

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

**February 1, 2021**

**Members:** Meika Penta, Chair  
Rachel Loza  
Adam Miller

Mrs. Penta called the meeting to order at 7:59 p.m. All members were present.

The minutes of January 4, 2021 Community Development Committee were approved as written.

**Legislation Discussed:**

Temp. Ord. B-7

**Discussion:**

**Temp. Ord. B-7**

An ordinance implementing sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of the Portage Trail Midtown Community Reinvestment Area in the City of Cuyahoga Falls, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, and Mr. Fred Guerra, Planning Director, presented Temporary Ordinance B-7 to Council. The area designated as the Portage Trail Midtown Community Reinvestment Area constitutes an area in which housing facilities and structures of historical significance are located, and in which new construction or repair of existing facilities has not been encouraged. Pursuant to Ohio Revised Code (O.R.C.) Section 3735.66, the Portage Trail Midtown Community Reinvestment Area will be established. Any Residential, Commercial and/or Mixed-Use properties consistent with the applicable zoning regulations for the designated Community Reinvestment Area may be eligible for the exemptions under this Program. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated prior to remodeling and/or new construction. Eligible remodeling consists of those items that will increase real property taxes.

Ms. Nichols-Rhodes stated that she had some questions earlier that have been answered. What she likes about this is that homes are included. It can be difficult, especially with a large, older home to do renovations. If people could use this improve their property, it will be wonderful. She stated that she did see Marci Cona on the line, who has been a person who has invested her life on Portage Trail with MC Hair, and they appreciate her investment in Cuyahoga Falls.

Mr. Gorbach stated that, on page 2, the top of the table, there is an extra zero put in at minimum investment for residential remodeling for the 75 percent that needs to be corrected. It is surprising that there has not been a CRA here for some type of incentive investment. He is glad that they are

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stepping up to do it and is glad to hear Ms. Colavecchio state that there are several people and/or businesses waiting in the wings to put some dollars into their businesses and/or homes on that stretch of Portage Trail. He looks forward to seeing some good things. Hopefully, the State will not take any longer than three weeks and they can get this published and moving.

Mr. Brillhart stated that this is absolutely wonderful. He thanked the Administration and Ms. Colavecchio for a very thorough and well thought out plan.

Ms. Loza moved to bring out Temp. Ordinance B-7 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 8:15 p.m.