

**Cuyahoga Falls City Council**  
**Minutes of the Community Development Committee Meeting**  
**November 1, 2010**

**Members:** Jerry James, Chair  
Vince Rubino  
Mary Ellen Pyke

Mr. James called the meeting to order at 6:43 p.m. All members were present.

The minutes from the October 18, 2010 committee meeting were approved as submitted.

**Legislation Considered**

Temp. Ord. A-135

**Discussion:**

**Temp. Ord. A-135**

An ordinance authorizing the Director of Community Development to purchase certain blighted real property located at 1110-1130 Portage Trail, Summit County Parcel No. 0204623, and to enter into a contract or contracts, according to law, for the demolition of buildings and removal of demolition debris at the site, and declaring an emergency.

Mrs. Truby gave the history regarding this property. She stated that when the City purchased the property in May, 2010, it was to be for a purchase price of \$12,500 plus the delinquent taxes in the amount of \$13,214. By the time the final authorization of sale was received in September, 2010, the delinquent property taxes had increased to \$30,144. They asked the Summit County Fiscal Office if they would just accept the \$13,214 but they said they would not. Mrs. Truby approached the CIC to see if they would approve the difference and they agreed at their October, 2010 meeting. The project will go out to bid on November 16. After the clean-up is completed, the Development Department will create an RFP. In the end, the amount the City is paying is \$42,644 for the entire property, including the payment of back taxes. Mr. James asked what the zoning was for that parcel. Mrs. Truby stated it was zoned commercial. Mrs. Pyke asked what the grant for \$155,250 received in July covered. Mrs. Truby indicated it was for clean-up. Mrs. Pyke asked what they thought might be there. Mrs. Truby believed there had been elevator shafts and also an automotive business. Also, it was vacant for so long there were probably rodents and other animals living inside. Mr. Rubino asked for clarification of the grant. Mrs. Truby stated the grant covers the clean up and CDGB covers the purchase and demolition. The City pays for the first part of the delinquent taxes and the CIC approved the increased amount of \$16,950.

Mr. Rubino stated in the past the City did demolition without having to purchase the property and wanted to know what changed with this parcel. Mrs. Truby stated the City is paying \$12,500 for the property, which is along the Portage Trail corridor. Owning that parcel would allow the City to have additional control with what happens on that parcel. Mrs. Klinger asked what could go on that site. She remembered the Tally Hotel property was limited on what its use could be. Mrs. Truby stated there is ample room for an office building. There could also be retail use but it would have limited parking. It could probably not support a full-scale restaurant. Mrs. Klinger asked if Mrs. Truby anticipated recovering all of the costs, including the grant money. Mrs. Truby stated she was hoping to recover quite a bit. It will depend on who moves in. Mrs. Klinger asked if it could be around 75% recovery. Mrs. Truby stated probably but it was hard to tell. Mr. Rubino commented that Mrs. Truby's answer to Mrs. Klinger was open-ended and wondered why she

couldn't give an estimate on whether there is a cost benefit. Mrs. Truby stated it was difficult to negotiate a deal before you know who the players are. She will make every effort to recover all of the costs.

Mr. Rubino still did not understand why the City was purchasing the property when there have been other situations where the City did the demolition to remove the blight but no purchase was made. In this situation, it appears to him that the reason the City is purchasing this parcel is because it is inexpensive. Mrs. Truby stated there were actually several times when they purchased the property, and she mentioned the demolition on Front Street at Wallace as an example. If the City owns this property, it can recover the costs. If it does not own it, it cannot. It makes more sense to redirect the use of the property if there is an opportunity to do so. Mr. James requested that Mrs. Truby keep Council updated on any and all developments regarding this property. Mrs. Truby indicated she would be glad to.

Mr. Ihasz asked about snow removal since this would be a City-owned parcel. Mrs. Carr stated the City would be responsible for snow removal and will set a good example to the other businesses on Portage Trail. She acknowledged there are issues with the businesses not keeping their sidewalks cleared.

Mrs. Pyke moved to approve bringing A-135 out of Committee with a favorable recommendation, second by Mr. James. Motion passed, voice vote (2-1).

Meeting adjourned at 6:55 p.m.