

**Cuyahoga Falls City Council  
Minutes of the Community Development Committee**

**December 19, 2016**

**Members:** Adam Miller, Chair  
Vic Pallotta  
Paul Colavecchio

Mr. Miller called the meeting to order at 7:42 p.m. All members were present.

**Legislation Discussed:**

Temp. Ord. A-110

**Discussion:**

**Temp. Ord. A-110**

To approve an Economic Development Plan and determining to proceed with approval of a Tax Increment Financing Incentive District; and declaring an emergency.

Mr. Fred Guerra, Planning Director, stated that this ordinance deals with a Tax Increment Financing District that is being created based on the Mill Pond/Mud Brook Greenway Master Plan that was approved last winter. They started looking at doing a TIF plan because it dealt with trails, trailheads, wetland storage areas, renovation of stream banks, extending of utilities, improving substandard streets, restoration of historic buildings, modification of the existing dam at Mill Pond, dredging Mill Pond and cleaning the Brownfield site at the former Gun Club. The budget for the plan was around \$12 million. These improvements are spread out over a 20-year period. They could apply for ODNR grants and could possibly get an EPA grant for the clean-up. At the time the Master Plan was being developed, there were two potential projects happening within the district. One was the Enclave at Mill Pond, which is the town home development overlooking Mill Pond, and the other is the senior apartment complex at Pleasant Meadow. These two projects could generate income from becoming a TIF district. What the TIF plan does is allows private investment projects that are happening within a district to use a portion of their property taxes to do public improvements. There must be a need of some public improvements. In this area, the major need is storm water retention. When the Master Plan started, it was just going to be a trail plan. After it was finished, it became apparent that it was also a storm water plan. That is why the total amount of the project is almost \$12 million. Knowing that there was the potential of doing a TIF plan with this project, the Master Plan was separated into three Incentive Districts. These Incentive Districts basically guide how the money will be spent within a TIF District. They are called Economic Development Plans. After the Master Plan was developed, both NRP, who is doing the senior housing, and Palmieri Development, who is doing the Mill Pond, were both open to doing TIF districts for their developments. The Law Department is working with Squires on helping the City through the process, because it's a complicated process. The first step is this ordinance to approve the Economic Development Plan. The next step is to have a public hearing later in the process and then create the district. To give an overview, the plan uses the Master Plan for the overall document. It is Attachment 1. The plan deals with everything to be done in the

**Community Development Committee**  
**December 19, 2016 – Page 2**

Master Plan and why these things need to be done. That is used as the basis for the plan. They then took what is called Incentive District 1, which is the heart of this district. It is the Greenway that is on either side of Mud Brook, Mill Pond and both the development site and a potential development site on Wyoga Lake Road. A 195-acre incentive district was created for the first incentive district. That area is about 27 percent of the Master Plan area. In both plans, it was identified that this money would be used for storm water management, potential trails, demolition and clearance, potential land acquisition, storm water management and other public improvements. To identify this area, more detail was needed of who owns property in this 195-acre area and what is needed in that area. On page 6, there is a pie chart that says "undeveloped land versus open space." This is existing land. This undeveloped land also includes areas that eventually will be additional open space. In the plan, the undeveloped land was separated into how it was going to be developed. Twenty-eight percent of the undeveloped land will be kept as open space and seventy-two percent would be developable. That area includes the Enclave, the Cuyahoga Falls senior development site and future other sites that are on Wyoga Lake Road and on Graham Road. It looks at land values today based on Summit County numbers and what land could be based on the potential development. They could make an investment much greater than what is there today based on using the increment of taxes for public improvements. It is an excellent way of trying to get public improvements for existing problems today and paying for it with new development.

Mr. Miller stated that he would like to thank Mr. Guerra, his staff, the Law Department and Councilman Brillhart for all their hard work in coming up with this plan. Mr. Brillhart stated that, since he has been on Council, there hasn't been a week that he hasn't received contact from somebody regarding storm water management. He thanked Mr. Guerra and the Administration for all the work and accessibility. This is big problem and it is very reassuring to know that it's going to be solved.

Mr. Pallotta moved to bring out Temp. Ord. A-110 with a favorable recommendation, second by Mr. Colavecchio. Motion passed (3-0).

The meeting adjourned at 7:53 p.m.