7/1/2026	WA/SW/ST	83000.1
VILLAGES AT FRANKLIN CROSSING	1307 LAWRENCE II-29	17-028-00-00-017-002	8,158.27	7/1/2026	WA/SW/ST	83010.1
VILLAGES AT FRANKLIN CROSSING	921 LAWRENCE I-17	17-028-00-00-017-002	8,155.08	7/1/2026	WA/SW/ST	83020.1
VILLAGES AT FRANKLIN CROSSING	889 LAWRENCE I-16	17-028-00-00-017-002	12,753.37	7/1/2026	WA/SW/ST	83030.1
VILLAGES AT FRANKLIN CROSSING	933 LAWRENCE I-13	17-028-00-00-017-002	9,320.74	7/1/2026	WA/SW/ST	83040.1
VILLAGES AT FRANKLIN CROSSING	1252 DEAN I-12	17-028-00-00-017-002	9,963.31	7/1/2026	WA/SW/ST	83050.1
VILLAGES AT FRANKLIN CROSSING	1287 ANITA II-32	17-028-00-00-017-001	1,543.10	7/1/2026	WA/SW/ST	83060.1
VILLAGES AT FRANKLIN CROSSING	1291 ANITA II-33	17-028-00-00-017-001	1,543.10	7/1/2026	WA/SW/ST	83070.1
VILLAGES AT FRANKLIN CROSSING	1295 ANITA II-34	17-028-00-00-017-001	1,543.10	7/1/2026	WA/SW/ST	83080.1
VILLAGES AT FRANKLIN CROSSING	1307 ANITA II-35	17-028-00-00-017-001	21,510.31	7/1/2026	WA/SW/ST	83090.1
VILLAGES AT FRANKLIN CROSSING	1315 ANITA II-36	17-028-00-00-017-001	1,543.10	7/1/2026	WA/SW/ST	83100.1
VILLAGES AT FRANKLIN CROSSING	1319 ANITA II-37	17-028-00-00-017-001	1,553.54	7/1/2026	WA/SW/ST	83110.1
VILLAGES AT FRANKLIN CROSSING	1222 DEAN I-11	17-028-00-00-017-002	7,492.07	7/1/2026	WA/SW/ST	83120.1
VILLAGES AT FRANKLIN CROSSING	1218 DEAN I-10	17-028-00-00-017-002	5,310.18	7/1/2026	WA/SW/ST	83130.1
VILLAGES AT FRANKLIN CROSSING	1251 DEAN I-14	17-028-00-00-017-002	6,384.80	7/1/2026	WA/SW/ST	83140.1
VILLAGES AT FRANKLIN CROSSING	7820784 SILVER MEADOWS I-05	17-028-00-00-017-002	4,312.92	7/1/2026	WA/SW/ST	83150.1
VILLAGES AT FRANKLIN CROSSING	822 SILVER MEADOWS I-04	17-028-00-00-017-002	7,269.94	7/1/2026	WA/SW/ST	83160.1
VILLAGES AT FRANKLIN CROSSING	850 SILVER MEADOWS I-03	17-028-00-00-017-002	3,799.75	7/1/2026	WA/SW/ST	83170.1
VILLAGES AT FRANKLIN CROSSING	892 SILVER MEADOWS I-02	17-028-00-00-017-002	9,622.51	7/1/2026	WA/SW/ST	83180.1
VILLAGES AT FRANKLIN CROSSING	926 SILVER MEADOWS I-01	17-028-00-00-017-002	2,179.96	7/1/2026	WA/SW/ST	83190.1
VILLAGES AT FRANKLIN CROSSING	1210 ANITA I-06	17-028-00-00-017-002	8,002.49	7/1/2026	WA/SW/ST	83200.1
VILLAGES AT FRANKLIN CROSSING	1214 ANITA I-07	17-028-00-00-017-002	23,499.72	7/1/2026	WA/SW/ST/SS	83210.1
VILLAGES AT FRANKLIN CROSSING	855 SIMON I-09	17-028-00-00-017-002	7,769.31	7/1/2026	WA/SW/ST	83220.1
VILLAGES AT FRANKLIN CROSSING	890 SIMON I-15	17-028-00-00-017-002	3,933.97	7/1/2026	WA/SW/ST	83230.1
VILLAGES AT FRANKLIN CROSSING	1250 ANITA I-18	17-028-00-00-017-002	4,847.23	7/1/2026	WA/SW/ST	83240.1
VILLAGES AT FRANKLIN CROSSING	901 SIMON I-08	17-028-00-00-017-002	5,701.90	7/1/2026	WA/SW/ST	83250.1
VILLAGES AT FRANKLIN CROSSING	900 BART	17-028-00-00-017-001	2,211.79	7/1/2026	WA/SW/ST/SS	87558.1
KATHERINE PHELPS	435 HARRIS	17-012-20-00-245-000	2,495.39	7/1/2026	WA/SW/ST/SS	7740.1
DIVVY HOMES WAREHOUSE A LLC	1323 CAROL	17-028-10-00-067-000	2,516.25	7/1/2026	WA/SW/ST/SS	43230.1
PAUL SICILIANO, DANIELLE EDWARDS, & RENEE ZUB	222 MARTINEL	17-007-00-00-038-000	3,279.97	7/1/2026	WA/SW/ST	11000.1
LAINI HARDEN	1313 DENISE	17-028-10-00-025-000	2,865.42	7/1/2026	WA/SW/ST/SS	42650.1
CHRISTOPHER SANOR & MANDY RHINEHART	232 ORCHARD	17-042-10-00-060-000	2,219.38	7/1/2026	WA/SW/ST/SS	36080.1
MT INVESTING LLC	217 CHERRY	17-007-10-00-085-000	2,481.15	7/1/2026	WA/SW/ST/SS	6660.1
CBS PROPERTIES LLC	425 CHERRY	17-007-10-00-066-000	2,193.85	7/1/2026	WA/SW/ST	6860.1
MDNW LLC	1500 FAIRCHILD	17-028-00-00-026-006	1,217.89	7/1/2026	WA/ST	86046.1
RAGAN LACY	508 N MANTUA	17-030-20-00-143-000	1,528.98	7/1/2026	WA/SW/ST/SS	34550.1
JABARI & JELANI DORSEY	467 OVERLOOK	17-032-30-00-027-000	2,054.48	7/1/2026	WA/SW/ST/SS	85598.1
DONO DEVELOPMENT	1205 W MAIN	17-027-00-00-002-000	1,029.12	7/1/2026	WA/SW/ST	45900.1
ANTONIO AVALOS	1888 ST RT 59	12-021-00-00-011-000	1,181.32	7/1/2026	WA	82595.2
SUMMIT GARDENS APARTMENTS C/O J&S MGMT CO	1101 SUMMIT GARDENS	17-004-00-00-036-002	22,930.94	7/1/2026	WA/ST/SS	81520.1
ERDOGAN RECEP	223 MAPLE	17-012-20-00-009-000	1,265.61	7/1/2026	WA/SW/ST/SS	12670.1
RT 7TH LLC	4957 SUNNYBROOK	45-016-00-00-006-000	340.28	7/1/2026	ST/SS	120.1
ANDREW WEIER & EDNA HENSEL	5314 S WATER	45-004-00-00-004-000	100.52	7/1/2026	ST/SS	1617.1
JESSE GRAY	986 MELOY	45-004-00-00-015-003	165.14	7/1/2026	ST/SS	87600.1
HAMILTON & ROSE WARDELL	101 GILL	17-010-00-00-018-000	78.98	7/1/2026	ST/SS	25751.1
JOSEPH EBANKS	107 GILL	17-010-00-00-015-000	276.26	7/1/2026	ST/SS	25755.1
JOSEPH EBANKS	109 GILL	17-010-00-00-015-000	157.96	7/1/2026	ST/SS	25756.1
MICHAEL SCOTT	111 GILL	17-010-00-00-014-000	157.96	7/1/2026	ST/SS	25757.1
DELLIA WILLIAMS	1448 FRANKLIN	17-007-00-00-014-000	154.58	8/1/2025	Water/Sewer	10870.1
FERRY ROBERT	140 E OAK	17-013-20-00-074-000	40.38	7/10/2025	Water/Sewer	12240.1
RUPA PATEL	803 S WATER	17-013-20-00-028-000	57.36	11/19/2025	Water/Sewer	1240.1

City of Kent: 2026 Delinquent Fines and Unpaid Fees Dept. - Utility Billing

Owner Name	Address	Parcel #	Amount	Date Delinquent	Description of Fine /Unpaid Fee	Loc. ID
DANIEL HAWES	201 S PROSPECT	17-025-20-00-109-000	250.15	8/1/2025	Water/Sewer	14450.1
MATT & STACIE GABELMAN	115 S MANTUA	17-025-20-00-034-000	22.94	12/23/2025	Water/Sewer	14900.1
BRADLEY S HOROVITZ	1132 JESSIE	17-010-10-00-125-000	45.66	8/1/2025	Water/Sewer	20340.1
MIKAYLA GAROFALO	1136 JESSIE	17-010-10-00-127-000	43.02	8/1/2025	Water/Sewer	20360.1
SALLY HERSHISER	1071 JESSIE	17-010-03-00-041-000	43.02	8/25/2025	Water/Sewer	20470.1
BRYAN MARTINEZ	731 AKRON	17-009-20-00-013-000	35.84	8/1/2025	Water/Sewer	23250.1
BRYAN MARTINEZ	733 AKRON	17-009-20-00-013-000	254.71	9/25/2025	Water/Sewer	23260.1
KIERRA BLACK	1204 MIDDLEBURY	17-009-20-00-061-000	43.02	8/1/2025	Water/Sewer	23630.1
KWONG, EVA	320 RELLIM	17-006-12-00-122-000	23.90	8/25/2025	Water/Sewer	2400.1
THOMAS MOORE	850 MARILYN	17-010-70-00-019-000	86.75	3/25/2026	Water/Sewer	24260.1
WISE JEFF & ASHLEY	1288 CHELTON	17-010-40-00-009-000	243.72	8/1/2025	Water/Sewer	24955.1
JANE C/O SHEILA BAUAZ HUNTER	506 IRMA	17-010-40-00-024-000	198.32	9/25/2025	Water/Sewer	25180.1
JANNICE & ROBERT CRAWFORD	1390 ATHENA	17-004-00-00-023-008	45.67	8/27/2025	Water Only	27790.1
PRAKASH CHHATWANI	1628 OLYMPUS	17-004-00-00-020-000	22.09	8/1/2025	Water Only	27870.1
DR BIPIN B VERMA	1656 OLYMPUS	17-004-00-00-019-000	47.60	6/24/2026	Water Only	27940.1
PAIGEMAX DEVELOPMENT (KENT DEVONSHIRE PROPERTIES LLC)	337 E SUMMIT	17-024-40-00-080-000	881.95	4/28/2026	Water/Sewer	28130.1
PAIGEMAX DEVELOPMENT (KENT DEVONSHIRE PROPERTIES LLC)	1168 MORRIS	17-013-20-00-296-000	54.97	8/14/2025	Water/Sewer	30390.1
PAIGEMAX DEVELOPMENT (KENT DEVONSHIRE PROPERTIES LLC)	1172 MORRIS	17-013-20-00-296-000	850.34	5/29/2026	Water/Sewer	30410.1
NAZAR J. HUSSEIN	825 MAE	17-014-10-00-053-000	566.83	2/24/2026	Water/Sewer	31110.1
NAZAR J. HUSSEIN	825 MAE	17-014-10-00-053-000	150.99	5/29/2026	Water/Sewer	31110.2
DONALD W PERSONS	450 BOWMAN	17-006-12-00-028-000	393.02	11/19/2025	Water/Sewer	32680.1
LANDING LLC SONA	334 N MANTUA	17-025-10-00-047-000	136.25	8/14/2025	Water/Sewer	34500.1
CDS REAL ESTATE INV LLC	832 N MANTUA	17-030-20-00-184-000	137.67	9/25/2025	Water/Sewer	34720.1
PENNANT OHIO LLC	331 N MANTUA	17-025-10-00-059-003	123.29	8/1/2025	Water/Sewer	35210.1
CAMM INVESTMENTS	324 ORCHARD	17-042-10-00-068-000	249.23	11/19/2025	Water/Sewer	36150.1
CHELSEIE LANGSTON	488 SPAULDING	17-028-20-00-091-000	169.66	8/1/2025	Water/Sewer	40840.1
VICA LLC	1175 SILVER MEADOWS	17-028-10-00-119-000	624.28	10/15/2025	Water/Sewer	41480.1
VICA LLC	1177 SILVER MEADOWS	17-028-10-00-119-000	349.09	2/24/2026	Water/Sewer	41490.1
AHMAD BASSAM	1112 SILVER MEADOWS	17-028-10-00-116-000	896.33	6/24/2026	Water/Sewer	41995.1
QIU MING CHEN	1333 S LINCOLN	17-006-12-00-040-000	30.39	9/25/2025	Water/Sewer	4210.1
BRIAN WOLF	343 SUZANNE	17-028-20-00-050-000	31.76	11/19/2025	Water/Sewer	42340.1
TIMOTHY BECK	1279 CAROL	17-028-10-00-078-000	159.70	3/25/2026	Water/Sewer	43120.1
HRONEK TERRY	506 S LINCOLN	17-013-10-00-092-000	49.24	8/1/2025	Water/Sewer	47680.1
PAIGEMAX DEVELOPMENT	532 S LINCOLN A	17-013-10-00-088-000	94.64	8/14/2025	Water/Sewer	47715.1
PAIGEMAX DEVELOPMENT	532 S LINCOLN B	17-013-10-00-088-000	86.04	8/14/2025	Water/Sewer	47716.1
CAMM INVESTMENTS	120 E SCHOOL	17-013-20-00-156-000	15.54	10/15/2025	Water/Sewer	48740.2
PEGGY MCCORD	561 E SCHOOL	17-013-20-00-294-000	90.35	11/19/2025	Water/Sewer	49150.1
CENTURY 21	113 W WILLIAMS	17-012-10-00-026-000	154.51	8/1/2025	Water/Sewer	49710.1
MING & ZHONG WANG	1554 VINE	17-006-12-00-135-000	43.02	8/1/2025	Water/Sewer	5050.1
STEVEN PASSERELL	326 PLEASANT	17-031-10-00-008-000	37.12	3/25/2026	Water/Sewer	50930.1
BRIAN MURRAY	444 W GRANT	17-030-10-00-058-000	132.64	8/14/2025	Water/Sewer	51070.1
RONALD KOTKOWSKI	421 STINAFF	17-030-10-00-103-000	70.75	9/25/2025	Water/Sewer	52280.1
CHENG WONG	683 LONGCOY	17-030-10-00-130-000	40.15	10/5/2025	Water/Sewer	53304.2
CHENG WONG	685 LONGCOY	17-030-10-00-130-000	43.02	9/5/2025	Water/Sewer	53308.2
LONGCOY APARTMENTS LLC	731 LONGCOY	17-030-10-00-125-000	65.96	12/23/2025	Water/Sewer	53360.1
BEWORTHY FOODS AKRON LLC	515 E MAIN	17-024-33-00-077-001	469.24		Water/Sewer	62995.1
PAIGEMAX DEVELOPMENT	311 N LINCOLN	17-024-33-00-062-000	43.02	8/1/2025	Water/Sewer	63280.1
BENJAMIN FREGOSO	323 N LINCOLN	17-024-33-00-060-000	43.02	8/14/2025	Water/Sewer	63300.1
CAMM INVESTMENTS	121 UNIVERSITY	17-024-33-00-039-000	56.17	4/28/2026	Water/Sewer	63440.2
LARRY STARZYK	130 UNIVERSITY C	17-024-33-00-085-000	43.02	7/28/2026	Water/Sewer	63590.1
LARRY STARZYK	130 UNIVERSITY B	17-024-33-00-085-000	89.62	8/14/2025	Water/Sewer	63610.1
PAIGEMAX DEVELOPMENT (KENT DEVONSHIRE PROPERTIES LLC)	134 UNIVERSITY	17-024-33-00-086-000	78.92	9/25/2025	Water/Sewer	63620.1
PAIGEMAX DEVELOPMENT (KENT DEVONSHIRE PROPERTIES LLC)	134 UNIVERSITY	17-024-33-00-086-000	1,062.04	8/14/2025	Water/Sewer	63620.2
ROGER CARTER	212 UNIVERSITY	17-024-33-00-089-000	233.42	6/25/2026	Water/Sewer	63650.1
PAIGEMAX DEVELOPMENT	211. SHERMAN	17-023-10-00-189-000	68.96	8/14/2025	Water/Sewer	63770.1
REED HAVEL	248 COLUMBUS	17-024-34-00-068-000	54.97	9/25/2025	Water/Sewer	65810.1
114 BRADY LLC	114 BRADY	17-024-20-00-078-000	424.65	7/28/2026	Water/Sewer	66150.2
PAYPAY PROPERTIES LLC	135 CRAIN	17-031-22-00-174-000	54.97	8/14/2025	Water/Sewer	66320.1
PAIGEMAX DEVELOPMENT (KENT DEVONSHIRE PROPERTIES LLC)	147 CRAIN	17-031-22-00-177-000	37.29	7/28/2026	Water/Sewer	66340.1
VAUGHN TROY	208 CRAIN	17-031-22-00-200-000	138.15	8/1/2025	Water/Sewer	66830.1

City of Kent: 2026 Delinquent Fines and Unpaid Fees Dept. - Utility Billing

Owner Name	Address	Parcel #	Amount	Date Delinquent	Description of Fine /Unpaid Fee	Loc. ID
RANDOM OHIO LLC	107 LAKE	17-031-21-00-001-000	100.34	6/26/2025	Water/Sewer	68700.1
SUNFLOWER MANAGEMENT LLC	612 EDGEWOOD	17-031-22-00-093-000	39.44	8/22/2025	Water/Sewer	71420.2
MENGJIAO WU	605 EDGEWOOD	17-031-22-00-082-000	107.90	11/19/2025	Water/Sewer	71530.2
MENGJIAO WU	605 EDGEWOOD	17-031-22-00-082-000	95.37	2/24/2026	Water/Sewer	71530.3
ZACH ADAIR	526 MILLER	17-031-22-00-034-000	66.92	8/14/2025	Water/Sewer	72030.1
ZACH ADAIR	524 MILLER	17-031-22-00-034-000	43.02	8/14/2025	Water/Sewer	72040.1
HASAWIS LLC	211 FRANKLIN	17-025-40-00-022-001	11,028.53	4/28/2026	Water/Sewer	74560.1
FRAMEWORKS CAPITAL, LLC	273 ALLEN	17-043-10-00-039-004	86.04	8/14/2025	Water/Sewer	77320.1
CARLOS A FLORES	1888 ST RT 59	12-021-00-00-011-000	431.09	8/1/2025	Water Only	82595.1
MENGJIAO WU	1704 ATHENA	17-004-00-00-029-006	155.28	8/27/2025	Water Only	83297.1
CONSTELLATION OHIO LLC	1600 E SUMMIT	17-004-00-00-006-016	88.90	8/1/2025	Water Only	85586.1
CONSTELLATION OHIO LLC	1600 E SUMMIT	17-004-00-00-006-016	114.80	8/14/2025	Water Only	85586.2
CONSTELLATION OHIO LLC	1592 E SUMMIT	17-004-00-00-006-015	149.80	10/24/2025	Water Only	85590.2
PENNANT OHIO LLC	335 N MANTUA	17-025-10-00-059-005	132.64	8/1/2025	Water/Sewer	86694.1
FRANKLIN AVENUE PROPERTIES	427 FRANKLIN	17-025-40-00-071-000	40.15	12/23/2025	Water/Sewer	87342.1

Total Due

\$ 338,218.13



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

To: Dave Ruller, City Manager
Hope Jones, City Law Director
From: Rhonda C. Hall, CPA, Director of Budget and Finance
Date: July 27, 2026
Re: Request for Ordinance Certifying Delinquent Non-Utility Debtors to Portage County

Annually Kent City Council receives listings of unpaid delinquent mowing bills, property maintenance violations-citations, zoning violations-citations, and other code enforcement violations and health department violations-citations to be placed as a tax lien on the real property that generated the delinquent charges.

In continuation of this annual "housekeeping practice" I am respectfully requesting City Council authorization for an ordinance certifying the attached list of delinquents and otherwise uncollectable fines/fees to the County Auditor to allow for the placement of the certified amount on the real property tax list and duplicate against the property served by the non-payment of various code enforcement actions and declaring an emergency.

A request for City Council approval of a separate ordinance to provide certification of listings for Utility Billing outstanding delinquent debts is also being submitted under separate cover. The County has indicated that separate ordinances are required for us to distinguish their remittance of collected amounts in a way that will enable City revenue accounting entries to the appropriate funds.

If we receive payment, or a request for a payment plan, of any of the above delinquent items by August 31, 2026, the individual will be removed from the final list submitted to the Portage County Auditor on September 9, 2026.

Thank you in advance for your support and assistance in this matter.

930 OVERHOLT RD., KENT, OH 44240
(330) 678-8102 – Director and General Accounting
(330) 678-8103 Income Tax (330) 678-8104 Utility Billing FAX (330) 676-7584

City of Kent Community Development Department -- Delinquent Fees/Fines in 2026

Owner Name	Address	Parcel #	Fine date	Fine Amount	Past Due	Past Due Fine	Amount to Certify to PC Auditor	KCO Code Violation	Description of Violation
Amanda Revels Phipps	361 McKinney Blvd	17-043-20-00-020-000	10/28/2024	\$ 100.00	11/7/2024	\$ 100.00	\$ 200.00	1414.01	Accumulation of Rubbish or Garbage
Amanda Revels Phipps	361 McKinney Blvd	17-043-20-00-020-000	10/28/2024	100.00	11/7/2024	100.00	200.00	1410.04(g)	Inoperative or Unlicensed Motor Vehicle
Julie E Monbeck	114 S Chestnut St	17-026-20-00-098-000	5/1/2025	122.25			122.25	1414.01	Accumulation of Rubbish or Garbage
Barron C & Andrene O Chambers	420 W Elm St	17-012-20-00-109-000	6/24/2025	100.00	7/21/2025	100.00	200.00	1315.01	Construction of Porch Without Permit
Mary L Cooper	331 W Elm St	17-012-20-00-098-000	7/21/2025	140.00			140.00	551.01(c)	Tall Grass
Jabari O & Jelani O Dorsey	467 Overlook Dr	17-032-30-00-027-000	9/15/2025	180.00			180.00	551.01(c)	Tall Grass
Margaret Rose Kierstead	1039 Davey Ave	17-032-10-00-065-000	9/15/2025	140.00			140.00	551.01(c)	Tall Grass
Haasz Moonbase LLC	166 Currie Hall Pkwy	45-004-00-00-054-000	9/25/2025	140.00			140.00	551.01(c)	Tall Grass
Ronald & Amber Reed	620 Virginia Ave	17-032-20-00-011-000	10/27/2025	100.00	11/6/2025	100.00	200.00	1315.01	Water Heater Replacement Without Permit
						Total	\$1,522.25		

City of Kent: Delinquent Fines/Unpaid Fees: Dept. of Health 2026

Address	Parcel Number	Owner	Complaint Number	Date Fine Issued	Amount Due
126 University	17-024-33-00-084-000	REAS LLC	25-84	9/4/2025	\$ 160.00
308 University	17-024-33-00-093-000	Keith Kraus	25-85	9/5/2025	60.00
539 Franklin	17-012-10-00-018-000	Lynn Fancois	25-86	9/12/2025	40.00
539 Franklin	17-012-10-00-018-000	Lynn Fancois	25-88	9/26/2025	40.00
302 University	17-024-33-00-092-000	Kent Devonshire LLC	25-91	10/22/2025	180.00
Total					\$ 480.00



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

To: Dave Ruller, City Manager
Hope Jones, City Law Director
From: Rhonda C. Hall, CPA, Director of Budget and Finance
Date: July 27, 2026
Re: Request for Ordinance Certifying Unpaid Concrete Sidewalk Bills to Portage County

City of Kent Codified Ordinance 521.06 allows for the certification of unpaid property owner billings for sidewalk/street repairs to the County Auditor to be placed as a lien on the real property that generated the unpaid expenses. This action aligns with the City's financial enforcement remedies for City code enforcement violations, unpaid utility bills, and special assessments. Unpaid Sidewalk Repair Bills, when applicable, are a part of these annual "housekeeping actions" to collect outstanding monies that are owed to the City.

In continuation of this practice, I am respectfully requesting City Council authorization for an ordinance certifying the attached list for the 2025 Annual Concrete Repair Programs of Unpaid Concrete Sidewalk Repair Accounts to the County Auditor to allow for the placement of the certified amount on the real property tax list and duplicate against the property having had required sidewalk repairs and declaring an emergency.

The County has indicated that separate ordinances are required to separate their remittance of collected amounts so that City revenue accounting entries can be made to the appropriate funds.

If we receive payment, or a request for a payment plan, of any of the above delinquent items by August 31, 2026, the individual will be removed from the final list submitted to the Portage County Auditor on September 9, 2026.

Thank you in advance for your support and assistance in this matter.

930 OVERHOLT RD., KENT, OH 44240
(330) 678-8102 – Director and General Accounting
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2025 ANNUAL CONCRETE REPAIR PROGRAM

Ohio Revised Code 715.261
Kent Codified Ordinance 521.06

PARCEL I.D. #	ADDRESS	PROPERTY OWNER	AMOUNT
17-010-03-00-044-000	608 Ada	Tamara Herceg	\$ 138.00
17-010-03-00-043-000	616 Ada	Heather L. Siciliano	335.80
17-010-03-00-052-000	617 Ada	Susan M. Jackson	973.40
17-010-03-00-042-000	626 Ada	Jill S. Weakland	2,012.80
17-010-03-00-120-000	653 Ada	Scott Stanley	345.00
17-010-03-00-121-000	659 Ada	Matthew & Mark Gilghrist	274.00
17-005-10-00-040-000	709 Allerton	Mengjiao Wu	3,312.14
17-005-10-00-066-002	712 Allerton	John C. Spurney	4,751.17
17-024-33-00-074-000	119 N. Lincoln	125 North Lincoln Street LLC	3,943.30
17-024-33-00-073-000	125 N. Lincoln	125 North Lincoln Street LLC	5,118.18
17-024-33-00-134-000	218 N. Lincoln	Gregg & Amanda Ginther	3,897.95
17-024-33-00-136-000	226 N. Lincoln	Gregg & Amanda Ginther	2,367.25
17-024-33-00-061-000	315 N. Lincoln	Larry E. Hostetler	4,515.98
17-024-33-00-060-000	323 N. Lincoln	Fregoso Benjamin Munoz	1,061.20
17-028-20-00-007-000	320 Spaulding	Andrew Schoofs	824.00

\$ 33,870.17

as of 7/23/26

Kent Police Department

MEMORANDUM

To: Dave Ruller, City Manager
Kent City Council
From: Chief Gary Stone
Date: July 30, 2026
Subject: School Resource Officer Program Renewal

This memorandum is to serve as a request for a continued partnership with the Kent City Schools for the School Resource Officer Program. Police representatives have met with school representatives to discuss the 2026-2027 school year contract. The SRO salary will be the responsibility of the City of Kent when school is not in session.

The Kent Police Department and the Kent City Schools administration agree that Officer Dominic Poe will continue in his role as the school resource officer.

Items to Note:

- The period in which Officer Poe will work at the Kent City School District is August 17, 2026-June 1, 2027.
- The Kent City Schools are billed quarterly for the Officer's (wages, benefits, insurance, etc)
- Average yearly costs to the Kent City Schools reimbursed to the city of Kent are estimated at \$100,000.

KENT CITY - KENT CITY SCHOOL DISTRICT MEMORANDUM OF UNDERSTANDING FOR THE SCHOOL RESOURCE OFFICER PROGRAM

This agreement made and entered into between the City of Kent, a municipal corporation, organized and existing by virtue of the laws of the State of Ohio and the Kent City Board of Education by its duly acting and qualified Superintendent, Thomas Larkin.

Whereas the City and the Board are interested in entering into a contract for the establishment of a school resource officer to provide a more complete liaison between the City of Kent Police Department and the Kent City School System in a cooperative effort to prevent crime and crisis and provide safety and a law enforcement presence.

Therefore the parties, each in consideration for the mutual promises and obligations assumed by the other, agree as follows:

1. The primary function of the School Resource Officer (SRO) is to act as a liaison between the City's Police Department and the Kent City School District, residents and businesses impacted by the educational institutions through development and implementation of Public Education and Awareness Program: and to maintain a healthy and productive working rapport with intermediate and secondary level students, parents, and school administrators in the capacity of law enforcement education.
2. The objective of the School Resource Officer (SRO) is to provide and instill a sense of safety through officer presence. The School Resource Officer (SRO) will focus on developing a rapport with students primarily at the Roosevelt High School and Stanton Middle school to create and maintain a safe educational environment for the students, faculty and staff.
3. The duties of the School Resource Officer shall be assigned to one full time officer of the Kent Police Department. The officer's assignment will be to fulfill the outlined objectives and functions outlined above, to carry out his duties as further outlined in the School Resource Officer Program Manual and carry out the duties governed by the City of Kent and State of Ohio as a certified peace officer.
4. The position of the SRO is being funded 100% by the Kent Board of Education during the regular school year (approximately August through June) unless the school year has been altered or adjusted. The City of Kent will fund 100% of the position during the non-school summer quarter when the officer is not performing SRO duties or during the non-school times.

If unique circumstances require extending the SRO presence in the schools beyond the regular academic year, the Kent BOE will assume those costs on a pro rata basis. If unique circumstances result in an extended absence (greater than 3 weeks in succession) of the SRO during the regular academic year, the City and Kent City School staff have the authority to negotiate an adjusted pro rata share of funding.

The funding includes base pay, overtime (as requested by the schools) and benefits as listed below and as applicable based on the FOP collective bargaining agreement:

- Longevity Pay (if applicable to the officer)
- Pension and retirement contributions
- Merit pay (if applicable to the officer)
- Medical examinations
- Holiday pay (for holidays worked by the officer not recognized by the BOE)
- Uniforms and equipment
- Group insurance
- Training specific to this position or as requested by the BOE

The City and Kent BOE agree to collaborate to pursue grant opportunities to offset the funding requirements of the position. Grant funds received specifically for SRO function will be used to reduce the Kent BOE contribution during the regular academic year. Any local match required for SRO grants will be paid by the Kent BOE.

The City of Kent agrees to fund the cost of the officer's regular time or overtime on behalf of the City during emergencies, departmental requested trainings or voluntary overtime shifts the officer chooses to work.

5. The Kent City Schools share of expenses for the SRO shall be paid quarterly. At the end of each calendar year quarter (March 31, June 30, September 30 and December 31st.) the City shall send the KCS an invoice for the costs of the SRO attributable to the KCS's. The invoices shall be payable within thirty (30) days of the date of the invoice. Should the invoice not be paid within the thirty (30) day time period, interest will accrue at five percent (5%) per annum on the balance due beginning on the 31st day after the date of the invoice.

6. The Term of Agreement shall be for one year commencing on the 17th day of August, 2026 and terminating on the 1st day of June, 2027. Negotiations for a new agreement shall commence no sooner than three (3) months prior to the expiration date of this agreement and no later than two (2) months before the agreement's expiration date.

This agreement may be terminated by either of the parties upon one hundred twenty days (120) written notice to the other party.

It is understood that the contents of the Kent School Resource Officer Manual shall be agreed upon and made a part of the agreement as if fully rewritten herein.

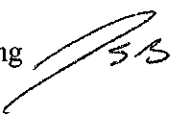
City Manager Dave Ruller
City of Kent

Superintendent, Thomas Larkin
Kent City Schools, Board of Education

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller
Kathy Coleman

FROM: Jim Bowling 

DATE: 7/27/26

RE: North Mantua Street Improvement Project – Right of Way Donation

The Service Department is requesting council time for approval to accept the attached donation of temporary easements, permanent right of way, and shared use path easements from the Davey Tree Expert Company to complete the North Mantua Street Improvement Project. The donations are from three separate parcels located along the corridor.

The following is a list of the parcels and their respective easements required.

Property Owner	R/W Plan Number	Description	Easement Area
Davey Tree Expert Company	4-SC	Shared Use Path	0.0761 acres
	4-T	Temporary	1.8013 acres
Davey Tree Expert Company	5-SC	Shared Use Path	0.1825 acres
	5-T	Temporary	2.1715 acres
	5-WD	Permanent	1.1153 acres
Davey Tree Expert Company	6-T	Temporary	0.5452 acres
	6-WD	Permanent	0.1687 acres

The above donations follow the Federal Uniform Relocation Act that is required when using Federal Funding. Additional property is required from one additional owner, the Kent City School District, to complete the project.

All property is scheduled to be acquired and the right-of-way cleared by November 2026.

c: Melanie Baker, Service Director
Brian Hanna, Senior Engineer
Patti Long, Executive Assistant
Hope Jones, Law Director
Rhonda Hall, Budget and Finance Director
Sandy Lance

DONATION LETTER

DATE

The Davey Tree Expert Company
Corporate Headquarters
1500 N Mantua St
Kent, OH 44240

Re: POR-43-12.74
4-SC and 4-T
PID 121376

Dear The Davey Tree Expert Company:

Your real property is needed by the City of Kent for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation

The Davey Tree Expert Company will donate 0.076-acres of Temporary Easement and 1.801-acres of Scenic Easement of parcel number 4. The Davey Tree Expert Company will not pursue a property appraisal. This is all the proposed rights of way for this parcel.

The undersigned hereby acknowledges that he/she has been fully advised by an City of Kent representative of his rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release City of Kent from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to City of Kent.

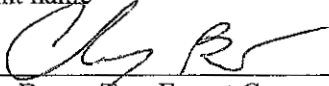
Respectfully,

City of Kent

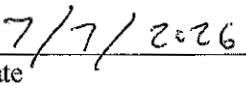
City of Kent, City Manager

Date

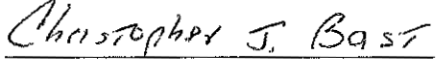
Print name



The Davey Tree Expert Company



Date



Print name

EASEMENT

The Davey Tree Expert Company, the Grantor(s), as a GIFT/DONATION to the Grantee, City of Kent; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 4-SC

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-002-000

Prior Instrument Reference: (Book 1013, Page 203), Portage County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees as follows:

(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including the decision relative to the need to construct the project or selection of its specific location.

(C) The donated interest shall revert to the grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

Choose a building block. IN WITNESS WHEREOF The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.



The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029


NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

LPA RX

Page 1 OF 2

Ver. Date 04/10/26

Rev. 06/09

PID 121376

PARCEL 4-SC

POR-43-12.74

**PERPETUAL EASEMENT FOR SHARED USE PATH EASEMENT PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public bike, pedestrian and other modes of active transportation purposes, the right to preserve the use and development of an area adjacent to the highway in a manner consistent with the nature and intent of the City of Kent Proposed Bicycle Facilities plan, Safe Routes to Schools plan, Climate Action plan and Lake Rockwell Trail plan as it pertains only to the shared use path construction and/or maintenance work deemed appropriate by the City of Kent, Portage County, Ohio its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any area.(as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

(Surveyor's description of the premises follows)

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is left (west) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Volume 1013, Page 203 Official Records Portage County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found in the centerline of said State Route 43 and being North 24 degrees 32 minutes 13 seconds East, 2.53 feet from the intersection of said centerline of State Route 43 and the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49, Station 125+00.29;

Thence South 24 degrees 32 minutes 13 seconds West, 536.14 feet along the centerline of said State Route 43 to its intersection with the northerly line of a parcel of land conveyed to Kent City School District Board of Education by Volume 808, Page 587 Official Records Portage County, Station 119+64.15;

POR-43-12.74 4-SC PG 1 OF 2

EXHIBIT A

LPA RX

Page 2 OF 2

Rev. 06/09

Thence North 89 degrees 42 minutes 55 seconds West, 36.19 feet along the northerly line of said parcel of land conveyed to Kent City School District Board of Education to its intersection with the westerly line of said State Route 43 from which point a 5/8 inch iron pin found bears 0.10 feet North 00 degrees 17 minutes 05 seconds East and 0.10 feet North 65 degrees 27 minutes 47 seconds West and being the **Principal Place of Beginning** of the parcel herein described, Station 119+49.28, 33.00 feet left;

Thence with the following four (4) courses:

- 1) **North 89 degrees 42 minutes 55 seconds West, 27.46 feet** along the Northerly line of said parcel of land conveyed to Kent City School District Board of Education to a point therein, Station 119+38.00, 58.04 feet left;
- 2) **North 27 degrees 33 minutes 48 seconds East, 152.21 feet** to point, Station 120+90.00, 50.00 feet left;
- 3) **North 53 degrees 35 minutes 46 seconds East, 35.00 feet** to its intersection with the westerly line of State Route 43, Station 121+20.59, 33.00 feet left;
- 4) **South 24 degrees 32 minutes 13 seconds West, 171.32 feet** along the westerly line of said State Route 43 to the **Principal Place of Beginning** containing 3314 square feet or 0.0761 acres of land of which 0.0000 acres of land are within P.R.O.

The bearings used in this description are based on ODOT Ohio County Coordinate System, Portage County NAD 83 (2011).

The above-described parcel being part of Auditor's Parcel Number 17-042-00-00-002-000.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in July 2025.



A handwritten signature in black ink, appearing to read "John M. Zaranec, Jr.", written over a horizontal line.

John M. Zaranec Jr. P.S. 7126 April 10, 2026
POR-43-12.74 4-SC PG 2 OF 2

LPA RE 807-D
Rev. 01/2026

TED
LPA

TEMPORARY EASEMENT

The Davey Tree Expert Company, the Grantor(s), as a GIFT/DONATION, does grant to City of Kent, the Grantee, the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 4-T

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-002-000

Prior Instrument Reference: (Book 1013, Page 203), Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is twenty four months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.

[Signature]
The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029

[Signature]
NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

LPA RX 887 T

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Ver. Date 03/23/26

PID 121376

**PARCEL 4-T
POR-43-12.74
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PURPOSE OF TEMPORARY
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is left (west) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Volume 1013, Page 203 Official Records Portage County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found in the centerline of said State Route 43 and being North 24 degrees 32 minutes 13 seconds East, 2.53 feet from the intersection of said centerline of State Route 43 and the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49, Station 125+00.29;

Thence South 24 degrees 32 minutes 13 seconds West, 536.14 feet along the centerline of said State Route 43 to its intersection with the northerly line of a parcel of land conveyed to Kent City School District Board of Education by Volume 808, Page 587 Official Records Portage County, Station 119+64.15;

Thence North 89 degrees 42 minutes 55 seconds West, 36.19 feet along the northerly line of said parcel of land conveyed to Kent City School District Board of Education to its intersection with the westerly line of said State Route 43 from which point a 5/8 inch iron pin found bears 0.10 feet North 00 degrees 17 minutes 05 seconds East and 0.10 feet North 65 degrees 27 minutes 47 seconds West and being the **Principal Place of Beginning** of the parcel herein described, Station 119+49.28, 33.00 feet left;

Thence with the following fifteen (15) courses:

- 1) **North 89 degrees 42 minutes 55 seconds West, 27.46 feet** along the Northerly line of said parcel of land conveyed to Kent City School District Board of Education to a point therein, Station 119+38.00, 58.04 feet left;

POR-43-12.74 4-T PG 1 OF 3

EXHIBIT A

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- 2) **North 27 degrees 33 minutes 48 seconds East, 152.21 feet to point, Station 120+90.00, 50.00 feet left;**
- 3) **North 67 degrees 57 minutes 09 seconds West, 115.11 feet to point, Station 120+85.00, 165.00 feet left;**
- 4) **South 82 degrees 55 minutes 46 seconds West, 76.32 feet to point, Station 120+45.00, 230.00 feet left;**
- 5) **South 48 degrees 09 minutes 59 seconds West, 87.32 feet to point, Station 119+65.00, 265.00 feet left;**
- 6) **South 86 degrees 05 minutes 38 seconds West, 136.47 feet to point, Station 119+00.00, 385.00 feet left;**
- 7) **North 10 degrees 30 minutes 03 seconds East, 20.62 feet to point, Station 119+20.00, 390.00 feet left;**
- 8) **North 79 degrees 19 minutes 10 seconds East, 104.04 feet to point, Station 119+80.00, 305.00 feet left;**
- 9) **North 02 degrees 01 minutes 41 seconds West, 22.36 feet to point, Station 120+00.00, 315.00 feet left;**
- 10) **North 44 degrees 14 minutes 42 seconds East, 355.84 feet to point, Station 123+35.00, 195.00 feet left;**
- 11) **North 56 degrees 32 minutes 32 seconds East, 47.17 feet to point, Station 123+75.00, 170.00 feet left;**
- 12) **North 73 degrees 21 minutes 04 seconds East, 53.15 feet to point, Station 124+10.00, 130.00 feet left;**
- 13) **North 87 degrees 58 minutes 19 seconds East, 89.44 feet to point, Station 124+50.00, 50.00 feet left;**

EXHIBIT A

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14) **North 51 degrees 46 minutes 32 seconds East, 37.14 feet** to its intersection with the westerly line of State Route 43 and the southerly line of a parcel of land conveyed to Laura Ellsworth and Ronald Renwick by Document Number 202023829 Official Records Portage County Station 124+83.02, 33.00 feet left;

15) **South 24 degrees 32 minutes 13 seconds West, 533.74 feet** along the westerly line of said State Route 43 to the **Principal Place of Beginning** containing 78,465 square feet or 1.8013 acres of land of which 0.0000 acres of land are within P.R.O.

The bearings used in this description are based on ODOT Ohio County Coordinate System, Portage County NAD 83 (2011).

The above-described parcel being part of Auditor's Parcel Number 17-042-00-00-002-000.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in July 2025.



A handwritten signature in black ink, appearing to read "John M. Zaranec, Jr.", written over a light blue horizontal line.

John M. Zaranec Jr. P.S. 7126 March 24, 2026

DONATION LETTER

DATE

The Davey Tree Expert Company
Corporate Headquarters
1500 N Mantua St
Kent, OH 44240

Re: POR-43-12.74
5-WD, 5-SC, and 5-T
PID 121376

Dear The Davey Tree Expert Company:

Your real property is needed by the City of Kent for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation

The Davey Tree Expert Company will donate 1.115-acres of Fee Simple, 0.183-acres of Scenic Easement, and 2.172-acres of Temporary Easement of parcel number 5. The Davey Tree Expert Company will not pursue a property appraisal. This is all the proposed rights of way for this parcel.

The undersigned hereby acknowledges that he/she has been fully advised by an City of Kent representative of his rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release CITY OF KENT from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to City of Kent.

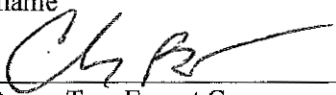
Respectfully,

City of Kent

City of Kent, City Manager

Date

Print name



The Davey Tree Expert Company

7/7/2026

Date

Christopher S. Bass

Print name

QUIT CLAIM DEED

The Davey Tree Expert Company, the Grantor(s), as a GIFT/DONATION to the Grantee named, does grant and forever Quit Claim to City of Kent, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 5-WD

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-001-000

Prior Instrument Reference: INST. 20214439, Portage County Recorder's Office.

To have and to hold said parcel(s) unto the Grantee, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable.

The above parcel(s) conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees as follows:

(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including the decision relative to the need to construct the project or selection of its specific location.

(C) The donated interest shall revert to the grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.]

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

IN WITNESS WHEREOF The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.


The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029


NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

LPA RX 851 WD

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Ver. Date 03/18/26

PID 121376

**PARCEL 5-WD
POR-43-12.74
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is right (east) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 20214439 of the Official Records Portage County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found in the centerline of said State Route 43, Station 125+00.29

Thence South 24 degrees 32 minutes 13 seconds West, 2.53 feet along the centerline of said State Route 43 to its intersection with the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the southerly line of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the Official Records Portage County and being the **Principal Place of Beginning** of the parcel herein described, Station 124+97.76;

Thence with the following ten (10) courses:

- 1) **South 89 degrees 29 minutes 11 seconds East, 99.14 feet** along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said northerly line of a parcel of land conveyed to The Davey Tree Expert Company to a point therein, Station 125+41.00, 89.29 feet right;

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EXHIBIT A

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- 2) **South 07 degrees 49 minutes 47 seconds West, 102.44 feet** to point, Station 124+40.00, 120.00 feet right;
- 3) **South 65 degrees 27 minutes 47 seconds East, 55.00 feet** to point, Station 124+40.00, 175.00 feet right;
- 4) **South 01 degrees 20 minutes 18 seconds West, 76.16 feet** to point, Station 123+70.00, 205.00 feet right;
- 5) **South 86 degrees 53 minutes 28 seconds West, 118.53 feet** to point, Station 123+15.00, 100.00 feet right;
- 6) **South 58 degrees 13 minutes 37 seconds West, 18.03 feet** to point, Station 123+00.00, 90.00 feet right;
- 7) **South 31 degrees 07 minutes 08 seconds West, 130.86 feet** to point, Station 121+70.00, 75.00 feet right;
- 8) **South 37 degrees 40 minutes 22 seconds West, 88.01 feet** to its intersection with the northerly line of a parcel of land conveyed to City of Kent by Volume 62, Page 47 of the Official Records Portage County, Station 120+84.30, 55.00 feet right;
- 9) **North 89 degrees 30 minutes 12 seconds West, 60.22 feet** along the northerly line of said parcel of land conveyed to City of Kent to its intersection with the centerline of State Route 43, Station 120+59.76;
- 10) **North 24 degrees 32 minutes 13 seconds East, 437.99 feet** along the centerline of said State Route 43 to the **Principal Place of Beginning** containing 48,584 square feet or 1.1153 acres of land of which 0.3318 acres of land are within P.R.O.

The bearings used in this description are based on ODOT Ohio County Coordinate System, Portage County NAD 83 (2011).

The above-described parcel being part of Auditor's Parcel Number 17-042-00-00-001-000.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in July 2025.

EXHIBIT A

LPA RX 851 WD

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A handwritten signature in black ink, appearing to read "John M. Zaranec, Jr.", written over a horizontal line.

John M. Zaranec Jr. P.S. 7126 March 18, 2026

EASEMENT

The Davey Tree Expert Company, the Grantor(s), as a GIFT/DONATION to the Grantee, City of Kent; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 5-SC

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-001-00

Prior Instrument Reference: INST. 20214439, Portage County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees as follows:

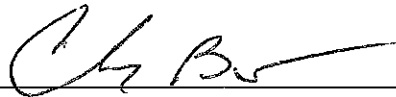
(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including the decision relative to the need to construct the project or selection of its specific location.

(C) The donated interest shall revert to the grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

Choose a building block. IN WITNESS WHEREOF The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.


The Davey Tree Expert Company

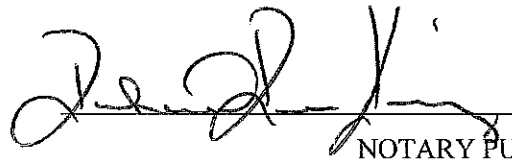
STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029


NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

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Rev. 06/09

Ver. Date 05/14/26

**PARCEL 5-SC
POR-43-12.74**

**PERPETUAL EASEMENT FOR SHARED USE PATH EASEMENT PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public bike, pedestrian and other modes of active transportation purposes, the right to preserve the use and development of an area adjacent to the highway in a manner consistent with the nature and intent of the City of Kent Proposed Bicycle Facilities plan, Safe Routes to Schools plan, Climate Action plan and Lake Rockwell Trail plan as it pertains only to the shared use path construction and/or maintenance work deemed appropriate by the City of Kent, Portage County, Ohio its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any area.(as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

(Surveyor's description of the premises follows)

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is right (east) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the Official Records Portage County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found in the centerline of said State Route 43 and being North 24 degrees 32 minutes 13 seconds East, 2.53 feet from the intersection of said centerline of State Route 43 and the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49, Station 125+00.29;

Thence South 24 degrees 32 minutes 13 seconds West, 440.52 feet along the centerline of said State Route 43 to its intersection with the northerly line of a parcel of land conveyed to City of Kent by Volume 62, Page 47 of the Official Records Portage County, Station 120+59.76;

Thence South 89 degrees 30 minutes 12 seconds East, 60.22 feet along the northerly line of said parcel of land conveyed to City of Kent and being the **Principal Place of Beginning** of the parcel herein described, Station 120+84.30, 55.00 feet right;

Thence with the following eight (8) courses:

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EXHIBIT A

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- 1) **North 37 degrees 40 minutes 22 seconds East, 88.01 feet** to point, Station 121+70.00, 75.00 feet right;
- 2) **North 31 degrees 07 minutes 08 seconds East, 130.86 feet** to point, Station 123+00.00, 90.00 feet right;
- 3) **North 58 degrees 13 minutes 37 seconds East, 18.03 feet** to point, Station 123+15.00, 100.00 feet right;
- 4) **South 24 degrees 32 minutes 13 seconds West, 95.00 feet** to point, Station 122+20.00, 100.00 feet right;
- 5) **South 10 degrees 40 minutes 50 seconds East, 52.02 feet** to point, Station 122+77.50, 130.00 feet right;
- 6) **South 07 degrees 36 minutes 34 seconds West, 48.08 feet** to point, Station 121+31.50, 144.00 feet right;
- 7) **South 69 degrees 25 minutes 14 seconds West, 19.05 feet** to its intersection with the northerly line of a parcel of land conveyed to City of Kent by Volume 62, Page 47 of the Official Records Portage County, Station 121+18.00, 130.55 feet right;
- 8) **North 89 degrees 30 minutes 12 seconds West, 82.73 feet** along the northerly line of said parcel of land conveyed to City of Kent to the **Principal Place of Beginning** containing 7949 square feet or 0.1825 acres of land of which 0.0000 acres of land are within P.R.O.

The bearings used in this description are based on ODOT Ohio County Coordinate System, Portage County NAD 83 (2011).

The above-described parcel being part of Auditor's Parcel Number 17-042-00-00-001-000.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in July 2025.



A handwritten signature in black ink, appearing to read "John M. Zaranec Jr.", written over a horizontal line.

John M. Zaranec Jr. P.S. 7126 May 14, 2026

TEMPORARY EASEMENT

The Davey Tree Expert Company, the Grantor(s), as a GIFT/DONATION, does grant to City of Kent, the Grantee, the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 5-T

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-042-00-00-002-000

Prior Instrument Reference: INST. 20214439, Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is twenty four months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

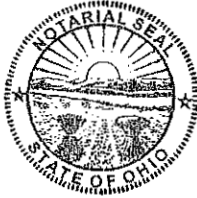
IN WITNESS WHEREOF The Davey Tree Expert Company has hereunto set their hands on the 1st day of July, 2026.

[Signature]
The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029

[Signature]
NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

Page 1 of 4

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Ver. Date 05/14/26

PID 121376

**PARCEL 5-T
POR-43-12.74
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PURPOSE OF TEMPORARY
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is right (east) of the centerline of State Route 43, 66.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the Official Records Portage County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found in the centerline of said State Route 43, Station 125+00.29

Thence South 24 degrees 32 minutes 13 seconds West, 2.53 feet along the centerline of said State Route 43 to its intersection with the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the southerly line of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 20214439 of the Official Records Portage County, Station 124+97.76;

Thence South 89 degrees 29 minutes 11 seconds East, 99.14 feet along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said southerly line of a parcel of land conveyed to The Davey Tree Expert Company and being the **Principal Place of Beginning** of the parcel herein described, Station 125+41.00, 89.29 feet right;

Thence with the following twenty two (22) courses:

- 1) **South 89 degrees 29 minutes 11 seconds East, 300.33** feet continuing along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said southerly line of a parcel of land conveyed to The Davey Tree Expert Company to a point therein, Station 126+72.00, 359.54 feet right;

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EXHIBIT A

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- 2) **South 12 degrees 20 minutes 22 seconds East, 48.70 feet to point, Station 126+34.00, 390.00 feet right;**
- 3) **South 20 degrees 27 minutes 15 seconds West, 67.86 feet to point, Station 125+66.50, 397.00 feet right;**
- 4) **South 33 degrees 18 minutes 08 seconds West, 111.03 feet to point, Station 124+44.00, 382.00 feet right;**
- 5) **South 18 degrees 20 minutes 31 seconds East, 19.10 feet to point, Station 124+30.00, 395.00 feet right;**
- 6) **South 43 degrees 49 minutes 37 seconds West, 105.95 feet to point, Station 123+30.00, 360.00 feet right;**
- 7) **South 83 degrees 34 minutes 24 seconds West, 87.46 feet to point, Station 122+85.00, 285.00 feet right;**
- 8) **South 74 degrees 32 minutes 15 seconds West, 113.57 feet to point, Station 122+12.00, 198.00 feet right;**
- 9) **North 26 degrees 59 minutes 43 seconds West, 93.24 feet to point, Station 122+70.00, 125.00 feet right;**
- 10) **South 76 degrees 14 minutes 48 seconds West, 24.21 feet to point, Station 122+55.00, 106.00 feet right;**
- 11) **South 19 degrees 17 minutes 38 seconds West, 50.21 feet to point, Station 122+05.00, 110.59 feet right;**
- 12) **South 10 degrees 40 minutes 50 seconds East, 33.66 feet to point, Station 121+77.50, 130.00 feet right;**
- 13) **South 07 degrees 36 minutes 34 seconds West, 48.08 feet to point, Station 121+31.50, 144.00 feet right;**

EXHIBIT A

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- 14) **South 69 degrees 25 minutes 14 seconds West, 19.05 feet** to its intersection with the northerly line of a parcel of land conveyed to City of Kent by Volume 62, Page 47 of the Official Records Portage County, Station 121+18.00, 130.55 feet right;
- 15) **North 89 degrees 30 minutes 12 seconds West, 82.73 feet** along the northerly line of said parcel of land conveyed to City of Kent to its intersection with the centerline of State Route 43, Station 120+84.30, 55.00 feet right;
- 16) **North 37 degrees 40 minutes 22 seconds East, 88.01 feet** to point, Station 121+70.00, 75.00 feet right;
- 17) **North 31 degrees 07 minutes 08 seconds East, 130.86 feet** to point, Station 123+00.00, 90.00 feet right;
- 18) **North 58 degrees 13 minutes 37 seconds East, 18.03 feet** to point, Station 123+15.00, 100.00 feet right;
- 19) **North 86 degrees 53 minutes 28 seconds East, 118.53 feet** to point, Station 123+70.00, 205.00 feet right;
- 20) **North 01 degrees 20 minutes 18 seconds East, 76.16 feet** to point, Station 124+40.00, 175.00 feet right;
- 21) **North 65 degrees 27 minutes 47 seconds West, 55.00 feet** to point, Station 124+40.00, 120.00 feet right;
- 22) **North 07 degrees 49 minutes 47 seconds East, 102.44 feet** to the **Principal Place of Beginning** containing 94,590 square feet or 2.1715 acres of land of which 0.0000 acres of land are within P.R.O.

The bearings used in this description are based on ODOT Ohio County Coordinate System, Portage County NAD 83 (2011).

The above-described parcel being part of Auditor's Parcel Number 17-042-00-00-001-000.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in July 2025.

EXHIBIT A

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A handwritten signature in black ink, appearing to read "John M. Zaranec Jr.", written over a horizontal line.

John M. Zaranec Jr. P.S. 7126 May 14, 2026

DONATION LETTER

DATE

The Davey Tree Expert Company
Corporate Headquarters
1500 N Mantua St
Kent, OH 44240

Re: POR-43-12.74
6-WD, and 6-T
PID 121376

Dear The Davey Tree Expert Company:

Your real property is needed by the City of Kent for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation

The Davey Tree Expert Company will donate 0.331-acres of Fee Simple and 0.545 acres of Temporary Easement of parcel number 6. The Davey Tree Expert Company will not pursue a property appraisal. This is all the proposed rights of way for this parcel.

The undersigned hereby acknowledges that he/she has been fully advised by an City of Kent representative of his rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release City of Kent from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to City of Kent.

Respectfully,

City of Kent

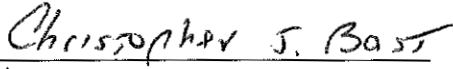
City of Kent, City Manager

Date

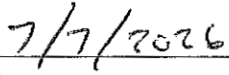
Print name



The Davey Tree Expert Company



Print name



Date

QUIT CLAIM DEED

The Davey Tree Expert Company, the Grantor(s), as a GIFT/DONATION to the Grantee named, does grant and forever Quit Claim to City of Kent, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 6-WD

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-049-00-12-012-000

Prior Instrument Reference: NST. 201707740, Portage County Recorder's Office.

To have and to hold said parcel(s) unto the Grantee, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable.

The above parcel(s) conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees as follows:

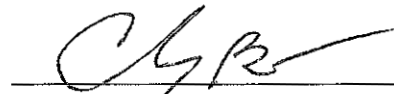
(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including the decision relative to the need to construct the project or selection of its specific location.

(C) The donated interest shall revert to the grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.]

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

IN WITNESS WHEREOF The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.


The Davey Tree Expert Company

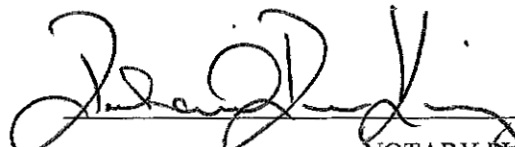
STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



Rachael Renea King
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029


NOTARY PUBLIC

My Commission expires: October 05, 2029

EXHIBIT A

LPA RX 851 WD

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Ver. Date 03/18/26

PID 121376

**PARCEL 6-WD
POR-43-12.74
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is right (east) of the centerline of State Route 43, 60.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the Official Records Portage County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found in the centerline of said State Route 43 and being the **Principal Place of Beginning** of the parcel herein described, Station 125+00.29

Thence with the following five (5) courses:

- 1) **South 24 degrees 32 minutes 13 seconds West, 2.53 feet** along the centerline of said State Route 43 to its intersection with the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the northerly line of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 20214439 of the Official Records Portage County, Station 124+97.76;
- 2) **South 89 degrees 29 minutes 11 seconds East, 99.14 feet** along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said northerly line of a parcel of land conveyed to The Davey Tree Expert Company to a point therein, Station 125+41.00, 89.29 feet right;

POR-43-12.74 6-WD PG 1 OF 2

EXHIBIT A

LPA RX 851 WD

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- 3) **North 10 degrees 32 minutes 13 seconds East, 217.25 feet** to its intersection with the easterly line of State Route 43, Station 127+50.00, 30.00 feet right;
- 4) **North 63 degrees 37 minutes 30 seconds West, 30.00 feet** to its intersection with the centerline of State Route 43 and also being the City of Kent and Franklin Township Corporation Line, Station 127+50.00;
- 5) **South 26 degrees 22 minutes 30 seconds West, 249.71 feet** along the centerline of said State Route 43 and said City of Kent and Franklin Township Corporation Line to the **Principal Place of Beginning** containing 14,398 square feet or 0.3305 acres of land of which 0.1687 acres of land are within P.R.O.

The bearings used in this description are based on ODOT Ohio County Coordinate System, Portage County NAD 83 (2011).

The above-described parcel being part of Auditor's Parcel Number 17-049-00-12-012-000.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in July 2025.



A handwritten signature in black ink, appearing to read "John M. Zaranec, Jr.", written over a light blue horizontal line.

John M. Zaranec Jr. P.S. 7126 March 18, 2026

TEMPORARY EASEMENT

The Davey Tree Expert Company, the Grantor(s), as a GIFT/DONATION, does grant to City of Kent, the Grantee, the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 6-T

POR-43-12.74

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-049-00-12-012-000

Prior Instrument Reference: INST. 201707740, Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is twenty four months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF The Davey Tree Expert Company has hereunto set their hands on the 7th day of July, 2026.

[Signature]
The Davey Tree Expert Company

STATE OF OHIO, COUNTY OF PORTAGE SS:

The foregoing instrument was acknowledged before me this 7th day of July, 2026, by The Davey Tree Expert Company.

IN TESTEMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature]
NOTARY PUBLIC



Rachael Renee McGinnis
Notary Public, State of Ohio
My Commission Expires:
October 05, 2029

My Commission expires: October 05, 2029

EXHIBIT A

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Ver. Date 03/18/26

PID 121376

**PARCEL 6-T
POR-43-12.74
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PURPOSE OF TEMPORARY
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in State of Ohio, County of Portage, City of Kent, City Lot 42, and being a parcel of land that is right (east) of the centerline of State Route 43, 60.00 feet wide, and being part of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 20214439 of the Official Records Portage County and bounded and described as follows:

Beginning at a 3/4-inch iron pin monument found in the centerline of said State Route 43, Station 125+00.29

Thence South 24 degrees 32 minutes 13 seconds West, 2.53 feet along the centerline of said State Route 43 to its intersection with the North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the northerly line of a parcel of land conveyed to The Davey Tree Expert Company by Document Number 201707740 of the Official Records Portage County, Station 124+97.76;

Thence South 89 degrees 29 minutes 11 seconds East, 99.14 feet along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and said northerly line of a parcel of land conveyed to The Davey Tree Expert Company and being the **Principal Place of Beginning** of the parcel herein described, Station 125+41.00, 89.29 feet right;

Thence with the following twelve (12) courses:

- 1) **South 89 degrees 29 minutes 11 seconds East, 300.33 feet** continuing along the said North line of City of Kent, City Lot 42 and the South line of Franklin Township, Lot 49 and also being the said northerly line of a parcel of land conveyed to The Davey Tree Expert Company to a point therein, Station 126+72.00, 359.54 feet right;

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- 2) **North 30 degrees 10 minutes 21 seconds West, 5.44 feet** to point, Station 126+75.00, 355.00 feet right;
- 3) **North 89 degrees 26 minutes 46 seconds West, 68.88 feet** to point, Station 126+45.00, 293.00 feet right;
- 4) **North 00 degrees 36 minutes 19 seconds West, 61.72 feet** to point, Station 127+00.00, 265.00 feet right;
- 5) **South 89 degrees 48 minutes 35 seconds West, 22.36 feet** to point, Station 126+90.00, 245.00 feet right;
- 6) **North 76 degrees 45 minutes 33 seconds West, 30.81 feet** to point, Station 126+83.00, 215.00 feet right;
- 7) **North 60 degrees 31 minutes 52 seconds West, 37.05 feet** to point, Station 126+85.00, 178.00 feet right;
- 8) **North 33 degrees 27 minutes 06 seconds West, 49.74 feet** to point, Station 127+10.00, 135.00 feet right;
- 9) **South 86 degrees 37 minutes 48 seconds West, 80.62 feet** to point, Station 126+70.00, 65.00 feet right;
- 10) **North 05 degrees 07 minutes 28 seconds East, 96.57 feet** to its intersection with the easterly line of State Route 43, Station 127+60.00, 30.00 feet right;
- 11) **South 26 degrees 22 minutes 30 seconds West, 10.00 feet** along the centerline of said State Route 43 to a point therein, Station 127+50.00, 30.00 feet right;
- 12) **South 10 degrees 32 minutes 13 seconds West, 217.25 feet** to the **Principal Place of Beginning** containing 23,750 square feet or 0.5452 acres of land of which 0.0000 acres of land are within P.R.O.

The bearings used in this description are based on ODOT Ohio County Coordinate System, Portage County NAD 83 (2011).

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The above-described parcel being part of Auditor's Parcel Number 17-049-00-12-012-000.

This description was prepared by John M. Zaranec, Jr., P.S. 7126 of Euthenics Inc. and was based on a survey performed by Euthenics Inc. in July 2025.



A handwritten signature in black ink, appearing to read "John M. Zaranec Jr.", written over a horizontal line.

John M. Zaranec Jr. P.S. 7126 March 18, 2026

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller
Kathy Coleman

FROM: Jim Bowling

DATE: July 29, 2026

RE: Water Service Request – 5085 State Route 43

The City has received a request for water service for 5085 State Route 43 in Brimfield Township. The request is from Pavlick & Reppas Oral and Maxillofacial Surgery. We have a 12” watermain along State Route 43 adjacent to the property and we can provide water to this property. The required fee for this request is \$11,668.15. We do not see any issues with fulfilling this request. Therefore, we are requesting council’s approval with the emergency clause. Additional information on the request is included in the attached document.

C: Melanie Baker
Bridget Susel
Hallie Stone
Brian Hanna
Cory Diles



CITY OF KENT, OHIO

DIVISION OF ENGINEERING

July 28, 2026

**RE: City of Kent Water Service at 5085 SR 43 (Revised)
Pavlick & Reppas Oral and Maxillofacial Surgery**

Attn: Cory Hedberg c/o Pavlick & Reppas,

Thank you for your interest in connecting to City of Kent Water. City of Kent municipal water service connections at this location are governed by Chapter 913 Water of the Kent Codified Ordinance (KCO). I have attached copy of these sections of code for reference. The fee structure for connecting your existing structure to City of Kent water at this location is as follows:

Cost for Fees, Meter, and Tap Service (1.5" Service Assumed)

• Assessment Fee:	$\$24.25/\text{ft} \times 224.00' \times 1.50 =$	\$8,148.00
• Utilization Fee:	$\$550.00 \times 1.15 =$	\$632.50
• Permit Fee:	$\$25.00 \times 1.15 =$	\$28.75
• Meter, Tap, & Parts for a 1.5" Service:	$\$2,486.00 \times 1.15 =$	\$2,858.90

Cost for Fees, Meter, and Tap Service: \$11,668.15

Additionally, the property owner is responsible for the following items that are not included above:

- Cost for a designer to help you size a new water service.
- Cost for labor and material for to extend the water service from the watermain to your facility by a contractor registered with the city.
- There is a 50% surcharge for water consumption outside city limits.
- Costs do not cover permits required by either Brimfield Township or Portage County.

If you decide to pursue City of Kent water service at this address, you will need to make application to Kent City Council for this service. Once approved, you will receive and sign an agreement as outlined in KCO 913.09. Please do not hesitate to reach out to me with questions.

Sincerely,

Brian P. Hanna, P.E.

Senior Engineer

City of Kent, Engineering Division

brian.hanna@kentohio.gov

Cc: Hallie Stone, Development Coordinator
Cory Diles, Interim Central Maintenance