

City of North Canton

NOTICE OF PUBLIC MEETING

Notice is hereby given that:

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

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

The City of North Canton shall hold the **Special Council Meeting on March 5, 2021 at 12:00 PM** via teleconference. See attached agenda for matters to be discussed.

Instructions to hear the meeting described above are as follows:

FOR THOSE WISHING TO WATCH THE MEETING:

The meetings will be livestreamed via the City's YouTube page and will begin at 12:00 PM on Friday, March 5, 2021.

THOSE WISHING TO PARTICIPATE IN RECOGNITION OF VISITORS at the Council Meeting on March 5, 2020, must email a request to the Council Clerk at citycouncil@northcantonohio.gov with your **name, email and telephone number** no later than **11:00 AM, March 5, 2021**.

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

Residents wishing to address Council may alternatively submit a written statement to the office of Council to be entered into the public record by **emailing such statements as a word or pdf attachment to byoung@northcantonohio.gov by 12:00 pm, March 5, 2021**. Statements must include the attributed party's **name and address**.

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

3/4/2021
Date

Benjamin R. Young
Clerk

NORTH CANTON SPECIAL COUNCIL MEETING
March 5, 2021, 12:00 PM
Agenda

- 1. Call to Order**
- 2. Opening Prayer**
- 3. Pledge of Allegiance**
- 4. Roll Call**
- 5. Recognition of Visitors**
- 6. New Business**
 - 6.a Discussion of the City's response to the February 8, 2021 letter from Woda Cooper Development, Inc. concerning the potential development of the Waterside property.
- 7. Adjourn**



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: March 5, 2021

SUBMITTED BY: Benjamin Young, Administration

ITEM TYPE: Resolution

AGENDA SECTION: New Business

SUBJECT: Discussion of the City's response to the February 8, 2021 letter from Woda Cooper Development, Inc. concerning the potential development of the Waterside property.

DESCRIPTION:

ATTACHMENTS:

[Special Meeting Request - Woda - Waterside Development \(02903599\).docx](#)
[Res. -2021 Approving Response to WODA.docx](#)



City of North Canton Office of City Council

Special Council Meeting Request Form

DATE: 3/4/2021

Requester:

Mayor **President of Council** **Three Council Members**

Is requesting a Special Meeting of City Council.

To Be Held on: 3/5/2021 **At:** 12:00 PM

To Discuss: The City's response to the February 8, 2021 letter from Woda Cooper Development, Inc. concerning the potential development of the Waterside property.

SIGNED: _____

SIGNED: _____

SIGNED: Stephan B. Wilder,
Mayor



WODA COOPER COMPANIES

Waterside Pointe
Woda Cooper Development, Inc.
500 S. Front Street, 10th Floor
Columbus, Ohio 43215
614-396-3200

February 8, 2021

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Clerk / Civil Service Secretary Benjamin Young
North Canton City Council
145 North Main Street
Office of Council
North Canton, OH 44720

RE: Waterside Pointe

Dear Clerk / Civil Service Secretary Young:

The purpose of this letter is to apprise your office that Woda Cooper Development, Inc. and ICAN, Inc. plan to be the general partners of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and will submit an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

The general occupancy development will be in an area of Very High Opportunity and will include (2) two 3-story breezeway style buildings. There will a management office, community room and laundry, which will be connected to the residential units via an accessible route. The building exterior will consist of a combination vinyl siding and brick veneer cladding. The development will achieve Leadership in Energy & Environmental Design (LEED) Silver or Higher certification. The development team includes an experienced local nonprofit in ICAN, Inc. that will provide services to the residents.

The proposed development will be financed with a Permanent First Mortgage, Housing Credit Proceeds, OHFA HDAP funds, and Deferred Developer Fee.

Development Team:

ICAN, Inc.
Woda Cooper Development, Inc.
Woda Construction, Inc.
Woda Management & Real Estate, LLC

Project Address: Approx. 300 Waterside Drive SE, North Canton, OH 44720

Number of Units: Up to 60 units

Program(s) to be utilized
in the Project: Housing Tax Credit Program, OHFA HDAP, and Housing Development Loan Program.

RECEIVED

FEB 16 2021

COUNCIL OFFICE
NORTH CANTON, OHIO

Right to Submit
Comments:

You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date of this notice.

The person to be notified at OHFA and their address is:

Mr. Kelan Craig, Director of Multifamily Housing
Ohio Housing Finance Agency
57 E. Main Street
Columbus, OH 43215

OHFA will provide a written response to any objections submitted under the terms outlined above.

Sincerely,



Joseph M. McCabe
Vice President
500 S. Front Street, 10th Floor
Columbus, Ohio 43215
614-396-3200
jmccabe@wodagroup.com

North Canton City Council
Community and Economic Development Committee

RESOLUTION ## - 2021

A resolution joining, affirming, adopting, and ratifying the City's response to the February 8, 2021 Letter from Woda Cooper Development, Inc. concerning the proposed development of property located at 300 Waterside Drive SE, North Canton, OH 44720.

WHEREAS, the City of North Canton received a letter dated February 8, 2021 from Woda Cooper Development, Inc. ("Woda Letter") concerning the proposed development of property located at 300 Waterside Drive SE, North Canton, OH 44720 ("Real Estate"); and

WHEREAS, the Real Estate is subject to the terms and conditions of a prior economic incentive agreement ("Waterside Agreement") by and between the property owner and the City, which provided that the property owner would market the Real Estate and create 120 new jobs for the City relating to businesses located on the Real Estate, in exchange for the City investing \$275,000 of municipal, non-grant funds for the construction of Waterside Drive and infrastructure improvements; and

WHEREAS, the proposed development of the Real Estate as outlined in the Woda Letter is inconsistent with the terms and conditions of the Waterside Agreement and the significant public investment in the Real Estate; and

WHEREAS, the City has drafted a response to the Woda Letter, detailing its concerns and objections to the proposed development of the Real Estate; and

WHEREAS, Council now desires to join, affirm, adopt, and ratify the City's response to the Woda Letter.

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

- Section 1. The members of Council affirmatively join, affirm, adopt, and ratify the City's proposed response letter to the Woda Letter relaying the City's objection to the proposed development of the Property.
- Section 2. That if a provision of this resolution is or becomes illegal, invalid, or unenforceable, it shall not affect the validity or enforceability of any other provision of this resolution.
- Section 3. That this Resolution is hereby declared to be an emergency measure necessary for the preservation of the health, safety, peace, morals and general welfare of the City of North Canton; wherefore, provided it receives the affirmative vote of six or more members of Council elected thereto, this Resolution shall take effect and be in full force upon its adoption by Council, together with the Mayor's approval. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this _____ day of _____, 2021.

Attest: _____
Benjamin R. Young, Clerk of Council

Stephan B. Wilder, Mayor

Signed on: _____