

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
October 18, 2010

Members: Jerry James, Chair
Vince Rubino
Mary Ellen Pyke

Mr. James called the meeting to order at 8:10 p.m. All members were present.

The minutes from the September 7, 2010 committee meeting were approved as submitted.

Legislation Considered

Temp. Ord. A-128
Temp. Ord. A-129

Discussion:

Temp. Ord. A-128

An ordinance authorizing the Mayor to cancel a Community Reinvestment Area Tax Abatement Agreement with Sungki & Michelle Leemaster, repealing Ord. No. 98-2009, and declaring an emergency.

Mrs. Truby stated that in October, 2009, Council approved a CRA for 2231 Oakwood. The structure on that property has since been demolished. The property owner has no intention of building the small office building he had planned. Since it has been one year, the City wants to repeal the CRA. Mrs. Pyke asked whether the costs for demolition have been attached to the tax bill. Mrs. Truby stated that has been done but wasn't sure whether it was for 10 years. She added that the property owner was just not ready to move forward right now. Mrs. Pyke asked if the property owner was taking care of the property. Mrs. Truby stated she was with a little encouragement.

Mrs. Pyke moved to approve bringing A-128 out of Committee with a favorable recommendation, second by Mr. Rubino. Motion passed, voice vote (3-0).

Temp. Ord. A-129

An ordinance amending Ordinance No. 69-2006, passed June 26, 2006, to expand the scope of the zoning districts in the Cuyahoga Falls Community Reinvestment Area where real property improvements may be eligible for negotiated tax exemptions, and declaring an emergency.

Mrs. Truby stated this is a housekeeping item from when the City established its northern community reinvestment area. In addition to the zones originally listed, they found they also needed to add MU-4 and RM. All other terms in the agreement remain the same. All projects must be negotiated and come before Council. All they are doing is adding the other two mixed use designations. Mrs. Pyke asked if the City had a request for these changes in zoning. Mrs. Truby stated they have not and added that this does not change the physical area of the CRA. Mrs. Hummel wanted confirmation that no one in the pipeline has requested this based on what their intended use is. Mrs. Truby indicated no one had. She added that the City recognized there were certain developments moving forward on State Road that would be included in this. Mrs. Hummel asked if there were any activities taking place in the rear of that property. Mrs. Truby stated that Ryan Homes is moving forward in Hidden Lakes.

Mrs. Pyke moved to approve bringing A-128 out of Committee with a favorable recommendation, second by Mr. Rubino. Motion passed, voice vote (3-0).

Meeting adjourned at 8:10 p.m.