

**Cuyahoga Falls City Council**  
**Minutes of the Community Development Committee Meeting**  
**March 21, 2011**

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

Mr. James called the meeting to order at 7:48 p.m. All members were present.

The minutes from the February 7, 2011 committee meeting were approved as submitted.

**Legislation Considered**

Temp. Ord. B-32

**Discussion:**

**Temp. Ord. B-32**

An ordinance authorizing the Mayor to enter into a contract with Testa Builders, Inc. for the professional services necessary to operate the development/construction management portion of the Neighborhood Stabilization Program, and declaring an emergency.

Mrs. Truby stated in 2009, the City received over \$783,000 which they used to purchase, renovate or demolish vacant homes in the City. They have purchased eight homes and have a ninth one pending. Two have been sold so far. This year, the manager is Testa Builders. She is asking for approval for \$7,000 for Testa to oversee five homes. The money will continue to turn over and they will continue to use the money until the funds are depleted. Jonathan Dailey stated they received four bids and chose Testa. Two of the bidders were local and two were from outside the area. Mr. James stated the Neighborhood Stabilization Program is unfortunately a necessary program the City needs to have right now in these economic times. He was glad to see the City improving the vacant homes to make them more attractive to resell. Mrs. Pyke was glad to see that 530 Grant was in such disrepair, it will be demolished. She asked if the lot would then be incorporated into the neighbor's lot. Mr. Dailey stated they will survey the property and consolidate the lots. That will help because it is a difficult corner to see and will make the intersection safer. Mrs. Pyke asked if the prices would be dropped if the houses don't sell. Mr. Dailey stated they would. Mrs. Pyke was glad to see that Testa got the contract. It is such a needed program. She is happy to see it move along. Mrs. Colavecchio asked if there was a list of additional addresses the City is looking to purchase. Mr. Dailey stated not right now. They are always looking for property but they must be vacant, foreclosed or abandoned and in the target areas. Mrs. Hummel commented on the budget sheet showing last year's amount to be \$36,000 and commented on the number of houses that covered. Mr. Dailey stated the two contracts were commensurate. It will be \$2,000 higher per project and will help with federal fundings. Mrs. Hummel echoed Mrs. Pyke's comment. She is pleased to see a local contractor chosen. She was not happy last year when the City went with a Cleveland contractor. Mrs. Pyke asked if there is a house that is bank-owned that goes to the point of being demolished, would it go through this program or would the City go through other means. Mr. Dailey stated if it is in the target area, the City could look to acquire it.

Mrs. Pyke moved to approve bringing B-32 out of Committee with a favorable recommendation, second by Mr. Rubino. Motion passed, voice vote (3-0).

Mrs. Pyke congratulated Mr. Rubino for the special delivery at the Food Bank this week. It was his great niece.

Roger Monroe, 1335 Northmoreland, stated his house faces Northmoreland but his drive is on Chatham. It has been flooding there for the past eight years. He talked to Russ Kring, who was ready to do a pipeline and clear the ditches but some neighbors voiced concerns. He is in favor of that work being done. His drive is damaged from all of the flooding. When it floods, he has to take a sump pump to pump the water to the street. He has photos of the flooding. The last time was on February 28. He said he and his neighbor at 1329 Northmoreland were going to run a drain for this project but found out the neighbor's property drains to Dwight Street. Mr. James stated there will be a meeting on the street tomorrow at 6:00 p.m. Mrs. Carr, Mr. Demasi, Mr. Kring and he will be there. A presentation will be given and it will proceed from there. Mrs. Carr stated the project has not been canceled. They wanted to talk to all of the residents. There are some misunderstandings but the City will not get into a neighborhood dispute over this. She has a list of other projects where everyone is cooperative. The City can only go so far. It is her recommendation for this street to have a reconstruction. She added that Mr. Monroe's street was also opposed to the City paving it. Hopefully, something can be resolved tomorrow. She appreciated Mr. Monroe's willingness to partner with the City.

Meeting adjourned at 8:05 p.m.