

**Cuyahoga Falls City Council
Minutes of the Community Development Committee**

June 17, 2019

Members: Meika Penta, Chair
Tim Gorbach
Adam Miller

Ms. Penta called the meeting to order at 7:01 p.m. All members were present.

Legislation Discussed:

Temp. Res. A-46

Discussion:

Temp. Res. B-46

A resolution accepting the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council concerning Enterprise Zone and Community Reinvestment Area Tax Exemption Agreements within the City of Cuyahoga Falls, and declaring an emergency.

Ms. Colavecchio stated that, each year, and according to the Ohio Revised Code, both the CRA Tax Incentive Review Council and the CRA Housing Council are required to have a meeting in order to discuss the active tax abatements. This legislation is the annual housekeeping measure that is forwarded to the County and then to the State to confirm the action taken by those Councils. On the legislation, each and every abatement was authorized to be continued for the coming year. The list of companies beginning on Line 51 are the tax incentive review commercial. Line 69 is the housing residential abatements. The first 12 to 15 of those are still pending from the Watermark residences, and the remaining are all from Salt Creek. They are still receiving applications for CRAs from Salt Creek daily, but those will show up on next year's ordinance.

Ms. Penta asked if Lines 64 and 65 need to be moved over and corrected. Ms. Colavecchio stated that it may be a formatting issue. The last words on Line 64, "Falls River LLC," belong on Line 65 and should read, "Falls River LLC/Riverwalk." The Law Department can provide a substitute if needed.

Mr. Gorbach stated that he is a member of the Tax Incentive Review Committee and was present for this meeting. There were no representatives there from either school district, nor was there any opposition to any of the tax exemption agreements at that meeting, nor did anyone indicate to Ms. Colavecchio that they were against continuing any of the tax exemption agreements. All of these were voted on by that body to continue unanimously.

Mrs. Pyke asked if all the businesses listed met the agreements within their tax incentives. Ms. Colavecchio stated that, based on the written CRA agreements, they did. Some of those CRA agreements can provide that their jobs can be fulfilled at the end of a certain period of time. For example, if construction begins tomorrow, they might have three, four or five years to complete

Community Development Committee
June 17, 2019 – Page 2

the job requirements. Some are taking their time getting there, but they are meeting them. A couple are on friendly notice that they are being monitored, because there are some issues with a few of them, but there were offsetting competing factors that made them decide to continue them. Mrs. Pyke asked if it will be the intent, next year, if they have not met these, they will not allow the tax exemptions. Ms. Colavecchio stated that if they are not within the terms of their CRA agreements, then the recommendation at that time would be to not continue the CRA. Mrs. Pyke asked how much longer the residents at the Watermark qualify for the CRA agreement. Ms. Colavecchio stated that the Watermark agreement started in the 2013. It is a 15-year agreement, so they are 6 years in.

Mr. Gorbach moved to bring out Temp. Res. B-46 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 7:10 p.m.