

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Public Affairs Committee Meeting

October 6, 2014

Call to Order The meeting was called to order by Mr. Pallotta, Chair at 6:34 p.m. A quorum was present.

Approval of the Minutes Without objection, the minutes of the meetings of September 2, 2014 and September 15, 2014 were approved as submitted.

Agenda Items

Temp. Ord. A-89 An ordinance authorizing the Director of Public Service to enter into a contract or contracts to purchase property located at 1911 Dwight Street and 138 Graham Road, making an appropriation therefor, and to accept grant funds from the Summit County Land Reutilization [sic] for the purchase of the properties and declaring an emergency.

The Chair recognized the Mayor, who stated that as a result of the storm that occurred on May 12, 2014, nine homes were condemned and 900 homes reported some level of damage. 138 Graham Road is a low point at the bottom of a huge drainage area and has been subject to habitual flooding. The home was listed for sale but is unsellable. 1911 Dwight Street suffered the collapse of three foundation walls during the storm. It made no sense to rebuild this home and it is unsellable. The Summit County Land Reutilization Corporation, aka the Land Bank, was provided information on these homes, and the Land Bank has agreed to purchase these homes and raze them. The City would then be able to use these properties for storm water detention.

The Chair recognized the Law Director, Russell Balthis, who stated that the City applied for the Land Bank's discretionary grant program, and the grant was approved as a refundable grant in the amount of

\$190,000 to purchase the homes. The City will pay only what is owed on the homes. The owners will lose any equity they have, but will avoid foreclosure. Funds are available to purchase and raze the properties, and it is anticipated that the grant will cover all expenses.

The Chair recognized the City Engineer, Tony Demasi, and asked how the City will use these properties once they are owned by the City. Mr. Demasi stated these properties are in low lying areas and will remain for storm water retention.

The Chair recognized Mrs. Snyder, who asked for the timeline for completing the purchase and demolition. The Mayor stated that if Council acts, the City will act the following Monday.

The Chair recognized Mr. Mader, who thanked the administration for pursuing this resolution on behalf of the homeowners.

The Chair recognized Mrs. Pyke, who asked if the \$190,000 will cover all expenses. Mr. Balthis stated that the estimates for purchase and demolition are within this amount, and reflect "worst case" scenarios. Mrs. Pyke asked how the City will proceed when other affected property owners come forward with requests for the same action. Mr. Balthis stated he would refer people to the Land Bank's website. Mrs. Pyke thanked the Mayor and the administration for taking these steps to assist these residents.

The Chair recognized Mr. Weinhardt, who asked if any provision has been made in the event the project costs more than \$190,000. Mr. Balthis stated that the grant is capped at \$190,000, but the administration does not anticipate going over this amount. If required, the City would approach the Land Bank for further funding. Mr. Weinhardt asked, in the event the project costs less than \$190,000, whether the surplus is available to the City. Mr. Balthis stated the City will

be reimbursed for actual expenses. It will not have access to any surplus.

The Chair recognized Mr. James, who thanked the administration for what they've done for the affected families.

There was no opponent testimony. There was no public comment.

Motion by Mr. Weinhardt to release Temp. Ord. A-89 with a favorable recommendation. Seconded by Mr. DeRemer. Motion adopted by acclamation.

Non-Agenda Items

The Chair recognized the Mayor who recognized the affected families, the neighbors who assisted them on May 12th, and the first responders who responded to the crisis caused by the storm.

Adjournment

Without objection, Chairman Pallotta adjourned the meeting at 7:02 p.m.



Victor Pallotta, Chair



Paul A. Janis, Clerk of Council