

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Community Development Committee Meeting

November 17, 2014

Call to Order                      The meeting was called to order by Mr. Weinhardt, Chair, at 8:49 p.m. A quorum was present.

Approval of the Minutes        Approval of the minutes was deferred.

Agenda Items

Temp. Ord. A-105                 An ordinance authorizing the Mayor to enter into a contract or contracts, according to law, for cost sharing and reimbursement for environmental mitigation at 1745 S. Front Street with Falls River, LLC, and declaring an emergency.

Motion by the Chair to amend Temp. Ord. A-105 by substitution with Substitute Temp. Ord. A-105 dated November 17, 2014. Seconded by Mr. Pallotta. Motion adopted by acclamation. The substitute was adopted.

Proponent testimony was offered by Planning Director Fred Guerra. Mr. Guerra stated that the ordinance provides for environmental mitigation of the property at 1745 S. Front Street. The policy of the City has been to use CDBG or CleanOhio funds to mitigate brownfield properties, including environmental studies and demolition. The ordinance would authorize a cost sharing agreement under which the City would provide money to the developer, who would then perform demolition and any related clean-up. The City estimates this project will cost from \$85,000 to \$100,000. In this case the project would involve demolition, asbestos abatement and soil remediation, if necessary. This plan permits the project to be carried out much faster than if the City performed the contracting itself.

The Chair asked how much time will be saved. Mr. Guerra stated that 60 days will be saved.

The Chair recognized Mrs. Pyke, who asked if the money is coming from the 2014 CDBG Plan. Mr. Guerra stated that it is coming from the 2014 Plan. Mrs. Pyke asked if that plan has been approved. Community Development Director Diane Sheridan stated that the plan was "just approved today." The City has not yet received its funds. Mrs. Pyke asked when the City would receive its funds. Ms. Sheridan stated that she did not have this information. Mrs. Pyke asked for a copy of the approved plan. Ms. Sheridan stated she would provide it. Mr. Guerra stated the contract is for reimbursement of the developer's expenses. The City is not simply writing a check to the developer. Mrs. Pyke asked what happens if the expenses exceed the \$100,000 estimated expenses for the project. Mr. Guerra stated the developer would be responsible for the excess.

The Chair recognized Mrs. Klinger, who asked if there will be groundwater monitoring wells installed. Mr. Guerra stated there is no groundwater contamination at the site.

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

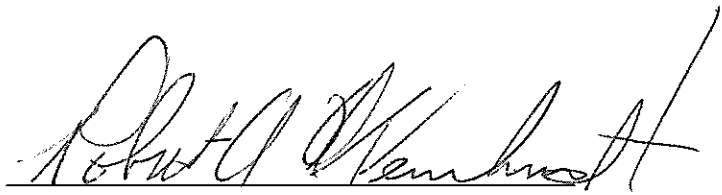
Motion by Mr. Pallotta to release Sub. Temp. Ord. A-105 (11/17/14) with a favorable recommendation. Seconded by Mr. Colavecchio. Motion adopted by acclamation.

Non-Agenda Items

None.

Adjournment

Without objection, the Chair adjourned the meeting at 8:57 p.m.



Robert Weinhardt, Chair

*Paul A. Janis*

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Paul A. Janis, Clerk of Council