

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
January 3, 2012

Members: Vince Rubino, Chair
Jerry James
Ken Barnhart

Mr. Rubino called the meeting to order at 6:44 p.m. All members were present.

Legislation Discussed

Temp. Res. B-133

Discussion

Temp. Res. B-133

A resolution approving the Brownfield redevelopment plan submitted for the proposed Schwebel Flex Industrial and Technology Center, and declaring an emergency.

Mrs. Truby stated in addition to the legislation being discussed in this committee, there are two related resolutions to be discussed during the Community Development committee meeting. The national goal is to transform an agency corridor into a state of technology corridor. The Schwebel's project includes the relocation of the loading docks, demolition of small buildings, reopening Main Street, some new construction, and a parking area for employees and visitors. This legislation deals with the application for funding. The deadline is January 20, and announcements should come out around May 18 with the actual funding to follow in June or July. This may be the final round of CORF funding. There is \$28 million available, with each individual application not to exceed \$3 million. The City must match 25% of the amount funded. The process is based on the total amount of points received, which is why there are three resolutions. Each resolution provides the ability to gain additional points. This will be the second of five phases as was discussed during the charrette meetings. The whole E-1 corridor would be to transform this area. The plan is currently just conceptual. They are still working on placement of the loading docks. The area is Tallmadge to Reed to the actual plant and is zoned E-1. The opening of Main Street will connect to the existing Main Street. As of November, there were approximately 25 to 30 applications but that number may have increased. The City will receive points for this being a Brownfield. Mrs. Pyke asked for a list of the contaminants when it is available. Mrs. Klinger asked whether Schwebel's was currently using City electric. Mrs. Truby did not believe so but indicated there may be an opportunity to transfer them over to the City. Mrs. Klinger stated she would prefer to see them utilize the City's electric. Mrs. Pyke stated she saw paperwork that included a substation. Mr. Guerra stated they were originally thinking that whole industrial area would be a new substation but they are not looking at that at this time. Schwebel's changed from Cuyahoga Falls Electric back in the 80s but are open to revisiting that. Mrs. Pyke was aware this is only the very beginning of the project but she wanted to know if the intention will be to move the loading docks completely off of Newberry. She receives many complaints about that. Mayor Robart stated there have been discussions about moving the docks for the last five years, but any resolution has been slow due to the economy. The City has been consistent in saying this is a bottleneck area. He added that Americhem was a deplorable situation that turned into a very nice one. Schwebel's is looking to do the same. They have the City's commitment and the City has Schwebel's commitment that moving the docks is part of the bigger picture.

Mr. James pointed out that the legislation states it is a resolution but then indicates it is an ordinance. Mr. Janis stated they are aware of that error. It can be corrected during this meeting or he can provide a substitute.

Paul Schwebel stated this is an exciting project for them and for the City that has been talked about for many years. They are hopefully going to get to a point where they can do something. There is a tremendous amount of work to be done to get it laid out. He thanked Mrs. Truby and Mr. Guerra for their hard work on this project. Mrs. Pyke thanked Mr. Schwebel and hoped this project can happen. It will be exciting to see those docks moved.

Mr. Barnhart moved to bring out B-133 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Meeting adjourned at 6:57 p.m.