

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
October 19, 2009

Members: Mark Ihasz, Chair
Diana Colavecchio
Mary Ellen Pyke

Mr. Ihasz called the meeting to order at 9:18 p.m. All members were present.

The minutes from the September 21, 2009 committee meeting were approved as submitted.

Legislation Considered

Temp. Ord. B-108
Temp. Res. B-109
Temp. Res. B-110
Temp. Res. B-111

Discussion:

Temp. Ord. B-108

An ordinance authorizing the Mayor to enter into a Community Reinvestment Area agreement with SMSB Investments LLC and declaring an emergency.

Mrs. Truby stated that Council was mailed a copy of the draft agreement last week. Tonight, she distributed a copy of the final agreement. The property is located at 2241 Oakwood Avenue. It has been vacant for some time and is in a state of disrepair. The applicant will be constructing a 3,000 sq. ft. commercial building. He will be guaranteeing four new full-time and two part-time positions. It will be a five-year term at 50% which will save the company \$17,400 over the term of the agreement. Mr. Ihasz asked about the applicant relocating from Green to Cuyahoga Falls. Mr. Leemaster stated he had previously lived in Cuyahoga Falls for 12 years and still owns a house on Francis Avenue. He would like to move closer to the Cleveland area for his business. The City of Green offered him a tax abatement but this location would be more beneficial for his business. Mrs. Hummel asked about parking availability. Mr. Guerra stated that because this is in the downtown area, it gets credits. They can use on-street parking and public parking. Mrs. Hummel stated there appears to be plenty of parking right now but in January and February, it will become very challenging.

Committee recommended bringing out Temp. Ord. B-108.

Temp. Res. B-109

A resolution authorizing the City of Cuyahoga Falls to file an application to the State of Ohio, to participate in the Clean Ohio Assistance Fund for assessments at 2355 Front Street and declaring an emergency.

Temp. Res. B-110

A resolution authorizing the City of Cuyahoga Falls to file an application to the State of Ohio to Participate in the Clean Ohio Assistance Fund for assessments at 1110-1130 Portage Trail and declaring an emergency.

Temp. Res. B-111

A resolution authorizing the City of Cuyahoga Falls to file an application to the State of Ohio to participate in the Clean Ohio Assistance Fund for assessments at 333 and 400 Pleasant Meadow Blvd and declaring an emergency.

Mrs. Truby stated that all three of these ordinances are the same with the exception of the address. The legislation will allow the Development Department to apply for funds which will be used to determine the environmental conditions of these properties. Each application is awarded on a first come-first served basis. There is a lot of competition between communities for CORF. The 2355 Front Street property has been vacant for some time, and there has been an ongoing issue of weeds and high grass. There have also been issues with securing the building. If the City is successful, this money will allow the City to continue with Phase II testing. The Portage Trail property has been vacant for over a year. The City has done the asbestos and contacted the owner, which is a bank. The Bank had gone for Sheriff sale but there were no bidders. There have been several people who have expressed interest in the property. The third property is the gun club and they know there is contamination. This would also be Phase II. They plan to do the Front Street property first, then Portage Trail and then the gun property. It is a four-month process. They are required to post a notice in the Library for 45 days and then hold a public meeting. The City can also provide the property owner with a notice of what it would take to clean up the land. If the owner does not clean it up, the CORF has grant money available for the City to perhaps takeover the property. Mrs. Pyke asked if the City asked for a certain amount for the assistance. Mrs. Truby stated they got an estimate of what they think it will cost. Mrs. Colavecchio asked for an update on the adjacent property to the gun club. Mr. Guerra stated they are part of this application. That owner is the potential developer. Mrs. Hummel stated that Section 3 refers to the City committing to a match. Mrs. Truby stated this part of the process does not require a match. Mr. Guerra added that would be the next step. Mrs. Klinger asked what the estimated cost was for Phase II. Mrs. Truby stated it was around \$100,000. The first application is \$139,000 for each property.

Committee recommended bringing out Temp. Ord. Nos. B-109, B-110 and B-111.

Meeting adjourned at 9:35 p.m.